



Minister for Housing, Local Government and Heritage

37 Lower Baggot

C/O The Manager

Dublin 2

Minister's Office

D02 NV30

Department of Housing, Local Government and Heritage

Custom House

Dublin

D01 W6XO

**Our Ref: 34.03/2022**

Date: 1<sup>st</sup> April 2022

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

Dear Sir/Madam,

Please be advised that Revington Developments Ltd. intend to apply to An Bord Pleanala for permission for a proposed Strategic Housing Development at Canal Bank, Pa Healy Road, Limerick.

Pursuant to Article 285(5)(a) of the Planning and Development (Strategic Housing Development

Regulations 2017, and Section 8(1)(b) of the Planning and Development (Housing) and Residential Tenancies Act 2016, a copy of the application is enclosed for your information. A full list of documents contained is included as an appendix to this letter.

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 530m<sup>2</sup> warehouse building on site.

B. Block 1 – Student accommodation building of 8,238m<sup>2</sup> stepped from three to six storeys, with ground floor café of 144.60m<sup>2</sup> and 3 no. retail units facing onto Pa Healy road of 86.59m<sup>2</sup> 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 6,013.25m<sup>2</sup> 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 8,107.10m<sup>2</sup> 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 3,869.18m<sup>2</sup> 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 5,849.40m<sup>2</sup> 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 3,869.18m<sup>2</sup> 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 4,962m<sup>2</sup> 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 1,336.90m<sup>2</sup> 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 194.62m<sup>2</sup> each and 16 no. terraced four-bedroom houses of 177.82m<sup>2</sup> 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 45,478.65m<sup>2</sup> 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 together with an Environmental Impact Assessment Report (EIAR) and a Natura Impact Statement (NIS) 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](http://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, 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).

A person may question the validity of a decision of An Bord Pleanála by way of an application for judicial review, under Order 84 of the Rules of the Superior Courts (S.I. No. 15 of 1986), in accordance with sections 50 and 50A of the Planning and Development Act 2000 (No. 30 of 2000), as amended.

Practical information on the review mechanism can be found in the Judicial Review Notice on the An Bord Pleanála's website: [www.pleanala.ie](http://www.pleanala.ie) or on the Citizens Information Service website: [www.citizensinformation.ie](http://www.citizensinformation.ie).

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

## APPENDIX A – LIST OF DOCUMENTATION

### Planning

- Cover Letter to the Minister for Housing, Local Government and Heritage – *RW Nowlan and Associates*
- ABP Application Form – *RW Nowlan and Associates*
- Copy of Newspaper Notice – Limerick Leader – *RW Nowlan and Associates*
- Site Notice – *RW Nowlan and Associates*
- Cover Letter to An Bord Pleanala – *RW Nowlan and Associates*
- Cover Letter to Limerick City & County Council – *RW Nowlan and Associates*
- Developers Covenant – *Revington Developments Ltd.*
- Letter of Consent Current Landowner
- S.247 Minutes - *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 & 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