

Section 247 Pre-planning meeting minutes

Pre-planning consultation ref. SHD 10/12/19

Raheen, Limerick



<b>Project Name</b>	<b>322 dwelling units, vehicular access from existing roundabout on the R510</b>		
<b>Date of Meeting</b>	<b>10/12/19</b>	<b>Time</b>	<b>11am</b>
<b>Meeting Facilitator</b>	<b>Limerick City and County Council</b>	<b>Location</b>	<b>County Hall, Dooradoyle, Limerick.</b>

<b>Meeting Objective</b>
<ul style="list-style-type: none"> <li><b>Section 247 Strategic Housing Development (SHD) planning application pre-planning meeting</b></li> </ul> <p>Strategic Housing Development Planning Applications                  Planning and Development (Housing) and Residential Tenancies Act 2016                  Planning and Development (Strategic Housing Development) Regulations 2017</p>

<b>Attendees</b>	
<b>Stephane Duclot</b>	<b>A/Senior Planner LCCC</b>
<b>Donogh O'Donoghue</b>	<b>A/Senior Executive Planner LCCC</b>
<b>Darragh Ryan</b>	<b>Assistant Planner LCCC</b>
<b>Tony Carmody</b>	<b>Operations Dept LCCC</b>
<b>Kirsty McDonnell</b>	<b>RW Nowlan &amp; Associates</b>
<b>Hendrik Van Der Kamp</b>	<b>RW Nowlan &amp; Associates</b>
<b>Gary Lawlor</b>	<b>Lawlor Burns</b>
<b>Pierce McGann</b>	<b>Pierce McGann &amp; Co. Engineers</b>
<b>Liam Gleeson</b>	<b>Gleeson McSweeney</b>
<b>Tim Paul</b>	<b>SLR Consulting</b>
<b>Tom O'Neill</b>	<b>Ecologist LCCC</b>
<b>David O'Malley</b>	<b>Hutch O'Malley</b>

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Date- 10/12/19

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### Proposed Development

322 units , 240 houses – 80 apartments  
6 storey apartment block – 28 apartments  
Access to the R510 from existing Roundabout  
Proposed Density of 35.15 units per ha

### Site location and Zoning

The site is located off the R510 between the Fr Russell Road Roundabout and the N69 Roundabout. The site is zoned Residential and part Open Space in the Southern Environs Local Area Plan. Under the S28 Ministerial Guidelines for Sustainable Urban Housing: Design Standards for New Apartments the area would be classed as an Intermediate Urban location.

The Southern Environs Local Area Plan states with regard to Residential -

**Policy HP1: Housing** It is the policy of the Council to provide appropriately zoned lands to cater for the sustainable growth of the Southern Environs area ensuring all residents can enjoy safe and accessible environments. Quality shall underpin all new development by creating and maintaining a sense of place and local distinctiveness in established and new development areas.

**Policy HP2: Compliance with Limerick County Development Plan** It is the policy of the Council to ensure all proposals for housing development shall comply with the policies, objectives and Development Management Standards of the Limerick County Development Plan, 2010-2016 and the objectives outlined below.

### Matters discussed:

1. The adjoining lands to the northeast are zoned open space. These land were subject to a proposed Part 8 applications for a neighbourhood park (Planning ref 08/6009 and 09/6004). It is unclear if any of these Part 8 applications were adopted by the Council. The layout has been designed to integrate and overlook the adjoining open space zoned land. The applicant has outlined their intension to seek the rezoning of this open space zoning to residential in the future. Therefore, the proposed development should be future proofed so that it will integrate effectively should rezoning take place.
2. In order to prevent possible traffic backing up at the first road junction, the vehicular entrance to the crèche facility has been moved further away from the road junction.
3. A clear road hierarchy is established with the main spine road being 6 metres in width.
4. Compliance with the development plan recreational requirements will be addressed in a sustainability statement and social infrastructure assessment (SSSIA) as per the development plan requirements and the crèche capacity is confirmed at approximately 60 (including 20 after school places).

5. Having considered the issues arising from the proposed attenuation lake, it has been decided to omit the lake that was previously proposed and instead provide underground attenuation tanks. These will be located within the site curtilage in the public open space areas and will be connected to an existing surface water outfall to achieve discharge rates equivalent to current green field land conditions. Please refer to layout drawing attached by Hutch O'Malley, Consulting Engineers, drawing no. C.05. All detail with respect to surface water provision shall be outlined in red line boundary of the site.
6. Two bed units have been redesigned internally to ensure that these units cannot be modified to be three bed units given limited private open space.
7. Adequate height of attic space is provided in all dwelling houses in order to allow conversion of attic space.
8. Waste bin storage has been provided at the locations indicated on the site layout map.
9. As part of the documentation to be submitted to An Bord Pleanala a traffic noise report will be included.
10. Site sections submitted.
11. Detailed floor plans and elevations of the signature apartment building near the northern site boundary submitted.
12. Irish Water have confirmed connection feasibility for the project.
13. Begun Part V agreement with the Housing Development Directorate in Limerick City and County Council.

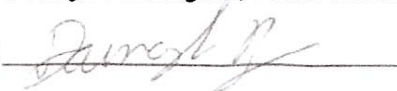
#### Advice for Applicant

- The site is considered to be an intermediate Urban location as set out under Section 28 Ministerial Guidelines – the applicant shall give a strong justification for proposed lower density.
- The applicant is to note previous Part 8 application on site for public park.
- Proposal for lands in applicant's ownership, zoned open space shall be provided and be included in site layout.
- Within residential zoning development adequate Open Space shall be provided in line with County Development Plan standards. Justification for design of open space shall be provided.
- The applicant shall reconsider the location of the 6 storey apartment block on site given its isolated and prominent location.
- The applicant is advised to include detail of attenuation tanks and works under the road in development description and red line boundary of the site

Signed: 

Date: 04/03/2020

*Donogh O'Donoghue, Senior Executive Planner*

Signed: 

Date: 4/03/20.

*Darragh Ryan, Assistant Planner*

Note: Under section 6(9) of the Planning and Development (Housing) and Residential Tenancies Act 2016, neither the holding of a consultation under section 6, nor the forming of an opinion under that section, shall prejudice the performance by the Board, or the Planning Authority or Authorities in whose area or areas the proposed strategic housing development would be situated, of any other of their respective functions under the Planning and Development Acts 2000 to 2016 or any other enactment and cannot be relied upon in the formal planning process or in legal proceedings.

