

**MINUTES OF PROCEEDINGS AT SPECIAL MEETING OF METROPOLITAN DISTRICT OF LIMERICK HELD IN THE COUNCIL CHAMBER, MERCHANT'S QUAY, LIMERICK, ON MONDAY, 29<sup>TH</sup> JULY, 2019**

**PRESENT IN THE CHAIR:** Councillor James Collins, Cathaoirleach.

**MEMBERS PRESENT:**

Councillors Benson, Butler, Costelloe, Hartigan, Kiely, Leddin (J), McSweeney, O'Dea, O'Donovan, O'Hanlon, O'Sullivan, Secas, Sheahan, Sheehan, Slattery and Talukder.

Apologies for their inability to attend were received from Councillors Leddin (B) and Murphy.

**OFFICIALS IN ATTENDANCE:**

Director, Service Operations (Mr. K. Lehane), Director, National and Regional Shared Services (Ms. C. Curley), Meetings Administrator (Mr. J. Clune), A/Senior Planner (Mr. S. Duclot), A/Senior Executive Planner (Mr. D. O'Donoghue), Assistant Planner (Mr. D. Ryan), Senior Executive Engineer (Mr. T. McKechnie), Assistant Staff Officer, Corporate Services (Ms. S. Carroll), Clerical Officer, Planning and Environmental Services (Ms. J. Enright).

**1. Strategic Housing Development (SHD) Application to An Bord Pleanála at Punch's Cross, Limerick**

The Cathaoirleach welcomed everyone to the Special Meeting stating it was being held to consider and discuss the Strategic Housing Development (SHD) Application to An Bord Pleanála, at Punch's Cross, Limerick.

The A/Senior Planner gave a powerpoint presentation outlining the following key points :

- Outline of Strategic Housing Development Process.
- Role of Planning Authority.
- Role of Elected Members.
- Details of Punch's Cross Application.
- Consultations between the Planning Authority and An Bord Pleanála.
- Summary of the points raised in submissions or observations received from Third Parties and Prescribed Bodies by An Bord Pleanála.
- Chief Executive's views on the effects of the proposed development on the proper planning and sustainable development of the area and on the environment.

The A/Senior Planner further stated that all documentation in relation to the application was available online at [www.punchescrossstudentvillage.com](http://www.punchescrossstudentvillage.com).

The Cathaoirleach thanked the A/Senior Planner for his presentation.

Members welcomed the development of the site, which had been derelict for over 20 years. In the course of discussion of the item the following points were made :

- Serious concerns with regard to the lack of public consultation with neighbours, lack of understanding around the development, difficult for lay person to understand plans and

particulars. Proper public consultation with 3D modelling of project should have been provided.

- Concerns with respect to the Strategic Housing Development process and preference for the development to be dealt with by the Planning Authority first.
- The height of the structure is excessive with regard to existing housing stock.
- Serious concerns with regard to traffic. Consideration should be given to a signalised junction at junction of Rosbrien Roads. The addition of a third lane is unsuitable. Questions over the validity of traffic and transport assessment.
- The proposed development should offer a greater social mix.
- The applicant should provide a greater degree of cycle lanes around the site.
- Concerns with regard to the retail use. No takeaway / off licence element should be permitted.
- Concerns with respect to “built-to-rent” after 15 year period.
- Concerns with regard to enforcement of student accommodation.
- Concerns with regard to traffic congestion on New Street and the displacement of on street car parking.
- Condition should attach to an onsite 24/7 security and point of contact to be provided.
- A construction management plan should be provided.
- The onsite management of the site is critical to its success.
- The pallet of material and finishes should be long lasting and weather appropriately.
- Concerns with respect to previous uses of petrol station and quarry.
- No assessment submitted with regard to the risks of contamination as a result of old petrol station and quarry.
- Not enough mix of type of residential development offered on site.
- Concerns regarding potential excessive noise during construction phase. Protection of vulnerable neighbouring use, HSE residents.
- All landscaping should consist of planting of native species internally.
- Increased levels of cycle facilities should be provided for within the site and surrounding space.

In response to Members queries regarding the next steps in the planning process, the A/Senior Planner confirmed that a summary of the views of the Elected Members on the proposed development as expressed at the meeting will be forwarded to An Bord Pleanála as required by Section 5(a)(iii) of the Planning and Development (Housing) and Residential Tenancies Act 2016.

This concluded the Meeting.

**Signed:**

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**CATHAOIRLEACH**

**Dated:**

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