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The Secretary
An Bord Pleanála
64 Marlborough Street
Dublin 1

16th April 2021

Re: STRATEGIC HOUSING DEVELOPMENT – PLANNING APPLICATION TO AN BORD PLEANÁLA

Proposed Strategic Housing Development comprising 137 no. residential units, resident services & amenities, basement car park and all associated site works, infrastructure, landscaping and boundary treatment works at Walkers Lane, Annacotty, Limerick.

Dear Sir / Madam

This application is made to An Bord Pleanála under the Planning and Development (Housing) and Residential Tenancies Act, 2016. The application is made pursuant to a Notice of Pre-Application Consultation Opinion issued by the Board undated, but issued on the 11th February 2021.

This correspondence identifies the following documentation and information submitted with this application:

1. The documentation submitted in compliance with articles 297 and 298 of the Planning and Development Regulations 2001 to 2019, as amended; and,
2. A separate list of all plans, drawings and reports submitted in support of the planning application

1. Article 297 and 298 Requirements

The documentation required under article 297 is identified below:

297(1) – The planning application form has been completed and is submitted herewith.

297(2)(a) – Letter of consent from Limerick City & County Council.

297(2)(b) – A copy of the newspaper Notice published in the Limerick Leader on 14th April 2021 is attached herewith.

297(2)(c) – Healy Partners Drawing No. 17-118-200 at a scale of 1:1000 and incorporating the requirements of parts (i) to (iv) is submitted herewith.



297(2)(d) – Evidence form Irish Water that it is feasible to provide services is included in the BDB Consulting Planning Application Services Design Report.

297(2)(e) – It is proposed to connect to a public sewer. As such, there is no requirement to submit documentation under this provision.

297(2)(f) – A full Schedule of Drawings and documents required under sub-article (4) and submitted with the application is provided on separate sheets appended to this letter.

297(2)(g) – A Part V Report has been completed by Linesight and accompanies the application including a letter of agreement in principle from Limerick City & County Council which is appended to the report.

297(2)(h) – Units to be transferred to the Planning Authority have been identified on a drawing within the Part V report and are further detailed in the Architectural Urban Design Statement accompanying the application.

297(2)(i) – The applicant Regal Park Developments Limited own the land save for approximately 0.08 hectares which is under the control of Limerick City & County Council. This area of the site is clearly demarcated on the Site Location Map and incorporates road infrastructure and public transport infrastructure associated with the proposed development. An email consenting to the inclusion of such land within the planning application boundary from the Roads Section of Limerick City & County Council accompanies this application.

297(2)(j) – The appropriate statutory fee of €27,810, being the fee payable, is attached herewith.

297(3) – A Statement of Response to the Notice of Pre-Application Consultation Opinion undated but issued on the 11th February has been prepared by HRA Planning and is attached herewith.

297(4) and 298(1) – A full Schedule of Drawings is appended to this letter and the documents required under sub-article (4) and submitted with the application is provided in Section 2 below.

298(2) – This application does not propose any works to a Protected Structure or Proposed Protected Structure or to the exterior of a structure within an Architectural Conservation Area.

2. Drawings & Reports Submitted

- Plans & Drawings as detailed on Healy Partners Architects Drawing Register
- Drawings as detailed on BDB Consulting Engineers Drawing Register
- Drawings as detailed on Moloney Fox Consulting Engineers Drawing Register
- Plans & Drawings as detailed on Austen Associates Landscape Architects Drawing Register
- Plans & Drawings as detailed on CST Group Traffic Engineers Drawing Register
- Development Description & Statement of Consistency
- Statement of Response to Notice of Pre-Application Consultation Opinion
- Part V Proposal Report
- Architectural & Urban Design Statement with Photomontages / CGI's
- Building Lifecycle Report
- Detailed Schedule of Accommodation

- Universal Design Statement
- Landscape Design Statement
- Tree Survey Report
- Bat Survey
- Invasive Species Management Plan
- Appropriate Assessment Stage 1: Screening, and Stage 2: Natura Impact Statement
- Planning Application Services Report
- Site Lighting Report
- Energy Strategy Report
- Traffic & Transport Assessment
- Road Safety Audit
- DMURS Compliance Statement
- Road Improvement Report
- Construction Waste Management Plan
- Operational Waste Management Plan
- Sunlight Daylight & Shadow Assessment Report
- Noise Assessment
- Archaeological Test Trenching Report
- Archaeological Works Statement

I trust that the application documentation is in order and I look forward to a favourable decision by the Board.

Yours sincerely,



Mary Hughes MIPI

Director

HRA Planning Chartered Town Planning Consultants