

Section 247 Pre-planning meeting minutes

Pre- planning consultation ref. SHD 23/07/2020

Canal Bank, Pa Healy Road, Limerick



<b>Project Name</b>	<b>Canal bank</b>		
<b>Date of Meeting</b>	<b>23/07/2020</b>	<b>Time 11.30am</b>	
<b>Meeting Facilitator</b>	<b>Limerick City and County Council</b>	<b>Location</b>	<b>County Hall, Dooradoyle, Limerick. (Meeting via video conferencing )</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>Rosie O' Donnell</b>	<b>Executive Planner LCCC</b>
<b>Tom O'Neill</b>	<b>Heritage Officer 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>Philip O' Regan</b>	<b>PHM consulting engineers</b>
<b>Liam Gleeson</b>	<b>Gleeson McSweeney</b>
<b>Tim Paul</b>	<b>SLR Consulting</b>
<b>Neil Fanning</b>	<b>OCA Architects</b>

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### Proposed Development

The proposal is for a mixed use development containing residential development in the form of 'build to rent' apartments and houses, a student accommodation block, a community facilities building to provide services for residential development incl. crèche, café, management offices and common accommodation for use by apartment dwellers, and three retail units to serve the local population including the student population. The development remains unchanged from that previously submitted under ABP-306541-20. Overall, the total number of residential units previously submitted was 442.

### Site location and Zoning

The site located between Corbally and Rhebogue is of triangular shape situated between the Pa Healy Road, Park Road and the Park Canal. The site area is approximately 10 acres/4 hectares and is a brownfield site. The site is located approximately 800m East of the City Centre, 170m to Grove Island Shopping Centre, 200m to a secondary school, less than 400m from the Limerick School of Art & Design (LSAD) Campus and less than 3km from the University of Limerick Campus and in walking distance to a high frequency bus corridor.

Under S28 Ministerial Guidelines for Sustainable Urban Housing: Design Standards for New Apartments the area would be classed Central and/or Accessible Urban Location

The site is zoned 'Mixed use' in the City Development Plan 2010 – 2016 (as extended) with a linear strip of " public open space zoning" contiguous to the canal.

#### ***Objective ZO.5 Mixed Use Development***

***To promote the development of mixed uses to ensure the creation of a vibrant urban area, working in tandem with the principles of sustainable development, transportation and self-sufficiency.***

This zoning objective facilitates the development of a dynamic mix of uses which will interact with each other creating a vibrant residential and employment area. A vertical and horizontal mix of uses should occur where feasible, including active ground floor uses and a vibrant street frontage on principle streets. 15.4 The range of permissible uses within this zone includes residential, general offices, conference centre, third level education, hospital, hotel, commercial leisure, cultural, residential, public institutions, childcare services, business and technology/research uses (including software development, commercial research and development, publishing, information technology, telemarketing, data processing and media

***Objective ZO.6 (A) Public Open Space To retain all land dedicated for public open space.***

***Chapter 11 Landscape, Biodiversity & Recreation, outlines the City Council's approach to the development and protection of public open space.***

- Habitat mapping should occupy a more prominent location in both the ecological report and revised NIS. Wetlands to be emphasised.
- Tree survey to accompany ecological report.
- Appendices to be revisited to ensure no anomalies.
- No issue with a 10 year permission subject to a detailed phasing plan.

A number of issues highlighted in the Bord's report should be addressed in the new application;

- 10 year permission to be justified.
- Reference to Grove Island accommodation.
- Community facilities to be enhanced in student accommodation (gym/laundry).
- Overshadowing analysis to be accompanied by commentary, the potential impact on existing properties to be addressed.
- Permeability and links to Park road.
- Control access to the park.
- Schedule of compliance to be addressed, the % of dual aspect to be clarified ensure compliance with apartment guidelines.

In summary

All issues highlighted by the Bord in the recent application to be identified and addressed in new application. NIS to be comprehensive , it should be accompanied by the necessary base line surveys (Otter survey, floating river vegetation ). The ecological assessment should highlight baseline habitats accompanied by a tree/hedgerow survey.

Any other issues raised by the Planning Authority in the original application should be incorporated into the new SHD application.

Pre planning minutes are accompanied by memo from the heritage officer.

Signed:  Date: 27/07/2020  
 Donogh O'Donoghue, A/Senior Executive Planner

Signed:  Date: 27/07/2020  
 Rosie O'Donnell, Executive 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.

While primarily used for passive and informal recreation, lands zoned 'public open space' may also incorporate sports facilities and grounds activities) and in addition, local convenience stores/corner shops and community/civic uses.

Canal towpath contiguous to the Northern boundary is designated a Green route.

The principal of a development including student accommodation and apartments is regarded as acceptable at this location and is in line with objectives of the Limerick City Development Plan.

#### **Matters discussed:**

1. This application is a repeat application following the decision by An Bord Pleanála to refuse permission for a Strategic Housing Development (SHD) on the Canal Bank site in May 2020 (Reference: ABP-306541-20). The previous application was refused for a single reason, it related to deficiencies in the information provided in the Natura Impact Statement.
2. Revington Developments Ltd now wishes to submit a new SHD application, the development proposed remains largely unchanged from that previously submitted.
3. A preliminary Ecological Impact Assessment Report was circulated prior to the preplanning meeting.
4. The revised report provides for a baseline survey which have taken place for the otter, Habitat mapping has been provided for. Tree /hedgerow surveys have taken place.
5. Issue of layout and permeability in terms of access to the canal and the closure of gates to mitigate potential disturbance to the otter is resolved by closing gates before nightfall.
6. Lighting design to provide for reduced effect on wildlife, avoiding light spill.
7. All surface water will be treated during construction, hydro carbon removal included as primary method along with other necessary measures as required.
8. 10 year permission to be retained.
9. Phasing of development will be diagrammatically presented to justify phasing.

#### **Advice for Applicant**

- A baseline survey to identify the presence or absence of the floating vegetation (*Water courses of plain to montane levels with the Ranunculion fluitantis and Callitriche-Batrachion vegetation*' [3260]) in the canal is a key requirement having regard to the Bord's refusal reason in the previous application.
- Following the survey, any potential impact may be screened out with reference to a detailed surface water management plan.