

Planning and Development (Housing) and Residential Tenancies Act 2016
Planning and Development (Strategic Housing Development) Regulations 2017

Notice of Strategic Housing Development
Application to An Bord Pleanála

We, Revington Developments Ltd. intend to apply to An Bord Pleanála for a ten year permission for a strategic housing development at Canal Bank, Pa Healy Road, Limerick.

The development will consist of a mixed-use development of build-to-rent apartments, student apartments incorporating common areas, café and 3no retail units, creche and management facilities building, and dwelling houses at Canal Bank, Pa Healy Road, Limerick. The development will consist of a 4ha area bounded by City Canal to the north, Pa Healy Road to the south and Park Road to the east, Canal Bank, Limerick;

- A. Demolition of existing 530m² warehouse building on site.
- B. Block 1 – Student accommodation building of 8,238m² stepped from three to six storeys, with ground floor café of 144.60m² and 3 no. retail units facing onto Pa Healy road of 86.59m² each, with 9 no. two bedroom, 37 no. three bedroom, and 15 no. four bedroom student apartments, totalling 189 bed spaces, ancillary laundry, refuse and enclosed communal courtyard with landscaping and bicycle storage;
- C. Block 2 - A residential apartment building of 6,013.25m² with eight storeys and two penthouse storeys, total ten storeys containing 10 no. studio, 1 no. one bedroom and 52 no. two-bedroom apartments;
- D. Block 3 – A residential apartment building of 8,107.10m² with six storeys and two penthouse storeys, total eight storeys containing 16 no. studio, 10 no. one bedroom, and 62 no. two-bedroom apartments;
- E. Block 4 – A residential apartment building of 3,869.18m² with six storeys and one penthouse storey, total seven storeys containing 7 no. studio, 13 no. one bedroom and 25 no. two-bedroom apartments;
- F. Block 5 – A residential apartment building of 5,849.40m² with six storey and one penthouse storey total seven storeys containing 14 no. studio, 16 no. one bedroom and 36 no. two-bedroom apartments;
- G. Block 6 a residential apartment building of 3,869.18m² with six storeys and one penthouse storey, total seven storeys containing 7 no. studio, 13 no. one bedroom and 25 no. two-bedroom apartments;
- H. Block 7 a residential apartment building of 4,962m² with five storeys and one penthouse storey, total six storeys containing 12 no. studio, 14 no. one bedroom and 30 no. two-bedroom apartments;
- I. Community facilities building of 1,336.90m² and three storeys with creche, café, management offices and common accommodation for use by apartment dwellers;
- J. 18 no. Executive Houses – Consisting of 2 no. detached four-bedroom houses of 194.62m² each and 16 no. terraced four-bedroom houses of 177.82m² each, with off street parking to front separate from communal parking;
- K. 149 Car parking spaces throughout the development and 420 secured bicycle parking spaces throughout the development;
- L. Ancillary works comprising; new vehicular entrances onto Pa Healy Road, pedestrian and cycle links to Pa Healy road, Park road and City Canal, bin storage for all developments adjacent to all entrances, New public park of 0.5ha along city canal, communal open space and communal roof gardens for all apartments, all ancillary drainage, civil and landscape works, public lighting within estate and Electricity Sub-station to rear of Block 1.

The total number of units is as follows;

Build to rent apartments - 363 (66x studio, 67x one bedroom, 230x two bedroom); Student apartments - 61 (9x two-bedroom, 37x three bedroom and 15x four bedroom, totalling 189 student bed spaces); 18 Dwelling houses.

Overall total of residential units is 442. Overall Gross floor area of development proposed is 45,478.65m² on a site of circa 4ha.

A Natura Impact Statement (NIS) and Environmental Impact Assessment Report (EIAR) have been prepared in respect of the proposed development

The application may be inspected, or purchased at a fee not exceeding the reasonable cost of making a copy, during public opening hours at the offices of An Bord Pleanála and Limerick City and County Council. The application may also be inspected online at the following website set up by the applicant: www.canalbanklimerick.com.

Any person may, within the period of 5 weeks beginning on the date of receipt by An Bord Pleanála of the application and on payment of the prescribed fee of €20 (except for certain prescribed bodies), make a submission or observations in writing to An Bord Pleanála, 64 Marlborough Street, Dublin 1 or online at www.pleanala.ie, relating to the implications of the proposed development, if carried out, for proper planning and sustainable development in the area or areas concerned, and the likely effects on the environment or the likely effects on a European site, as the case may be, of the proposed development, if carried out. Submissions or observations duly made will be considered by An Bord Pleanála in making a decision on the application. Such submissions or observations must also include the following information:

- (a) the name of the person, authority or body making the submission or observations, the name of the person, if any, acting on behalf of that person, authority or body, and the address to which any correspondence relating to the application should be sent,
- (b) the subject matter of the submission or observations, and
- (c) the reasons, considerations and arguments on which the submission or observations is or are based.

An Bord Pleanála may grant permission for the strategic housing development as proposed, or may grant permission subject to such modifications as it specifies in its decision, or may grant permission in part only, with or without any other modifications it may specify in its decision, or may refuse to grant permission for the proposed development. An Bord Pleanála may attach to a grant of permission such conditions as it considers appropriate.

Any enquiries relating to the application process should be directed to the Strategic Housing Development Section of An Bord Pleanála (Tel. 01-8588100).

Signed:  (Agent: RW Nowlan & Associates, 37 Lower Baggot Street, Dublin 2, D02 NV30)

Date of erection of site notice: 29th March 2022