



The Secretary

37 Lower Baggot

An Bord Pleanala

Dublin 2

64 Marlborough Street

D02 NV30

Dublin 1

Our Ref: 34.03/2022

Date: 1st April 2022

**RE: STRATEGIC HOUSING DEVELOPMENT PLANNING APPLICATION AT LANDS AT CANAL BANK,
PA HEALY ROAD, LIMERICK.**

Dear Sir/Madam,

We are instructed by our client Revington Developments Ltd. to submit an application to An Bord Pleanala under the planning and Development Act 2000 (as amended by the Residential Tenancies Act 2016). This application is made pursuant to a Notice of Pre-Application Consultation Opinion issued by the Board in December 2020 (Case ref: ABP-307956-20). The project was previously refused permission by An Bord Pleanala under An Bord Pleanala reference TA91.306541. The reason for refusal was;

“...”Having regard to the deficiencies in the information provided in the submitted Natura Impact Statement, in particular the lack of information in relation to the baseline ecology of the site and of the surrounding area, and in relation to potential impacts on the qualifying interests of the Lower River Shannon Special Area of Conservation (site code 002165), including, but not limited to, ‘Otters’ [1355] and ‘Water courses of plain to montane levels with the Ranunculion fluitantis and Callitriche-Batrachion vegetation’ [3260]; and having regard to the inadequate information provided within the Natura Impact Statement in relation to the potential impacts on the special conservation interests associated with the River Shannon and River Fergus Estuaries Special Protection Area (site code 004077), resulting from development on the site and from potential impacts both on the adjacent Park Canal and on the wetlands to the north of the Park Canal, the Board is not satisfied that the proposed development would not adversely affect the integrity of the Lower River Shannon Special Area of Conservation (site code 002165) or of The River Shannon and River Fergus Estuaries Special Protection Area (site code 004077), in view of the sites’ conservation objectives. In such circumstances the Board is precluded from granting permission for the proposed development.”

To address the previous reason for refusal, an updated AA Screening and Natura Impact Statement has been prepared along with a full Environmental Impact Assessment Report which are included in the submitted application documentation.

The proposed 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.

Please find enclosed for your information, two no. hard copies and three no. soft copies of the following documents;

Planning

- SHD Application Form – *RW Nowlan and Associates*

- Cover Letter to An Bord Pleanala – *RW Nowlan and Associates*
- Newspaper Notice – Limerick Leader – *RW Nowlan and Associates*
- Site Notice – *RW Nowlan and Associates*
- Cover Letter to Limerick City & County Council – *RW Nowlan and Associates*
- Cover Letter to Prescribed Bodies (x7) – *RW Nowlan and Associates*
- Developers Covenant – *Revington Developments Ltd.*
- Letter of Consent Current Landowners
- S.247 Pre Application Consultation Report – *Limerick City & County Council*
- Planning Report and Statement of Consistency – *RW Nowlan and Associates*
- Statement of Response – *RW Nowlan and Associates*
- Site Context Report – *RW Nowlan and Associates*
- Childcare Rationale Report – *RW Nowlan and Associates*
- Student Demand and Concentration Report – *RW Nowlan and Associates*
- Build to Rent Management Plan – *RW Nowlan and Associates*
- Student Accommodation Management Plan – *RW Nowlan and Associates*
- Private Residents Management Plan – *RW Nowlan and Associates*

Architecture and Landscape

- Architecture Report and Urban Design Statement – *OCA Architects*
- Schedule of Architecture Drawings – *OCA Architects*

- Site Location Map– *OCA Architects*
- Site Layout Plan – *OCA Architects*
- Architecture Drawing Pack – *OCA Architects*
- Materials and Finishes Report – *OCA Architects*
- Schedule of Accommodation – *OCA Architects*
- Compliance Schedule – *OCA Architects*
- CGI and Montage Report – *OCA Architects*
- House Architectural Design Statement – *Gleeson McSweeney Architects*
- Schedule of House Drawings – *Gleeson McSweeney Architects*
- House Drawings – *Gleeson McSweeney Architects*
- Schedule of Compliance of House Areas – *Gleeson McSweeney Architects*
- House Computer Generated Images – *Gleeson McSweeney Architects*
- Daylight and Sunlight Assessment Report – *3D Design Bureau*
- Landscape Report – *PC Roche & Associates*
- Landscape Specification Report – *PC Roche & Associates*
- Schedule of Landscape Drawings – *PC Roche & Associates*
- Landscape Drawings – *PC Roche & Associates*
- Part V Confirmation Letter – *Limerick City and County Council*

Engineering

- Civil Engineering Report – *PHM Consulting*
- Construction Environmental & Waste Management Plan – *PHM Consulting*
- Schedule of Engineering Drawings – *PHM Consulting*
- Engineering Drawings – *PHM Consulting*
- Irish Water Confirmation of Feasibility and Statement of Design Acceptance – *Irish Water*
- Flood Risk Assessment – *JBA Consulting*
- Exterior Lighting Report – *RM Breen & Associates*
- Building Lifecycle Report and Exterior Lighting Plan – *RM Breen & Associates*

Environmental

- Appropriate Assessment and Natura Impact Statement – *SLR Consulting*
- Tree Survey – *SLR Consulting*
- Phase 2 Environmental Due Diligence Report – *Verde*
- Asbestos R&D Survey – *Precision Group*

EIAR

- Environmental Impact Assessment Report
- Confirmation of EIAR Submitted to EIA Portal

A planning fee cheque of €80,000 payable to An Bord Pleanála is enclosed with this application in accordance with the provisions of Part 2 (Section 5) of the Planning and Development (Housing) and Residential Tenancies Act 2016 (as amended).

Please note that as this is a repeat application for development at this site, the application description has been minorly amended and numbers of overall units slightly adjusted. Some of the accompanying letters may refer to the previous number of proposed units, however, all parties are aware and in agreement with the amended proposal and the attached letters remain valid.

Furthermore, pursuant to article 285(5)(a) of the Planning and Development (Strategic Housing) Development Regulations 2017 and the Board's Notice of Pre-Application Consultation Opinion, the prospective applicant has sent a copy of the application to the following authorities notifying them of the making of an SHD application in accordance with section 8(1)(b) of the Planning and Development (Housing) and Residential Tenancies Act 2016;

1. Irish water
2. National Transport Authority (NTA)
3. Transport Infrastructure Ireland (TII)
4. Department of Culture, Heritage and the Gaeltacht (This Department is no longer in place, copy of the application has been sent to *Department of Tourism, Culture, Arts, Gaeltacht, Sport and Media* and the *Department of Housing, Local Government and Heritage* as advised previously by the Strategic Housing Dept of ABP)
5. An Taisce
6. Heritage Council

The above prescribed bodies were each contacted to agree their preference in receiving a copy of the application documents. Some requested only the disk copy but the covering letter notes that hard copies are available should they need any of the application documents in hard copy format.

Please find enclosed two no. hard copies and three no. electronic copy of this application and all associated documentation as required by article 297(5) of the Planning and Development Regulations 2001 (as amended). Six no. hard copies and one no. electronic copies of this application have been sent to Limerick City and County Council as the appropriate planning authority in which the proposed strategic housing development site is located.. One no. hard copy and/or one no. electronic copy have been issued to the prescribed bodies as outlined above.

A dedicated project website has been set up by the applicant, containing links to all of the enclosed documentation and drawings. The website is available at: www.canalbanklimerick.com.

We trust the above is in order. Should you have any queries in relation to this, please do not hesitate to contact me.

Yours faithfully,



Robert Nowlan

Managing Director

R W Nowlan & Associates