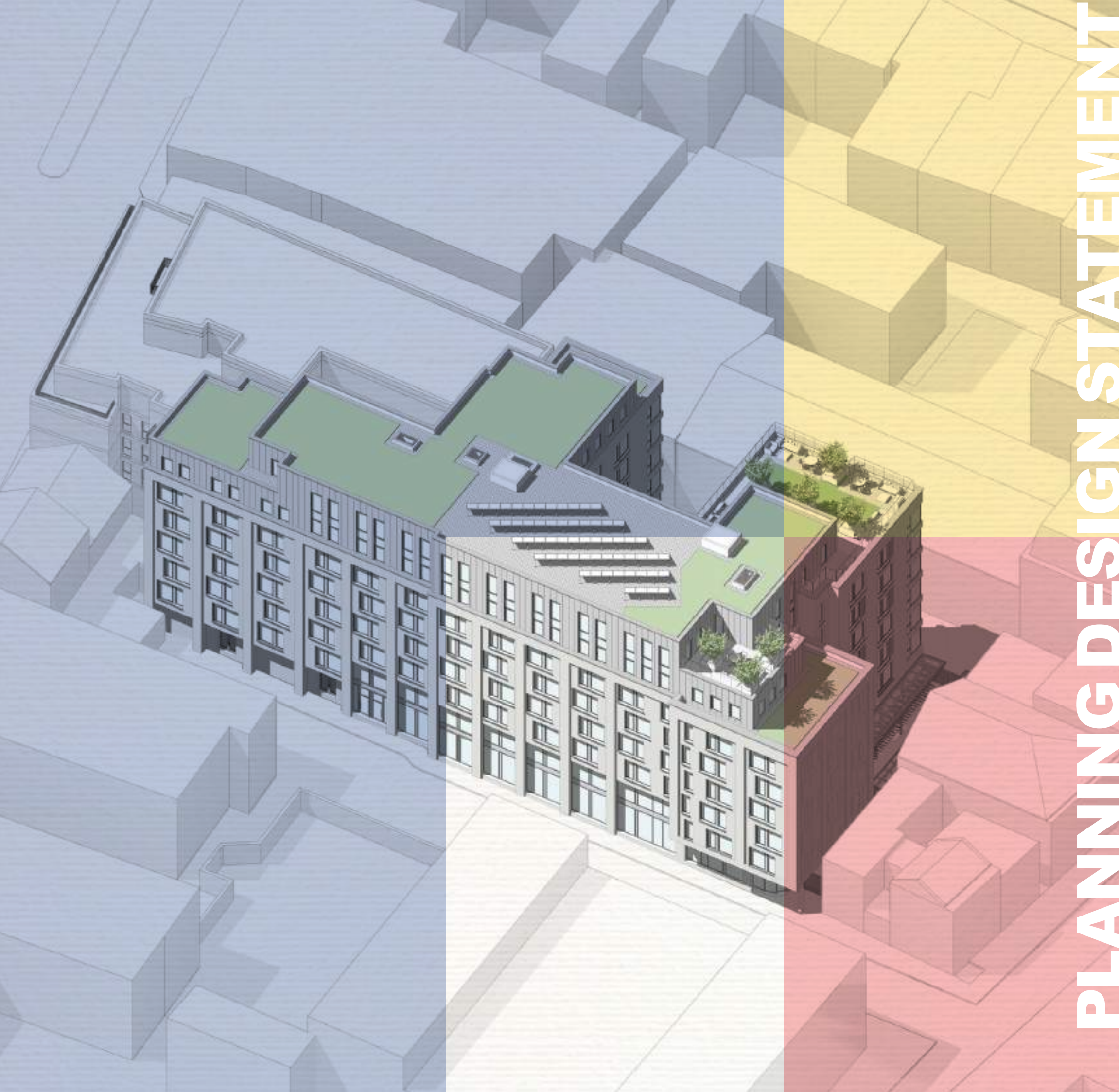




PLANNING DESIGN STATEMENT



2527
LADY'S LANE PBSA
July 2026

LMK-XX-XX-JFA-RP-AR-P9001

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01 SITE CONTEXT

Proposed Development and Project Team

Introduction

This document has been prepared by JFA under the appointment of the Lanehunt Ltd. to detail the design process for a purpose built student accommodation development at Lady’s Lane and Hunts Lane, Limerick. This document has been prepared for the purpose of a LRD planning application for a Large Scale Residential Development to Limerick County Council. It follows on from a pre-planning meeting (Section 32B) with Limerick County Council which took place on 7th May 2026.

The proposal has been designed in compliance with Objective HO O8 of the Limerick Development Plan (2022-2028). It also takes into account the Guidelines on Residential development for 3rd level Students, SPPR 8 of the Planning Design Standards for Apartments Guidelines for Planning Authorities 2025, Draft National Planning Statement on Planning Design Standards for Apartments 2026, the recently published Design Guide for State Sponsored Student Accommodation, Objective TR O23 Mobility Management Plan and the Cycle Design Manual.

Development Description

Permission is sought for the construction of a Purpose-Built Student Accommodation (PBSA) scheme at a site between Lady’s Lane and Hunts Lane off Dominick Street, Limerick City. The proposed development will comprise the following: (a) permission to partially demolish the existing Tait Centre building, and (b) permission for the construction of a single multi-storey block ranging in height from six to eight storeys and providing 350 student bedspaces arranged across 51 no. Apartments/Clusters with shared kitchens and living rooms, with a Gross Internal Floor Area of 9,314 sqm. Communal facilities will include a café, gym, cinema, study rooms, laundry, and indoor and covered outdoor bicycle storage providing 129 no. spaces. A total of 1,204 sqm of amenity space will be provided, comprising 487 sqm of landscaped outdoor courtyards and rooftop terraces and 717 sqm of indoor communal areas. Rooftop photovoltaic solar panels, green roofs, blue roofs, and biodiversity enhancement measures including swift boxes, bat boxes, or other avian or bat roosting features will be incorporated into the development as required. Supporting infrastructure at ground floor level will include plant rooms, refuse storage and collection areas, service zones, and a dedicated ESB substation. The development will be accessed on a pedestrian and cycle priority basis, with zero car parking. Permission is also sought for use of the accommodation, outside of student term time, for short-term letting purposes. All ancillary and associated site development works, including footpaths, drainage, public lighting, water supply, and sustainable urban drainage systems, will be provided.

These design proposals have been compiled in collaboration with the following design team:

	Client Lanehunt Ltd.
	Planning & Development Consultant AK Planning
	Architect JFA
	Contractor Stewart Construction
	Civil & Structural Engineer BDB Consulting
	Mechanical & Electrical Engineer Renaissance Engineering
	Landscape Consultants Brackley Landscape Services
	Sunlight & Daylight Consultants H3D
	Traffic Consultant Roadplan Consulting
	Waste Management Bryne Environmental Consulting Ltd.
	AA Screening Whitehall Environmental
	Photomontages / Verified Views Chris Shackleton Consulting Ltd.
	Archaeology Assessment Rose Cleary - UCC

01 SITE CONTEXT

Site Location



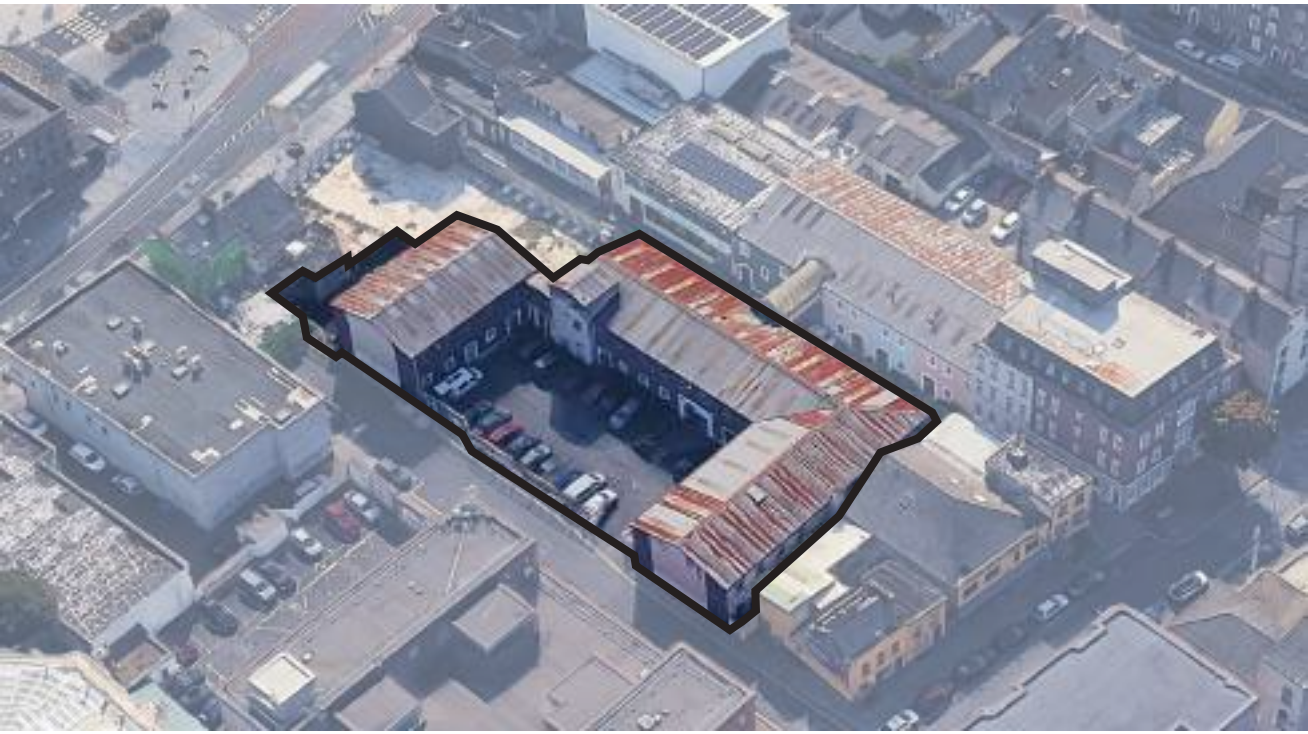
Aerial View from Top



Application Boundary



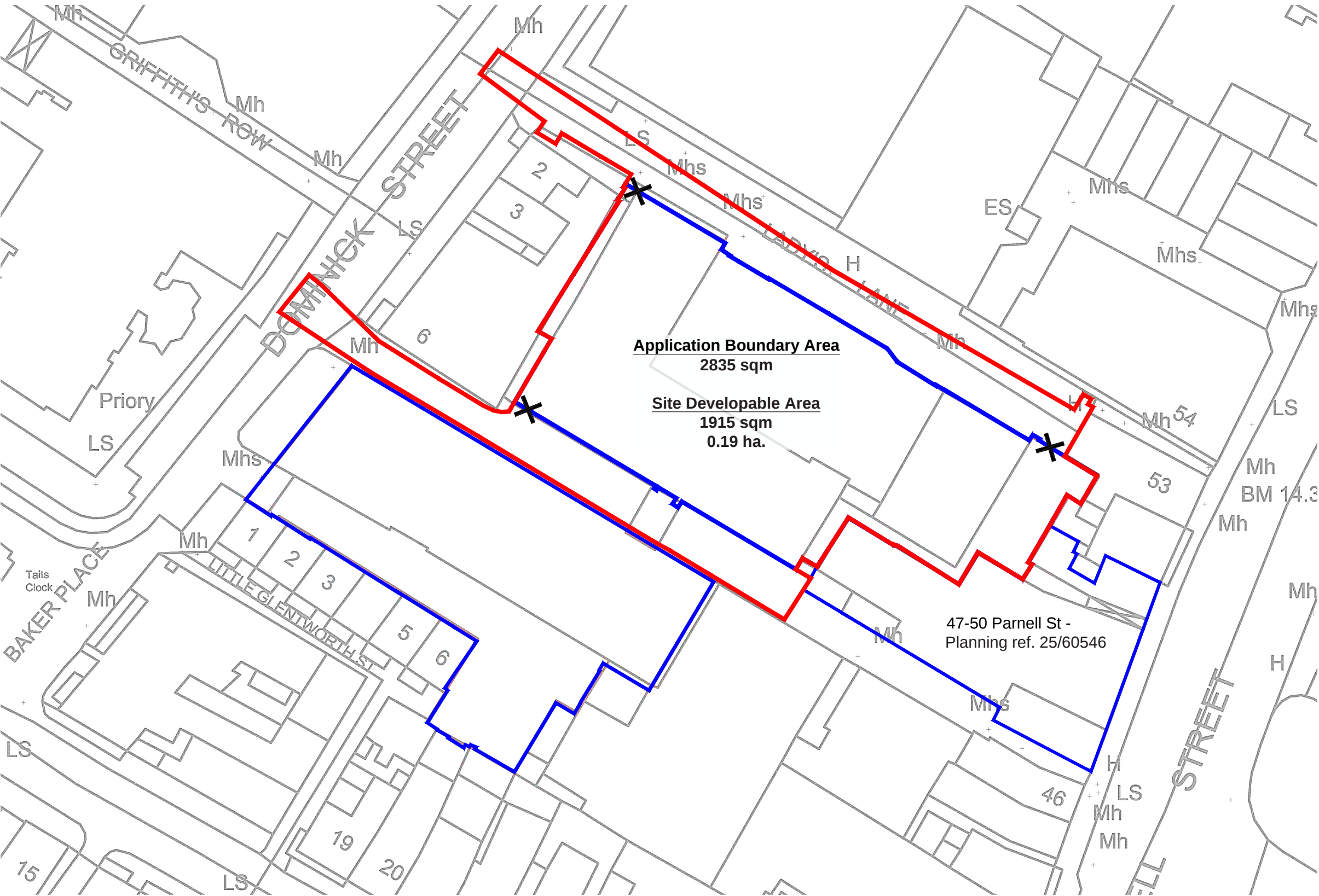
Aerial View looking Northwest



Aerial View looking Southeast

01 SITE CONTEXT

OS Map



-  Application Boundary
-  Area under the Applicant's Ownership
-  Location of Site Notices

01 SITE CONTEXT

Site Photos



1. View from Lady's Lane looking northwest



2. View from Lady's Lane looking southeast



3. View from Lady's Lane looking into site



4. View from Hunts Lane looking northwest



5. View from Hunts Lane looking southeast

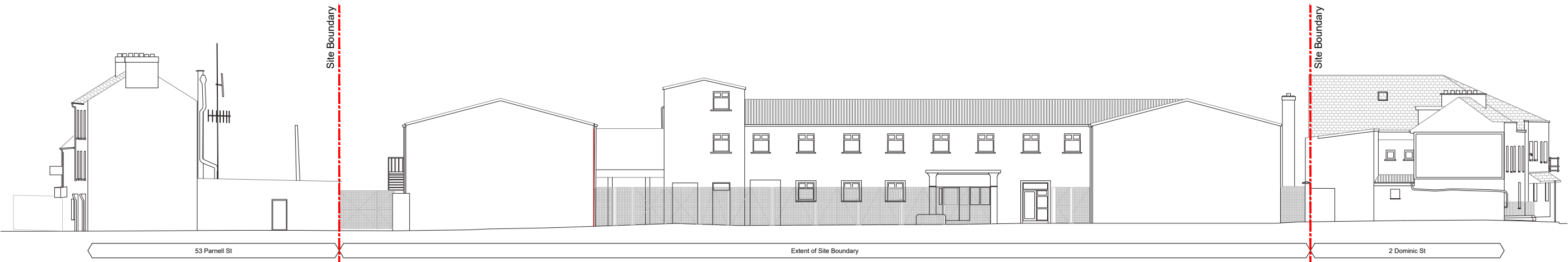


6. View from Hunts Lane looking into site



01 SITE CONTEXT

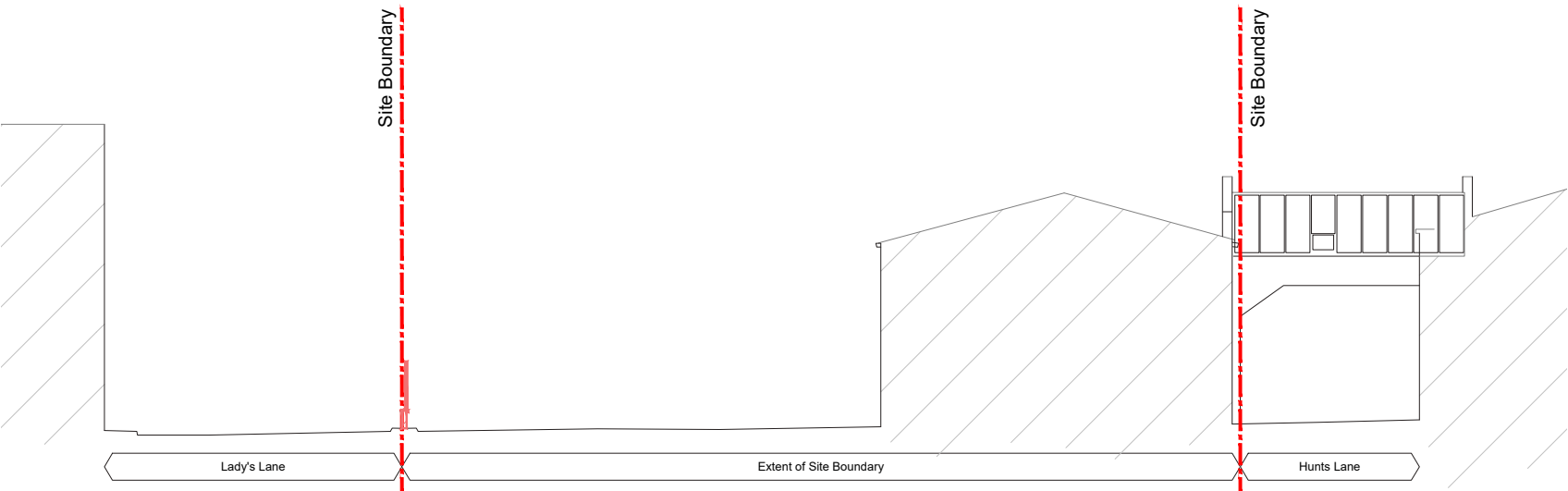
Existing Contextual Elevations



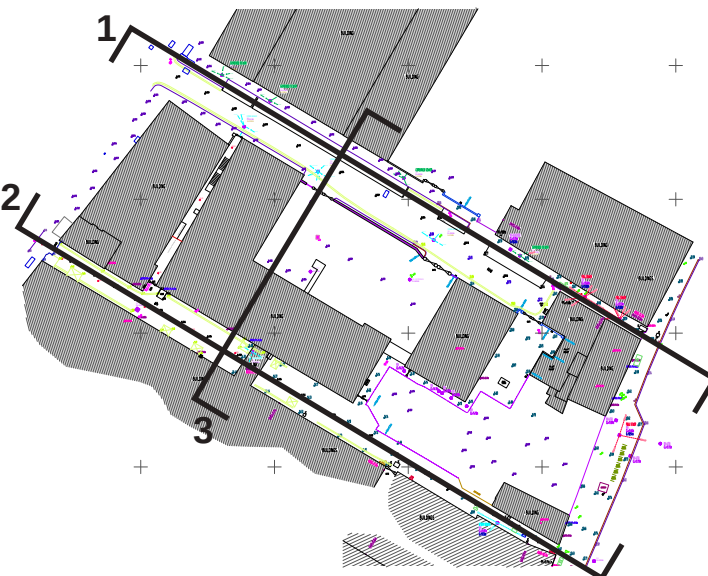
1. Existing elevation along Lady's Lane



2. Existing elevation along Lady's Lane



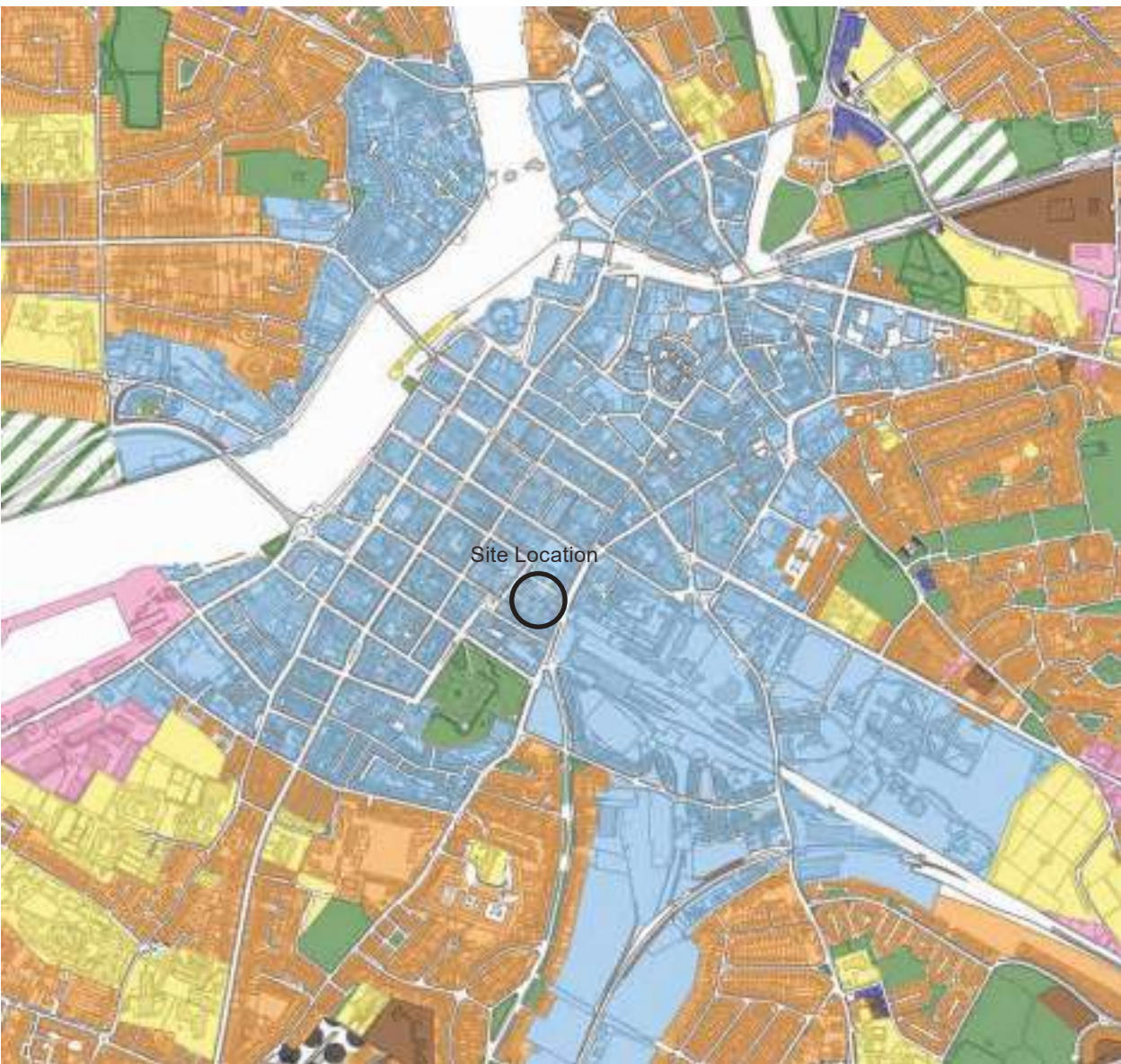
3. Existing section between Lady's Lane & Hunts Lane



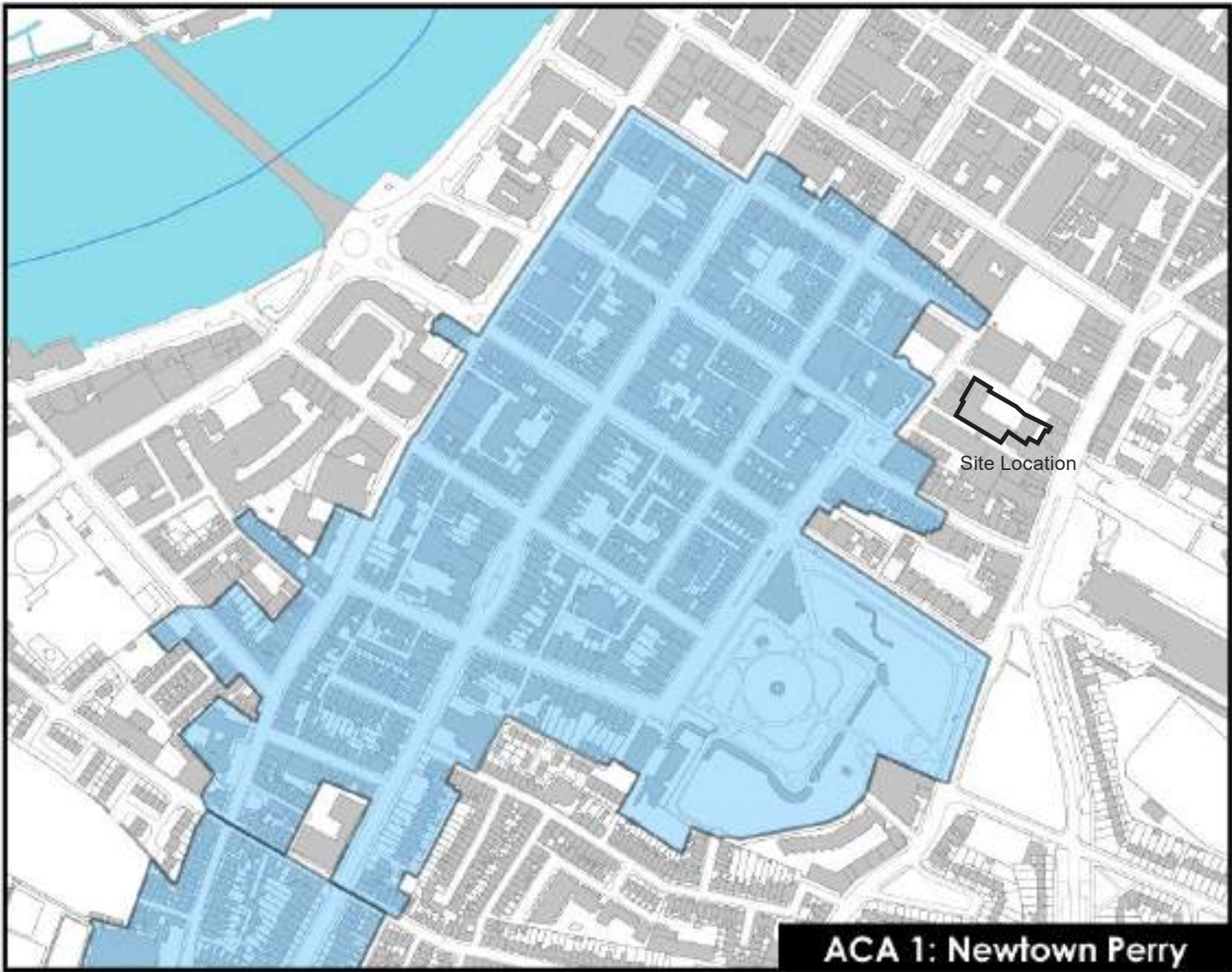
Existing site key plan

01 SITE CONTEXT

Zoning Map and Conservation Area



Zoning Map - Limerick Development Plan 2022-2028



Architectural Conservation Areas - Limerick Development Plan 2022-2028



01 SITE CONTEXT

Site Analysis - Amenities & Transport



- Legend**
- City Landmarks
 - Parks
 - Bus Stop
 - Bus Line - 10 min frequency
 - Bus Line - 15 min frequency
 - Bus Line - 30 min frequency
 - Train Stop
 - Train Line
 - River Shannon
 - Application Boundary

01 SITE CONTEXT

Site Analysis - BusConnects

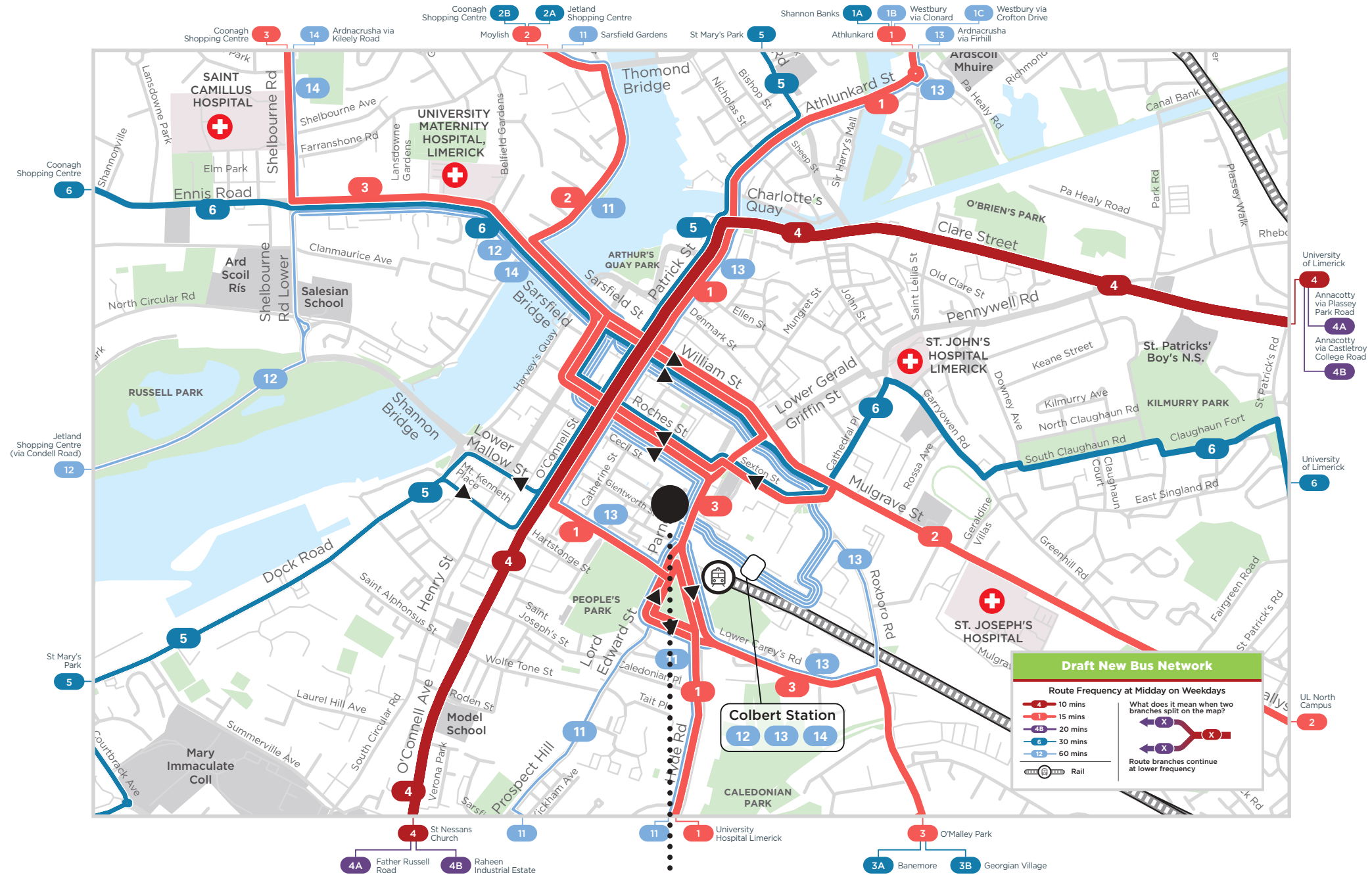
New Bus Network for Limerick

The National Transport Authority (NTA) published its final new bus network for Limerick in December 2023. The redesign of the bus network is one of the nine key elements of BusConnects Limerick that aims to transform the city's bus system, making public transport more useful to more people.

The key benefits of the new network include:

- An approximately 70% increase in the amount of bus services in Limerick city and its suburbs.
- The extension of bus services to new areas with more routes with frequent services and an enhanced Sunday timetable.
- A new 24-hour bus service operating between University Hospital Limerick, the city centre and the University of Limerick.
- Provision of bus services to previously unserved areas such as Ennis Road, Dock Road, University of Limerick north campus and Ardnacrusha.
- Simpler fares that will make interchange seamless.

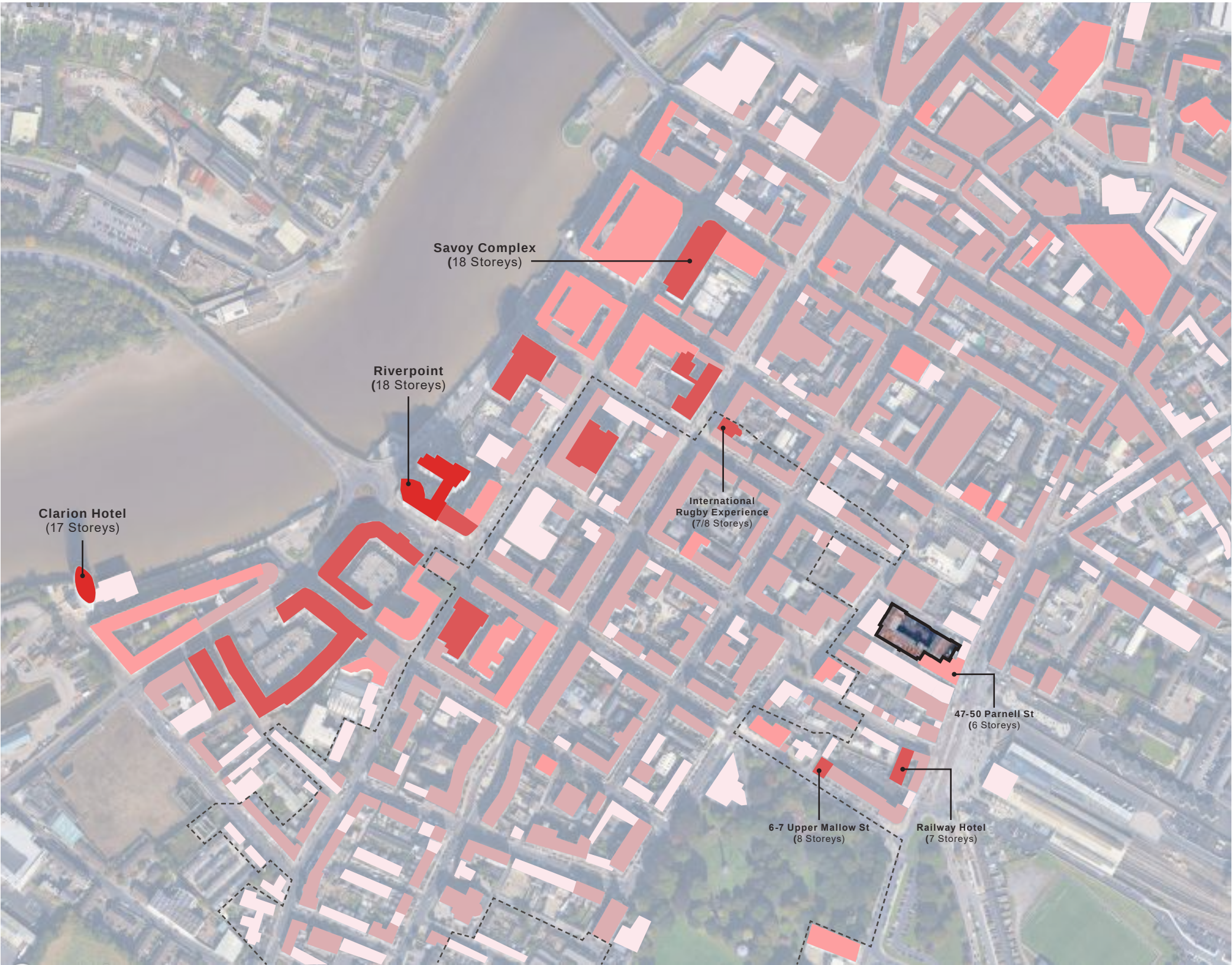
Limerick City Network Map - How BusConnects gets you to where you want to go.



Site Location

01 SITE CONTEXT

Site Analysis - Building Heights



Legend

- 10+ Storeys
- 7-10 Storeys
- 5-6 Storeys
- 3-4 Storeys
- 1-2 Storeys
- Architectural Conservation Area
- Site Location

01 SITE CONTEXT

Planning History - Adjacent Applications

47-50 Parnell St - Planning ref. 25/60546



Proposed Development

Demolition of an existing two storey building at No. 47 Parnell Street and (b) to construct a 6 Storey Mixed Use Development in a single block with part ground floor commercial consisting of 2 No. Retail units (409m2) and the remainder (part ground floor and all upper floors) to consist of a residential apartment development with a total of 37 no. apartments consisting of 26 No. One Bedroom apartments and 11 No. Two Bedroom apartments.

FI Decision on 01/08/2025:

GRANT PERMISSION (with conditions)

Having regard to the nature of the proposed development, it is considered that, subject to compliance with the conditions as set out in the Second Schedule, the proposed development would be in accordance with the proper planning and sustainable development of the area.

6-7 Upper Mallow St - Planning ref. 23/60345



Proposed Development

The demolition of an existing two storey residential dwelling located on James' Street (58 sq.m), (ii) Development of an eight-storey building, over basement level, comprising of 21 no. residential units, communal areas and commercial space, including: (a) Basement level communal area (73.5 sq.m) and ground level communal area (68.5 sq. m), (b) Ground floor commercial space (87.25 sq.m), (c) 3 no. Studio apartments, 15 no. 1-bed apartments and 3 no. 2-bed apartments from first to eight storeys.

Appeal ABP order on 09/07/2024:

GRANT PERMISSION (with conditions)

Having regard to the provisions of the Limerick Development Plan 2022-2028, including the city centre zoning of the site, and also having regard to the pattern and character of the development of the area, and the design, scale and layout of the proposed development on an urban infill site, it is considered that, subject to compliance with the conditions set out below, the proposed development would provide residential units at an acceptable scale and form at a suitable location, would not seriously injure the visual amenity of the are or the residential amenities of the property in the vicinity, and would provide an acceptable standard of amenity for future residents.

01 SITE CONTEXT

Planning History - Adjacent Applications

Railway Hotel, Parnell St - Planning ref. 22/1172



Proposed Development

The change of use to Student Residences, adaptive re-use and refurbishment of the former Railway Hotel (Protected Structure - RPS Ref. 6035, NIAH Ref: 21518017), demolition of McEnerys Shop, erection of a 3 storey building to Parnell Street and a 7 storey building to Davis Street/Davis Lane, to provide 111 no bed spaces (6no studios and 19no apartments), a ground floor Café to Parnell Street/Davis Street, a Laundry accessed via courtyard, Bicycle and Bin Stores, accessed via courtyard and Davis Lane and all associated site works

Appeal ABP order on 31/05/2024:

GRANT PERMISSION (with conditions)

Having regard to the nature of the proposed development which involves the restoration and redevelopment of the Railway Hotel (Protected Structure RPS Reference 6035), the city centre zoning of the site, the pattern and character of the development in the area, and the design, scale and layout of the proposed development, it is considered that, subject to compliance with the conditions set out below, the proposed development would provide student accommodation at an acceptable scale and form at a suitable location, would achieve an acceptable standard of urban design, would respect the protected structure status of the property and conservation status of the wider area, and would provide and acceptable standard of the amenity for the future residents.

International Rugby Experience - Planning ref. 17/1180



Constructed Development

New building consisting of a 7-storey block (32 m high) with 2-storey portico fronting O'Connell Street, and a part 2-storey/part 3-storey block to the rear with stair core extending 7-storeys all over single storey basement

Granted Permission: 28/02/2019
Construction Finalised: 2022

02 DESIGN STRATEGY

Building Design Strategy

The proposed development will transform a brownfield site into a landmark regeneration project for Limerick city centre by revitalizing the underutilised lands of the existing Tait Centre. The overall massing, architectural detailing and material selections have been carefully articulated to respond to the immediate surrounding urban environment.

The building line facing Dominic St has been pulled back to allow separation of bedroom windows overlooking the existing Costello's Tavern and recessed brick panelling is introduced to provide architectural detailing to the otherwise blank façade facing habitable windows of the adjacent residential dwellings. Along Hunt's Lane, a centralised landscaped courtyard is proposed to provide outdoor amenities to the residents while restoring the laneway environment. An additional landscaped courtyard is designed to separate the bedroom windows on the floors above away from the adjacent approved apartment scheme on Parnell St. The main entry of the building is strategically located at the corner of Lady's Lane nearest to Dominic St and is provided with a recessed, sheltered entry point from the overhanging floors above. Active frontage along Lady's Lane is delivered through ground floor internal student amenity areas and a public café while relocating servicing to the end of the block. Setbacks are introduced at the sixth and seventh floor to reduce the perceived height from the street, manage the transition in scale towards the architectural conservation area and avoid intrusion views to local landmarks such as Tait's Clock, Colbert Station and The Railway Hotel.

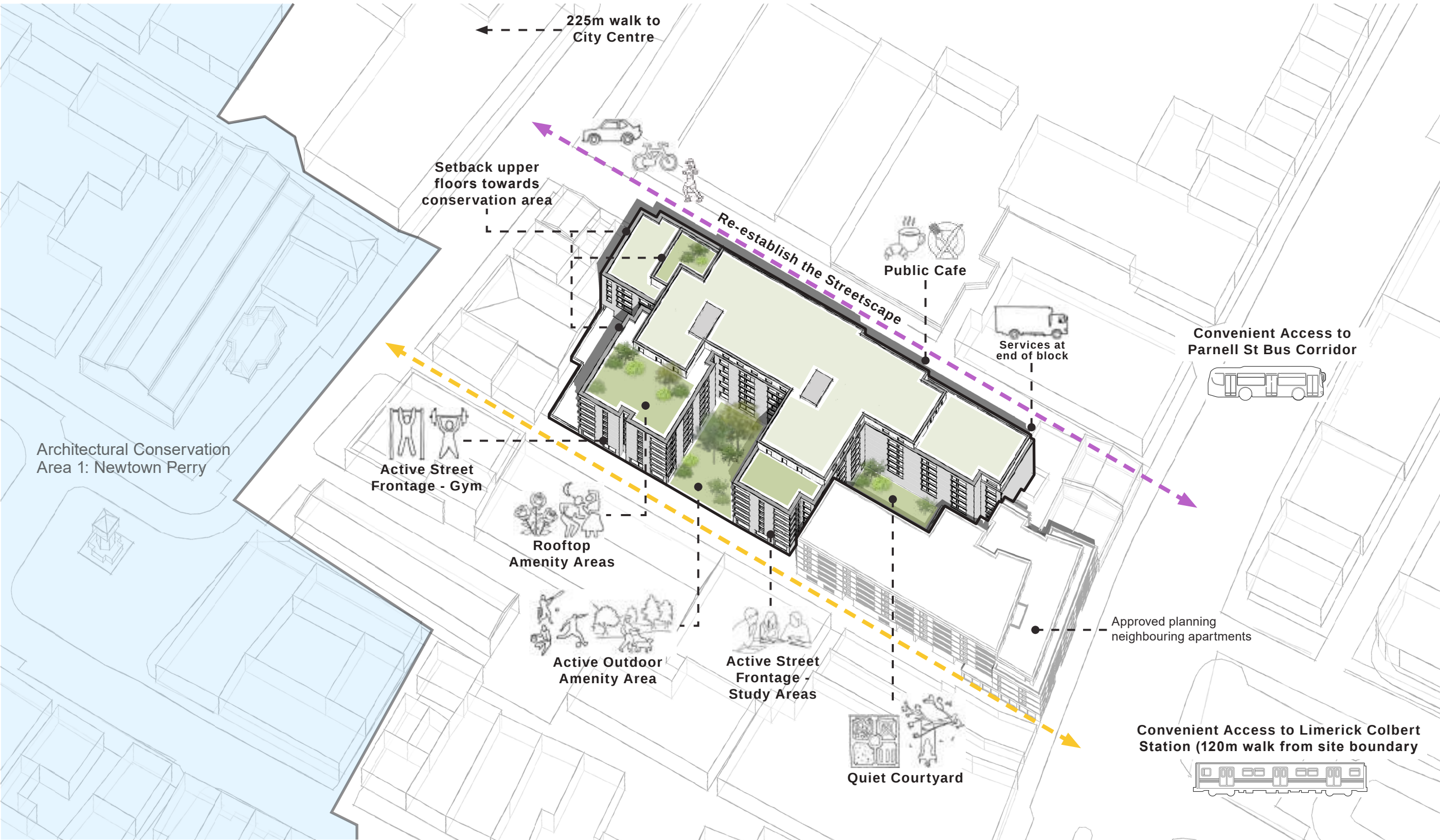
The primary street façade along Lady's Lane is designed with a disciplined rhythm of protruding brick columns complimented by alternating window widths at each floor, providing variation to the otherwise rigid and standard internal bedroom layouts. These alternating windows are grouped together and split by an aligned spandrel panel, creating glazing opportunities for two separate bedrooms within a single, larger overall opening. At the lower levels, the main entry and internal amenity areas, as well as a number of bedrooms on the first floor, are articulated to be perceived as double-height storefront glazing to accentuate the human-scaled streetscape.

A refined material palette of selected white brick as the primary finish was chosen for durability and longevity, in conjunction with honouring the brick facades of the Georgian buildings in the adjacent architectural conservation area. The contrasting secondary material of standing seam metal cladding at the upper levels was chosen to visually reduce the height and scale of the building, provide a contemporary architectural expression and clearly define the setbacks at the sixth and seventh floors. Dark grey aluminium window frames were chosen to establish a consistent architectural language and enhance the contrast between the light-coloured brick façade of the lower levels. Frameless glass balustrades were chosen to provide fall protection to the amenity roof terraces while maximizing transparency and preserving the sightlines of the setback upper floors.



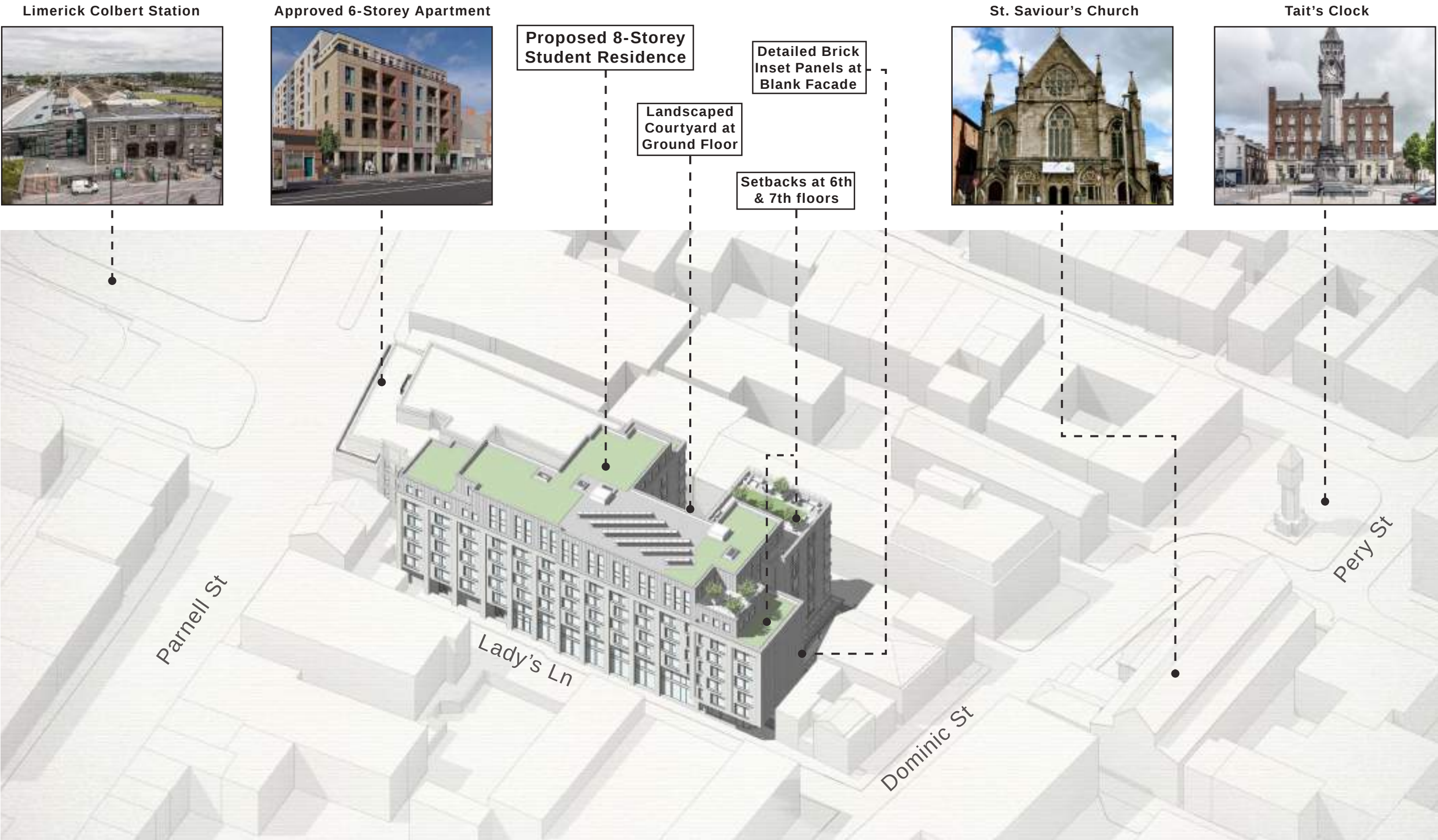
02 DESIGN STRATEGY

Site Strategy



02 DESIGN STRATEGY

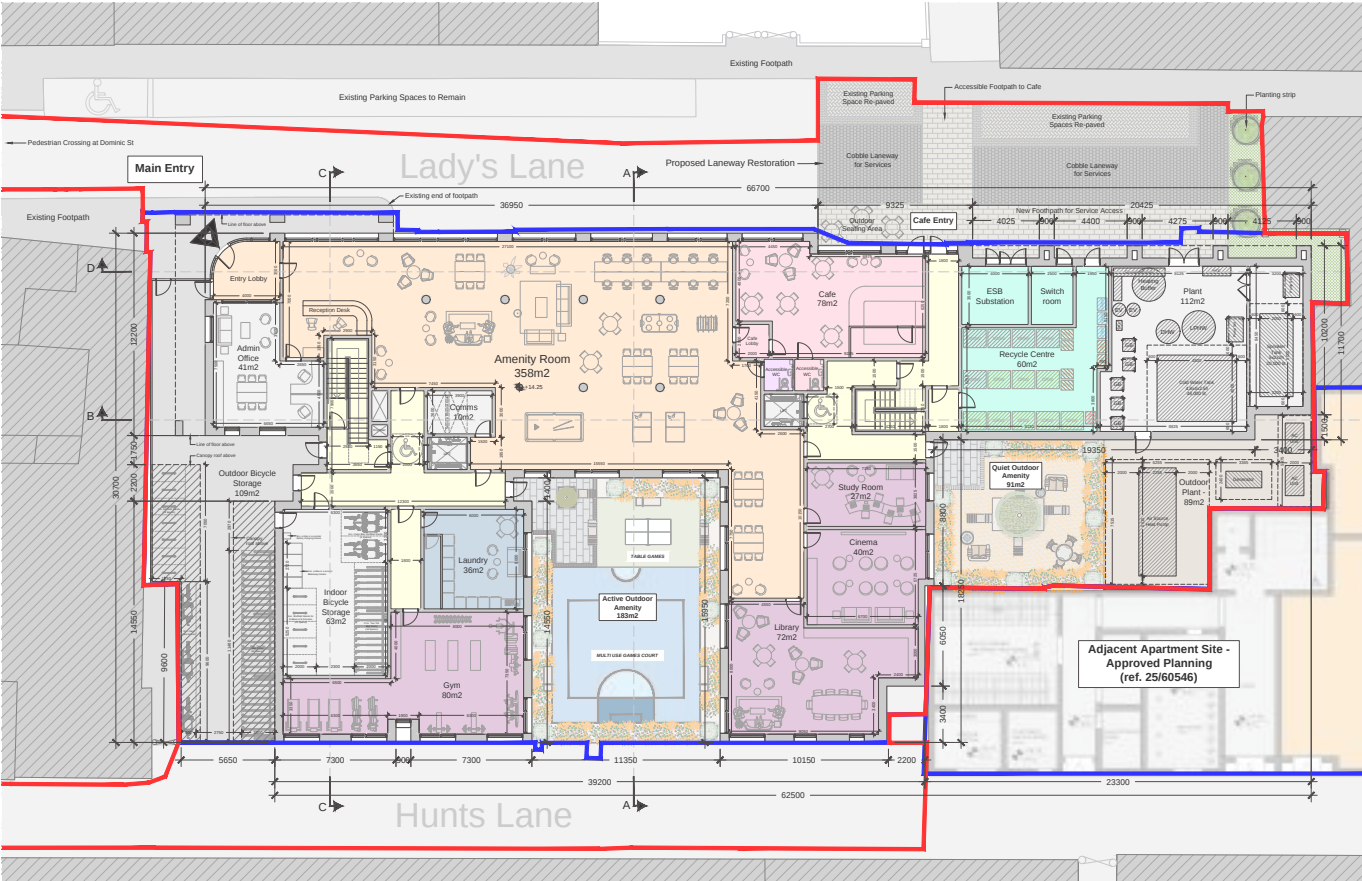
Surrounding Site Context



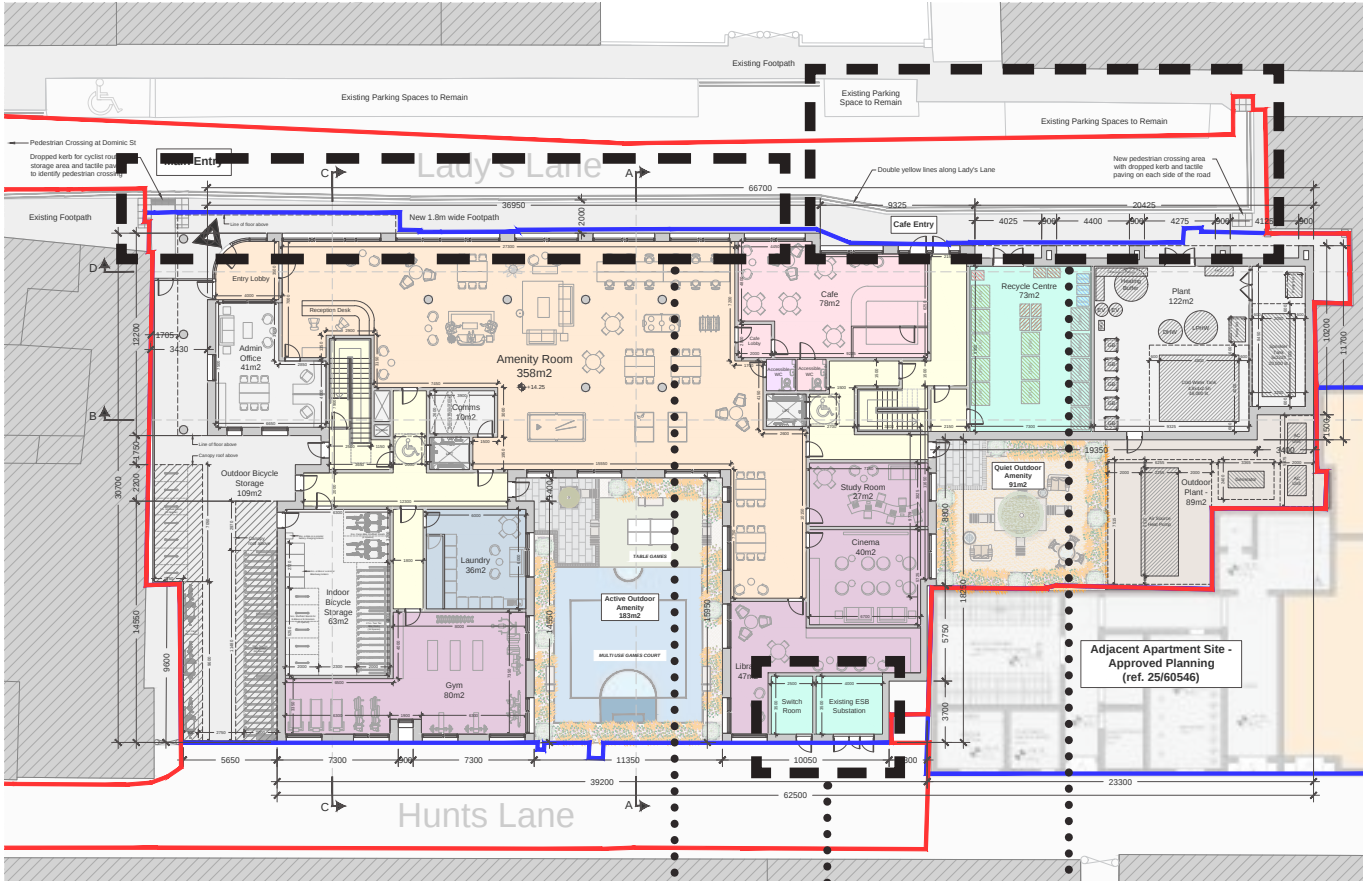
02 DESIGN STRATEGY

Post 32B Site Layout Revisions

1. Ground Floor Site Layout - Section 32B Pre-Planning Meeting



2. Proposed Ground Floor Site Layout



1.8m wide footpath extended along the front of the building along the entirety of Lady's Lane

ESB Substation & Switch Room relocated along Hunts Lane at the existing location of the Tait Centre Substation.

End of laneway revised to prioritize pedestrian crossing to cafe from existing footpath at the opposite side of Lady's Lane. Cobble paving and planting strip removed. Existing parking spaces & paving to remain.

02 DESIGN STRATEGY

Post 32B Lady’s Lane Entry Elevation Revisions

1. Lady’s Lane Elevation - Entry Corner - Section 32B Pre-Planning Meeting



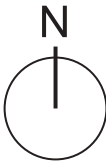
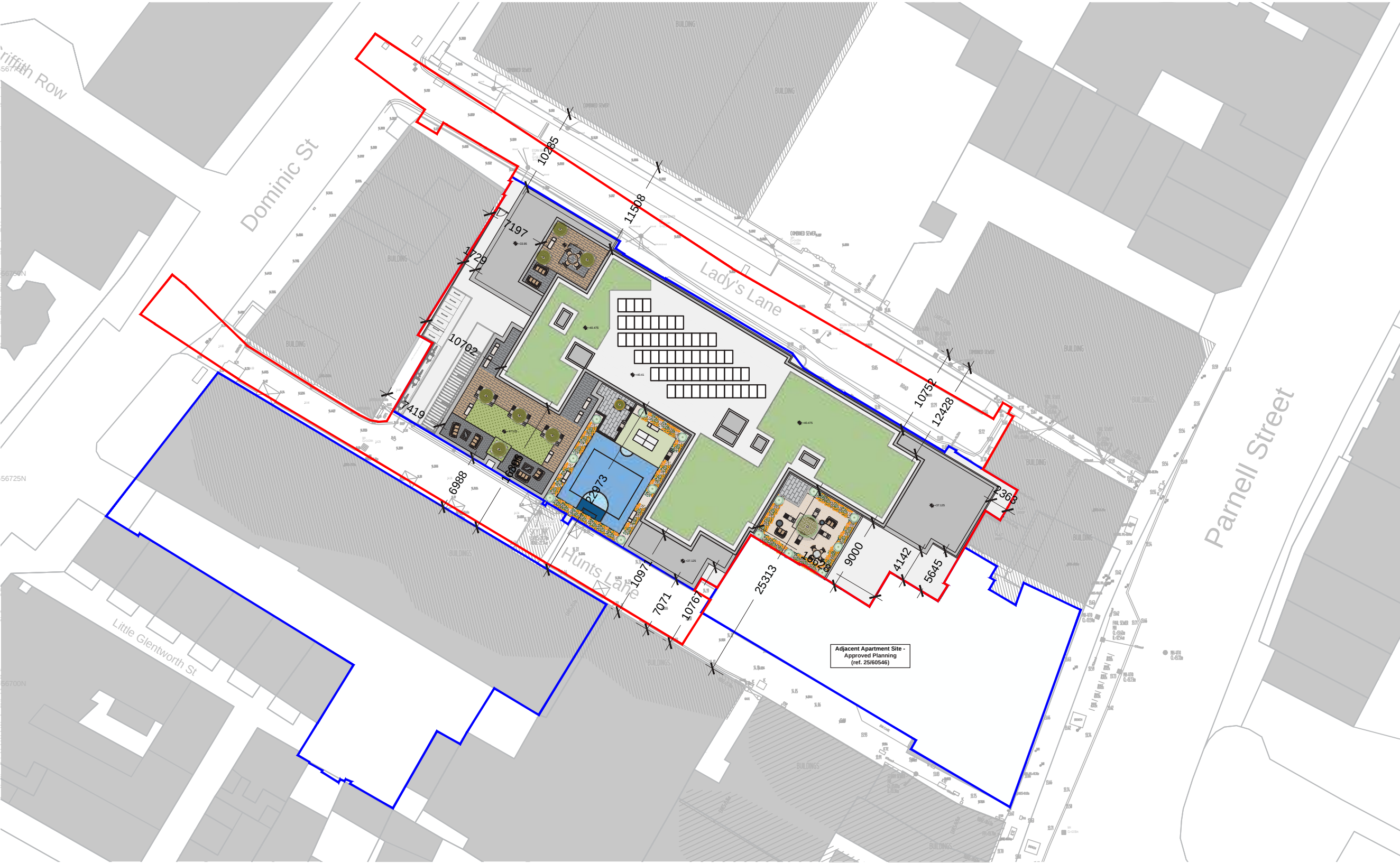
2. Proposed Lady’s Lane Elevation - Entry Corner



Cantilevered upper floors have been introduced by removing the 3no. brick columns at the entry corner to accommodate a 2 meter wide footpath that will continue down Lady’s Lane at the line of the existing footpath.

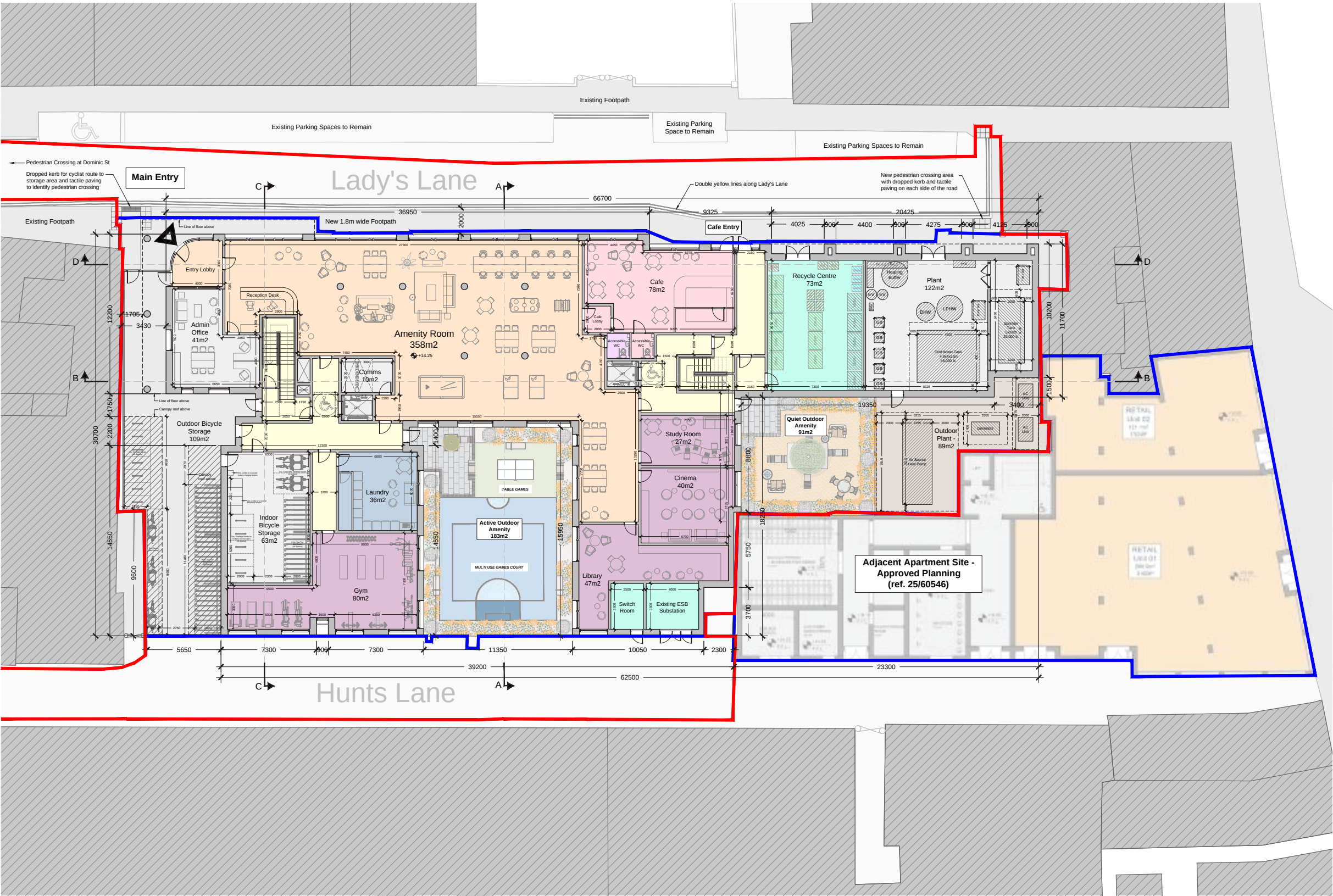
03 PROPOSED DESIGN

Site Plan



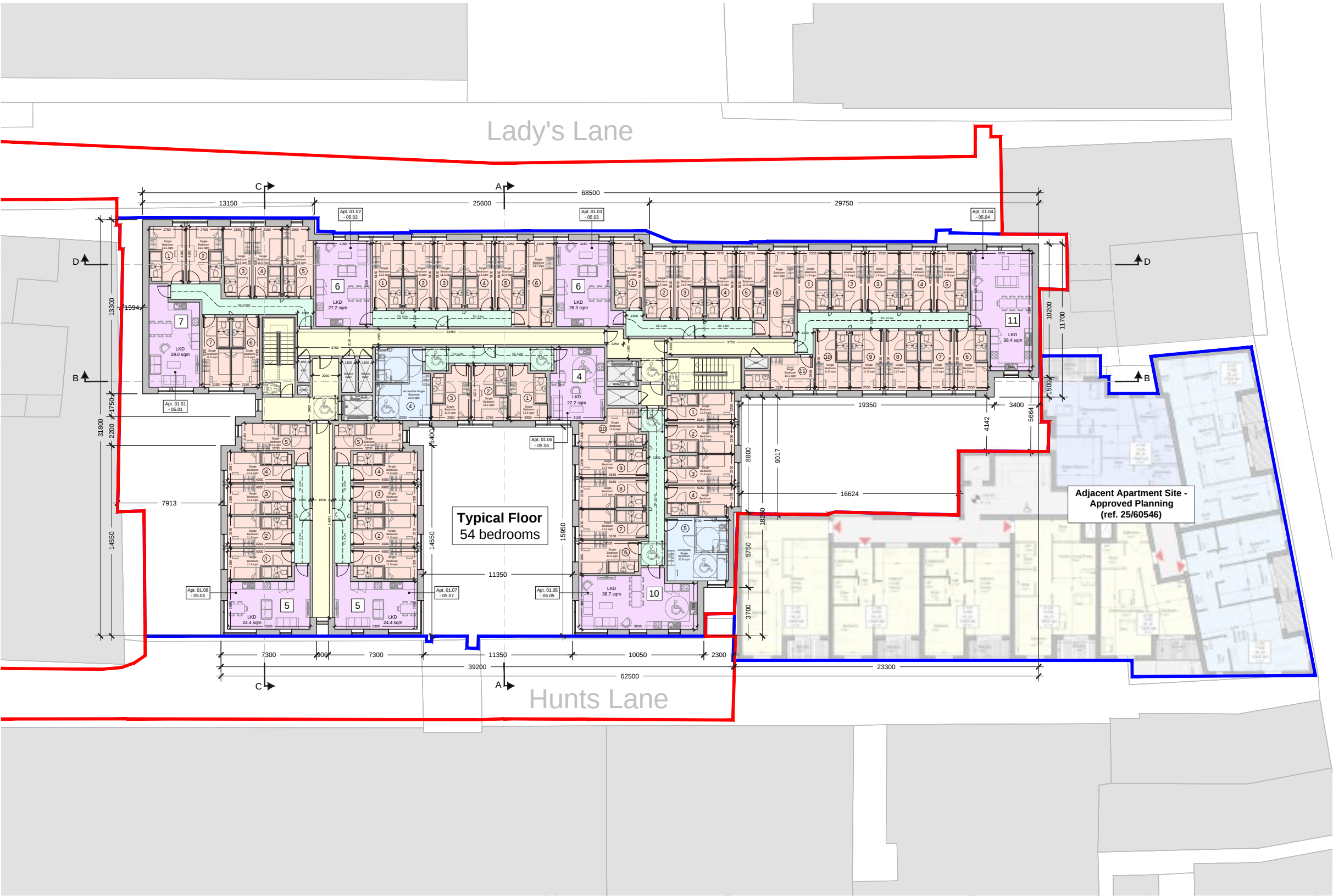
03 PROPOSED DESIGN

Ground Floor Plan



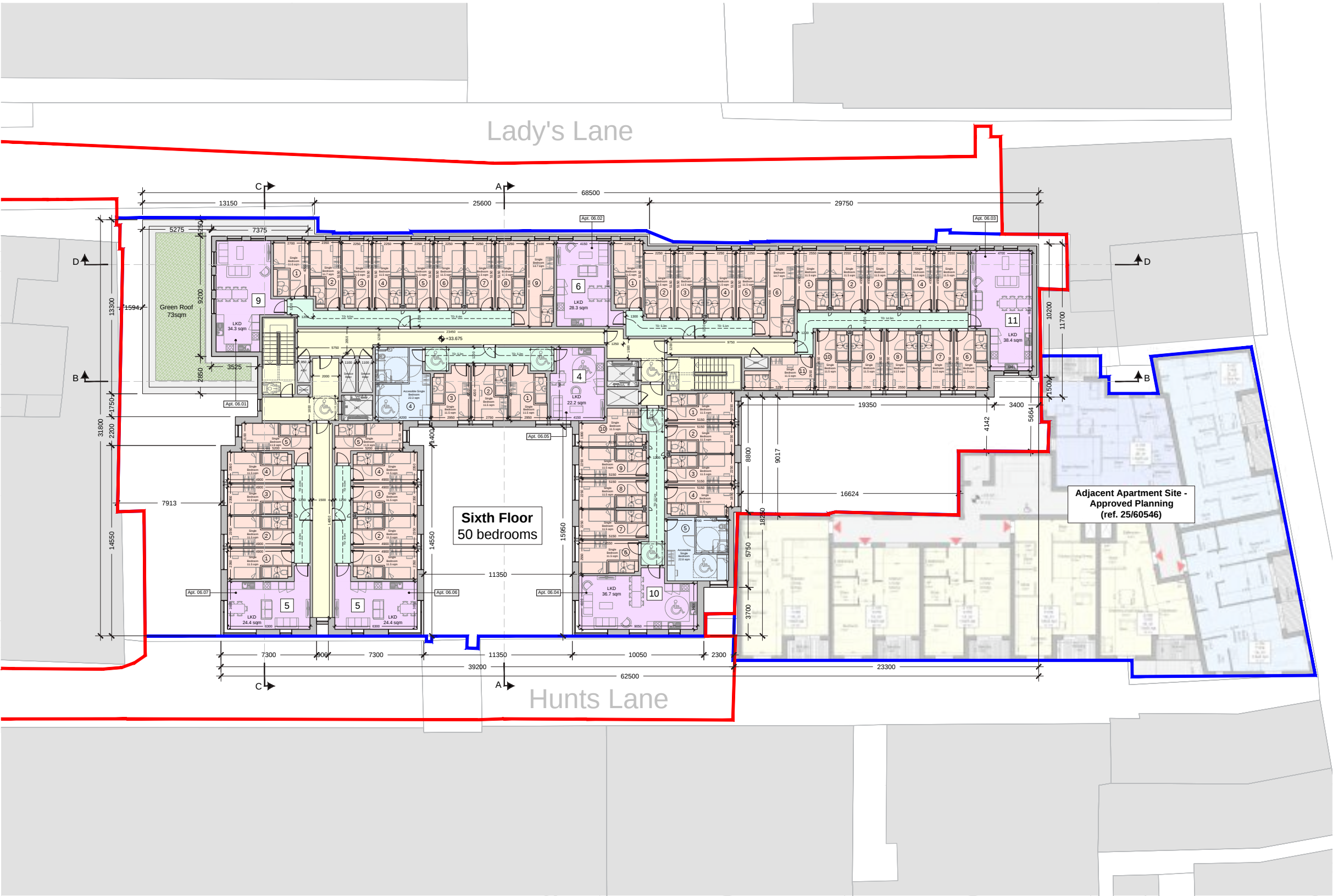
03 PROPOSED DESIGN

Typical Floor Plan



03 PROPOSED DESIGN

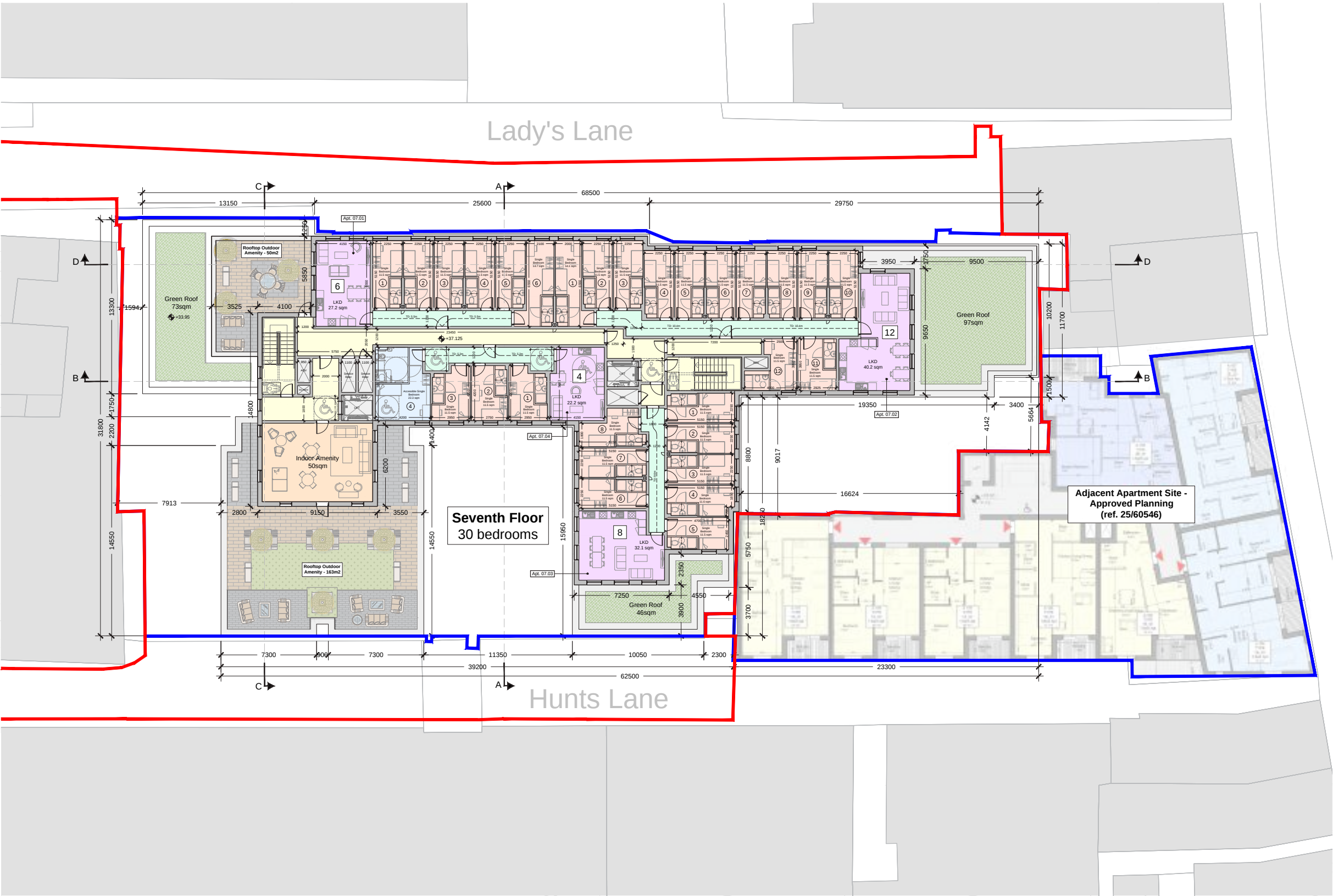
Sixth Floor Plan



- Legend**
- Application Boundary
 - Applicant Ownership
 - Standard Room
(11.5sqm - 14.7sqm)
 - Accessible Room
(22.3sqm - 22.4sqm)
 - Living / Kitchen / Dining
 - Circulation
 - Cluster Corridor
 - Services

03 PROPOSED DESIGN

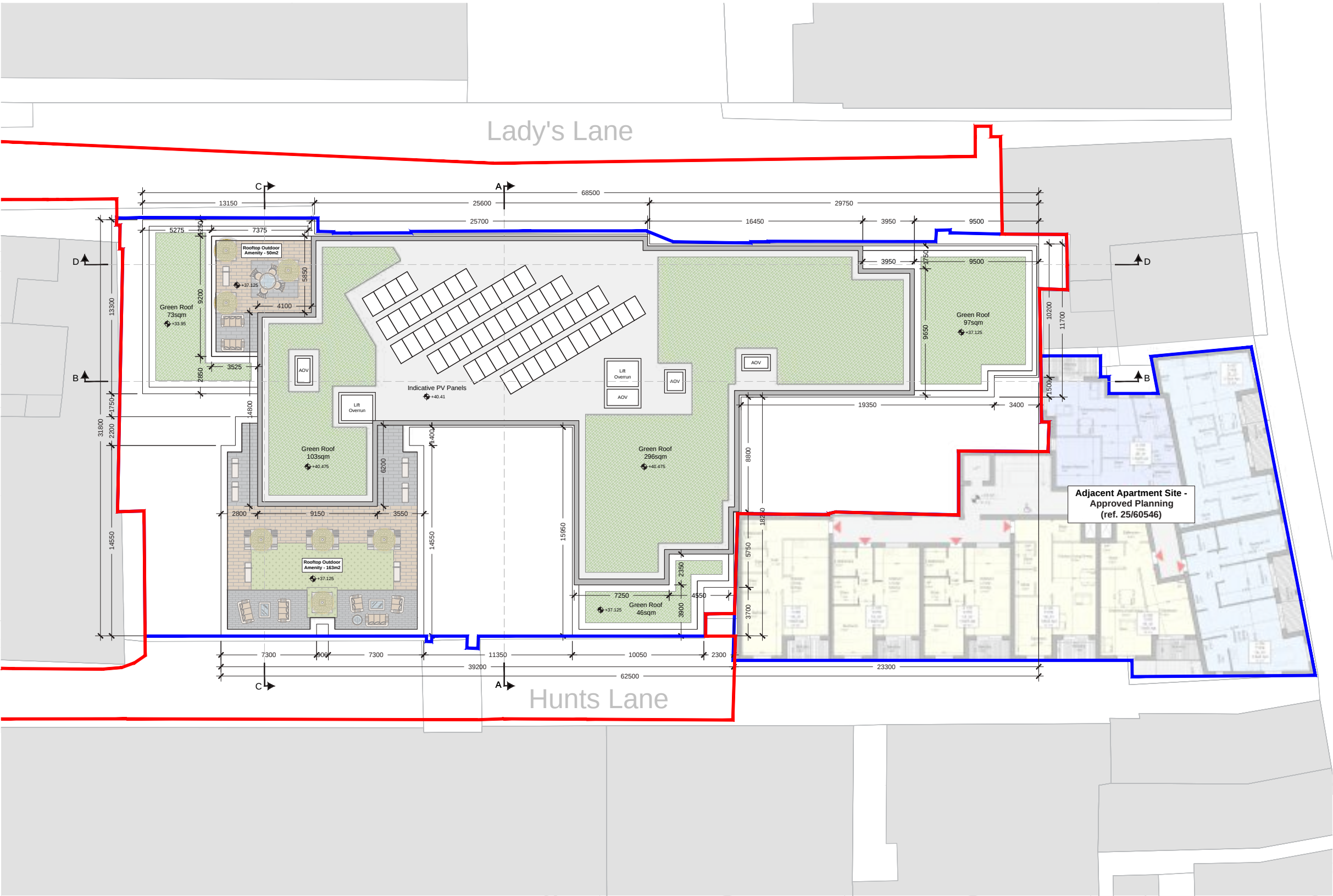
Seventh Floor Plan



- Legend**
- Application Boundary
 - Applicant Ownership
 - Standard Room
(11.5sqm - 14.7sqm)
 - Accessible Room
(22.3sqm - 22.4sqm)
 - Living / Kitchen / Dining
 - Circulation
 - Cluster Corridor
 - Services

03 PROPOSED DESIGN

Roof Plan



Legend

- Application Boundary
- Applicant Ownership

03 PROPOSED DESIGN

Typical Bedroom Layout - Single

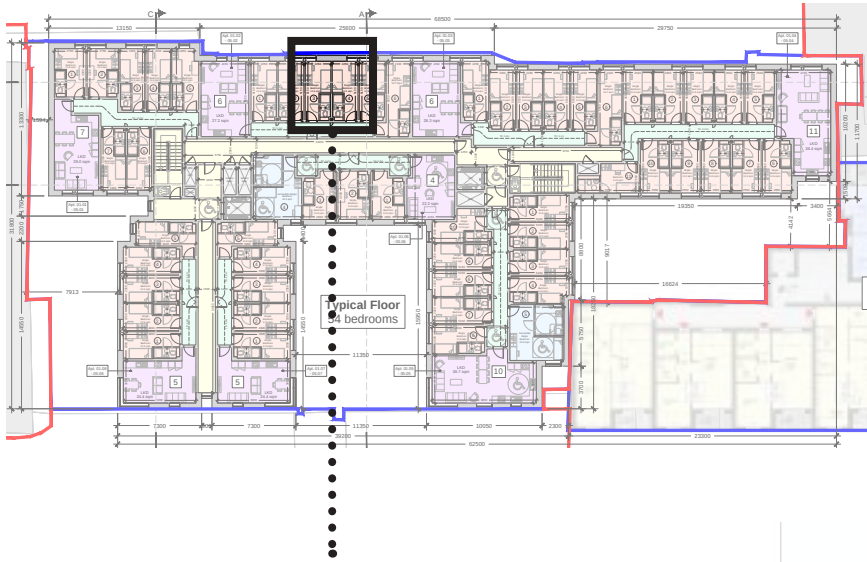
Single Study Bedroom with En-Suite

Space Standards

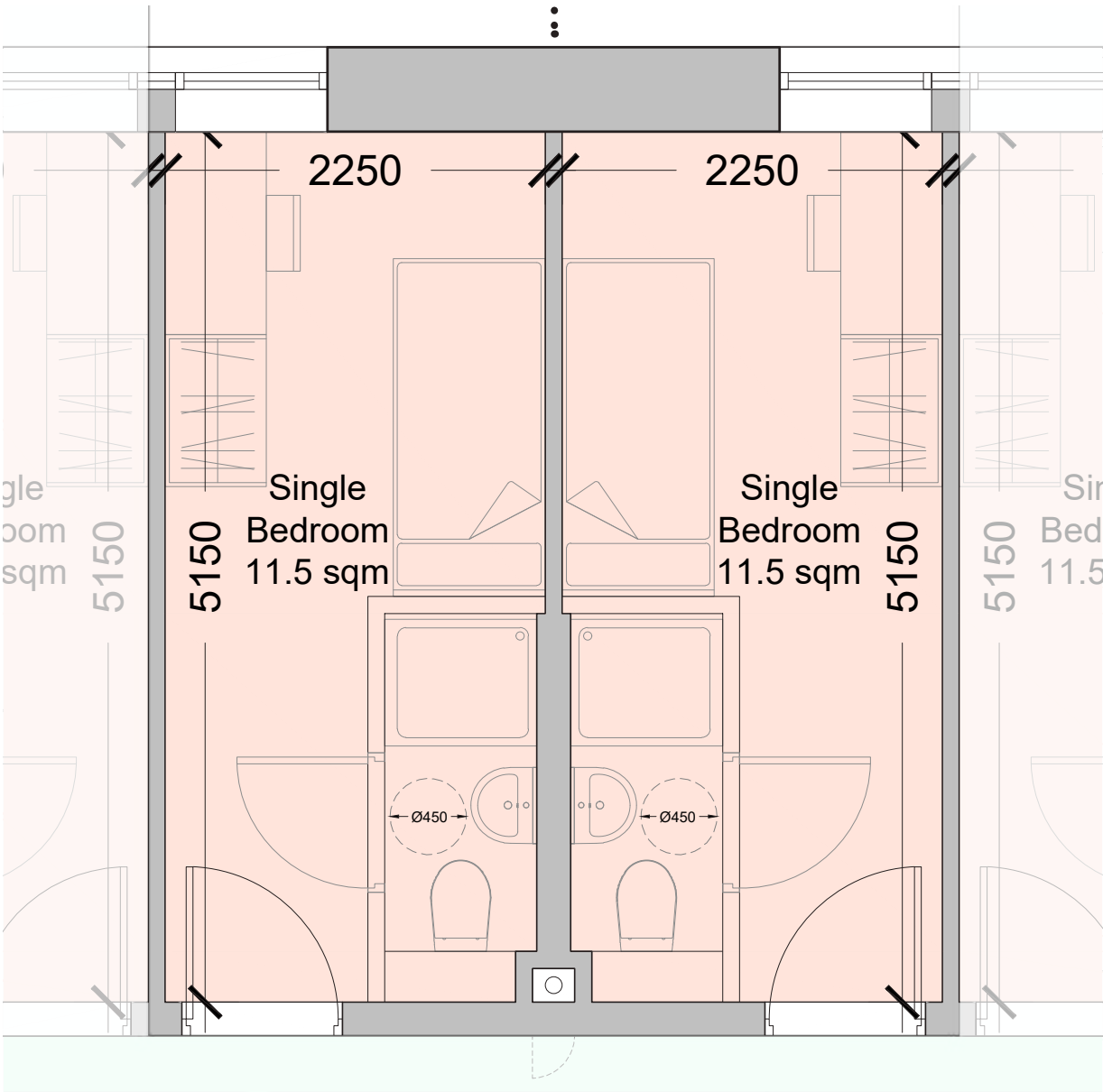
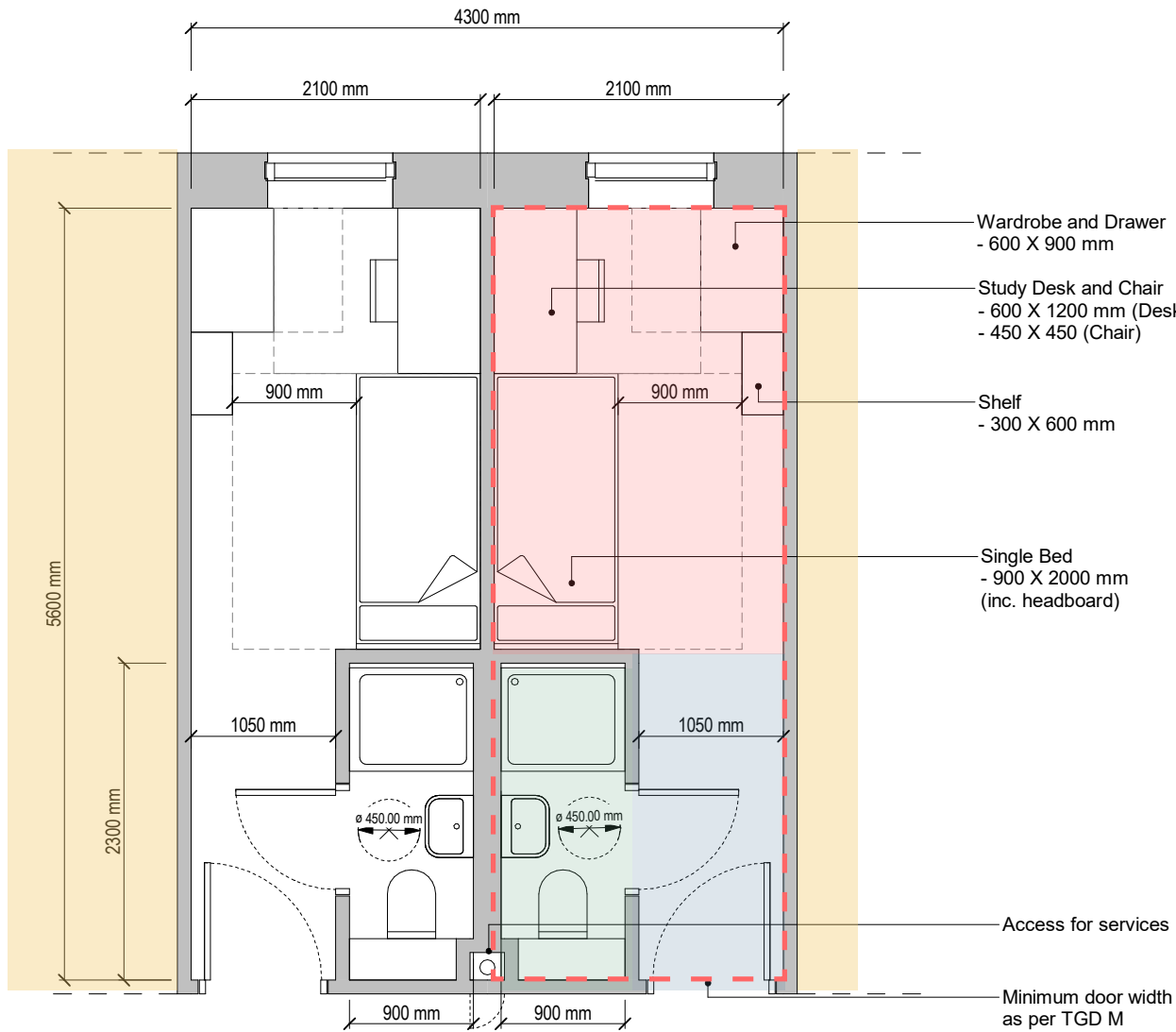
Required:
Min Room Area: 11.5 m²

Recommended:
Min Room Width: 2.1 m
Min Storage: 0.7 m³ storage, 600mm min.
hanging rail, 3 linear metres of shelving

- Key:
- Bedroom
 - Circulation
 - Shared Bathroom
 - Adjacent Room
 - Area



Illustrative Layout- Plan showing a typical arrangement of 2 no. single study bedrooms with en-suite bathrooms



Proposed Typical Single Bedroom with En-Suite Floor Plan

3.1 Study Bedroom - Design Guide for State Sponsored Student Accommodation

03 PROPOSED DESIGN

Typical Bedroom Layout - Accessible

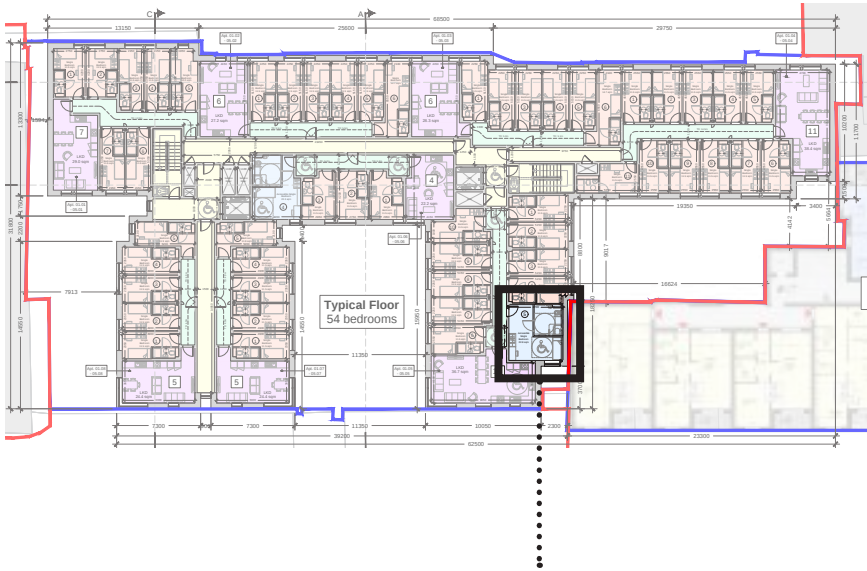
Accessible Single Study Bedroom

Space Standards

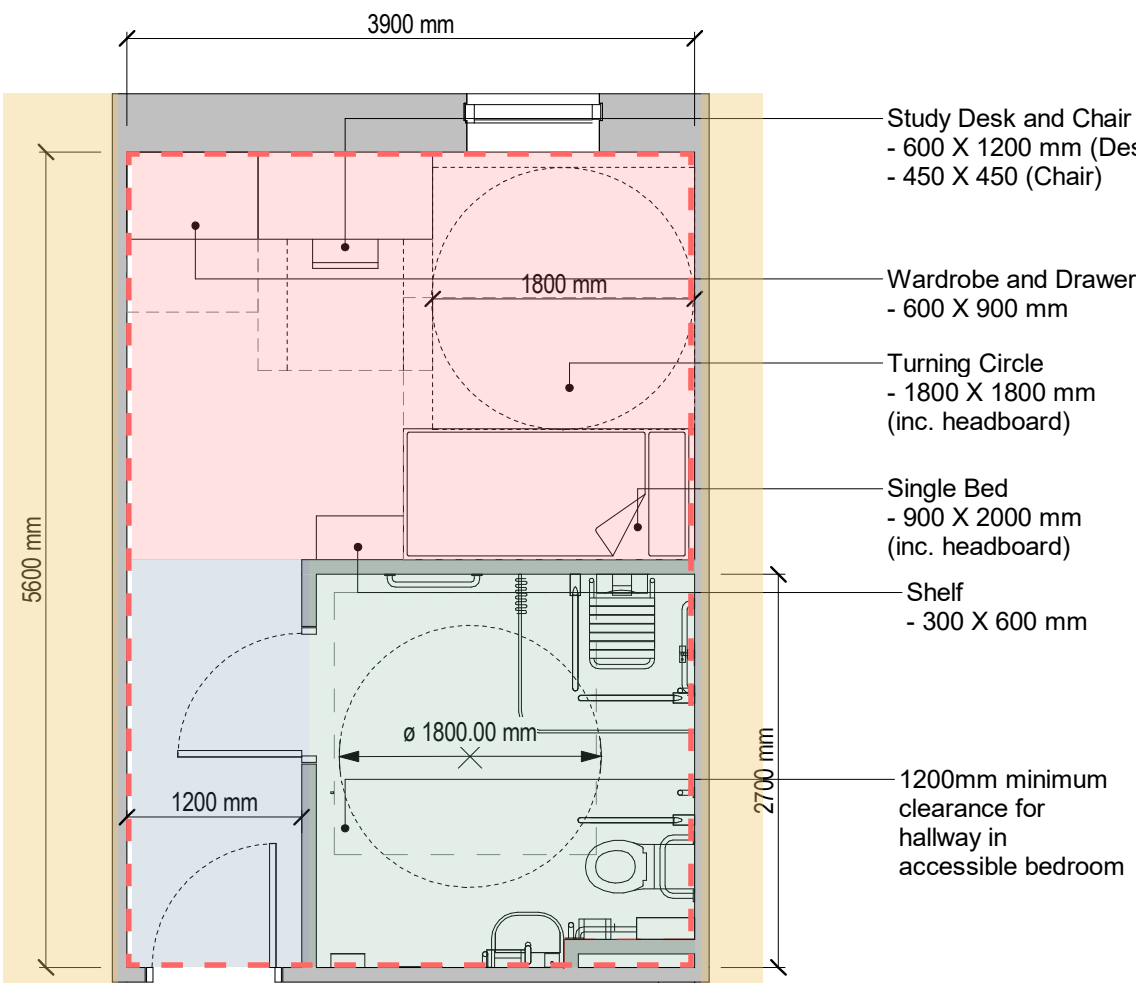
Required:
Min Room Area: 22 m²

Recommended:
Min Room Width: 3.9 m
Min Storage: 0.7 m³ storage, 600mm min. hanging rail, 3 linear metres of shelving per person

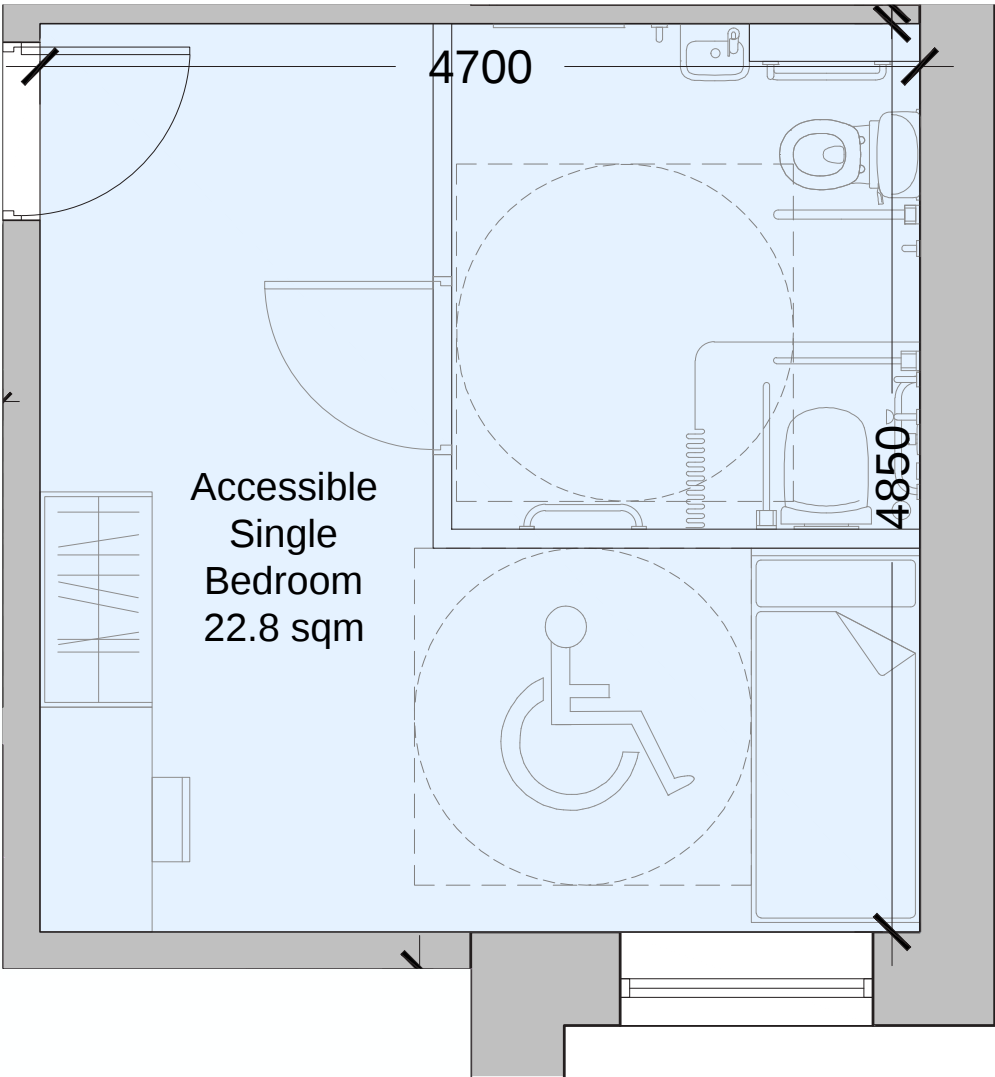
- Key:
- Bedroom
 - Circulation
 - Shared Bathroom
 - Adjacent Room
 - Area



Illustrative Layout- Plan showing a typical arrangement of an accessible single study bedroom with an en-suite accessible bathroom



3.1 Study Bedroom - Design Guide for State Sponsored Student Accommodation



Proposed Accessible Single Bedroom with En-Suite Floor Plan

03 PROPOSED DESIGN

Laneway Modifications along Lady's Lane

STAGE 1 ROAD SAFETY AUDIT RESPONSE

2.1 Problem: Cyclists' Access to the Storage Facility

Response: Cycle storage access identified through the use of a high kerb either side of the entrance and dropped kerb along the road. Tactile paving to identify pedestrian crossing.

2.2 Problem: Inadequate Intervisibility

Response: No exit or entrance at this location.

2.3 Problem: Carriageway Width

Response: Revision to the building front elevation has resulted in the footpath being able to move and increasing the road width. The footpath has a width of 1.8m with road width off 4.9m. An Autotrack exercise was completed and illustrated on drawing 008.

2.4 Problem: Uprand Kerb at Pedestrian Crossing

Response: A corresponding tactile and drop kerb is not proposed on the opposite side of the road.

2.5 Problem: Pedestrian Crossing

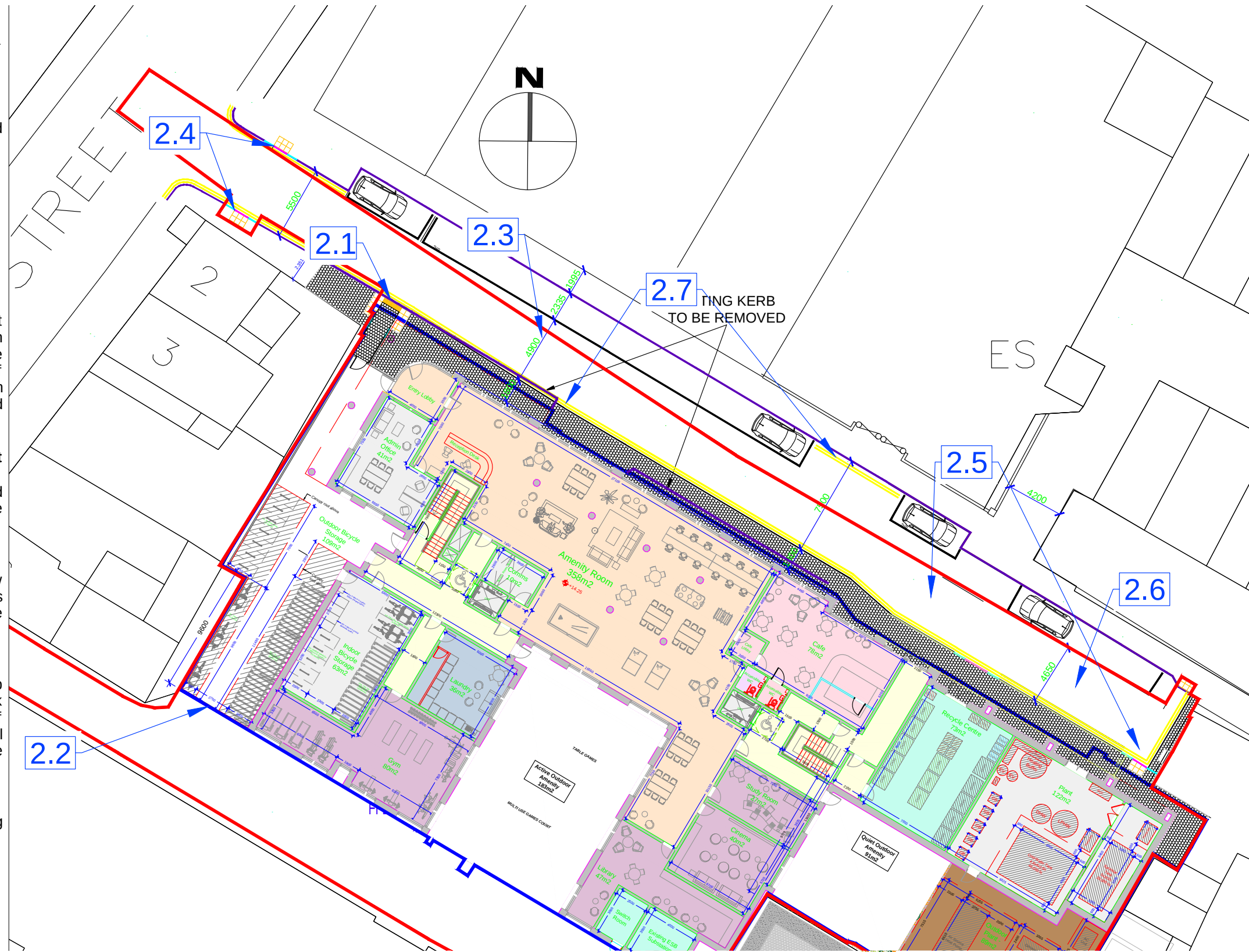
Response: This proposed crossing is now moved east to the end of the lane. This crossing has a dropped kerb and tactile on each side of the road.

2.6 Problem: Turning Area

Response: With the revised kerb alignment and road widening, Autotrack confirms that cars can turn at the head of the lane. Delivery and refuse vehicles will keep to the existing route and reverse down the lane.

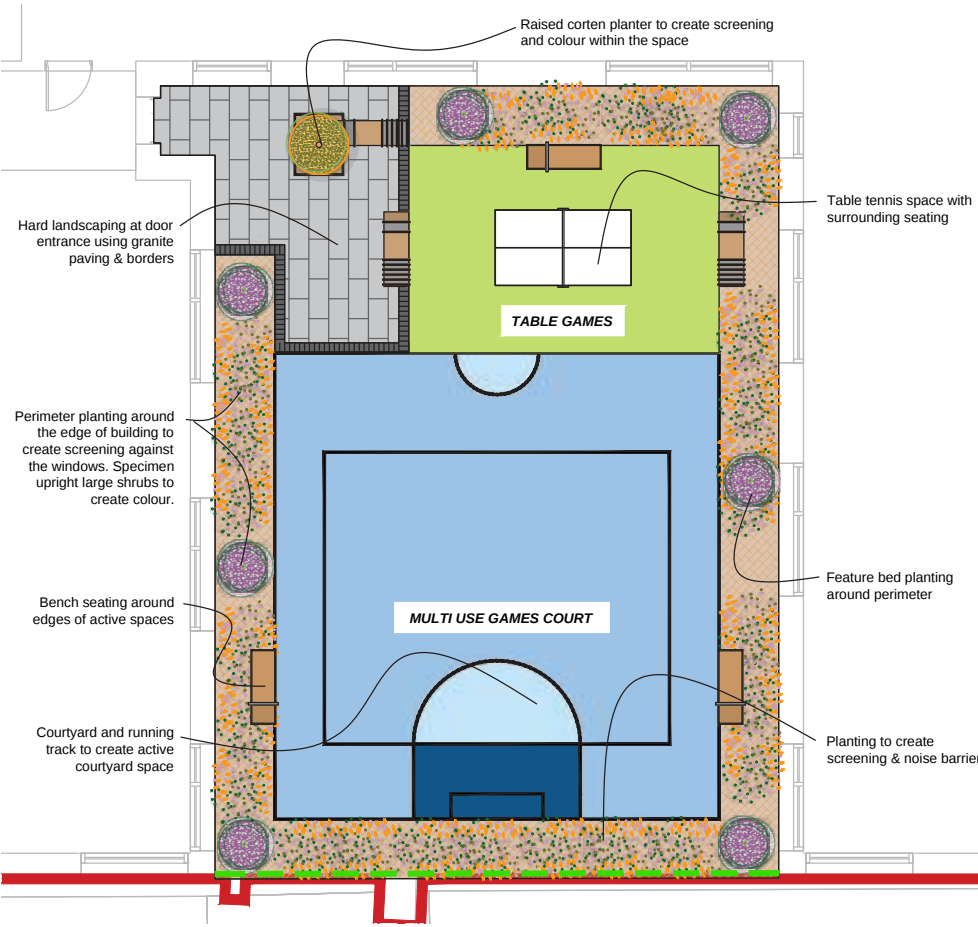
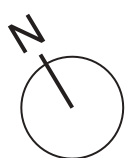
2.7 Problem: Parking Restrictions

Response: Double yellow lines along Lady's Lane as per drawing 008.

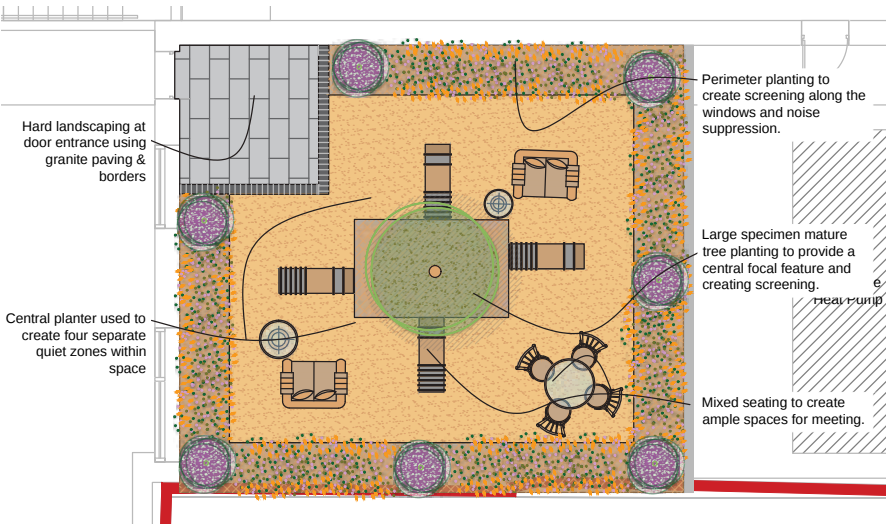


03 PROPOSED DESIGN

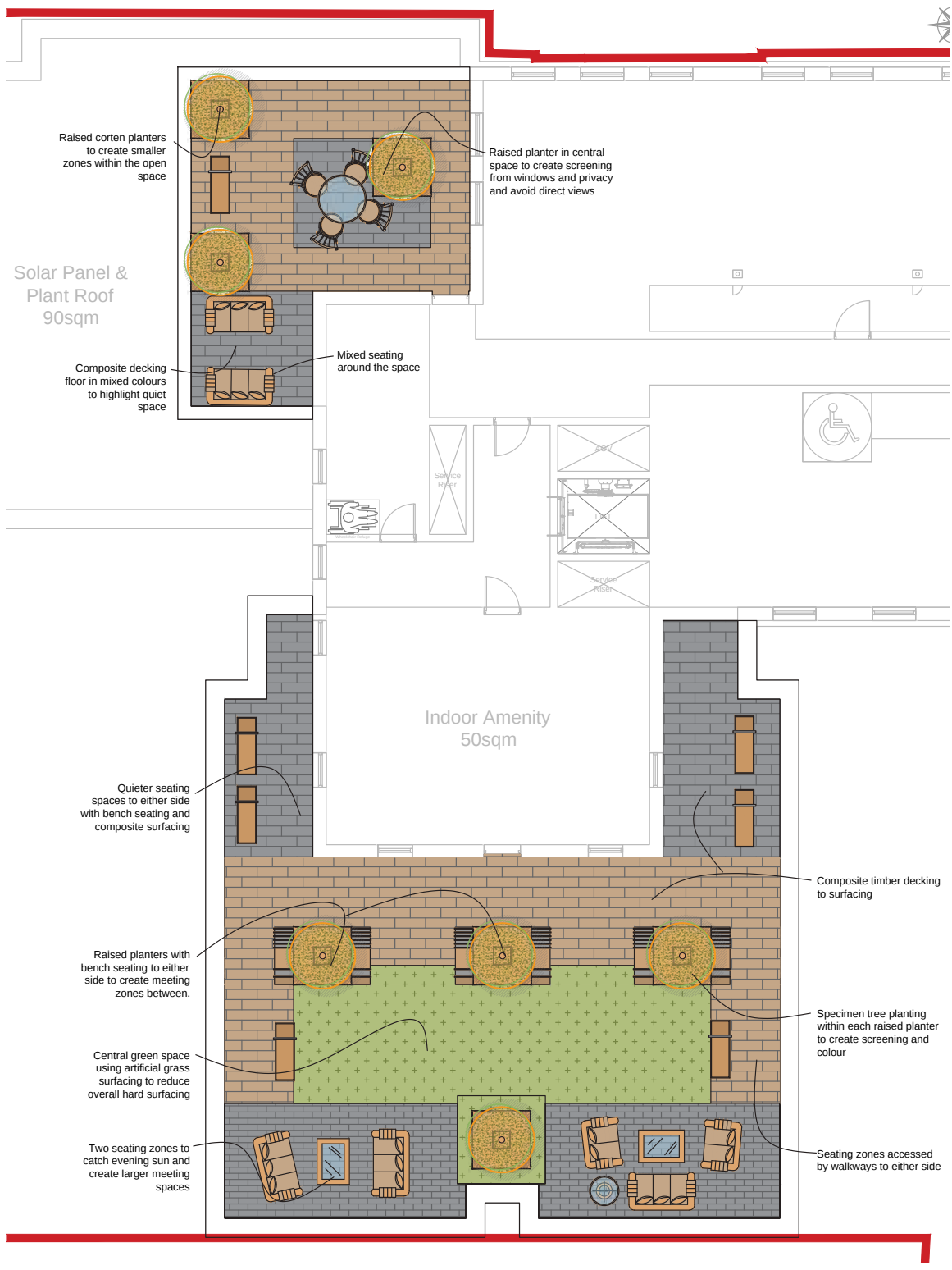
Landscape Plans



Ground Floor - Active Outdoor Amenity Space



Ground Floor - Quiet Outdoor Amenity Space



Seventh Floor - Rooftop Outdoor Amenity Spaces

Hard Landscaping

- Paving at Doorways**
Natural granite paving laid as per engineers specification. 600x300x30mm Silver granite material.
- Paving Borders**
Granite edge border laid as per engineers specification. 200x100x50mm Dark silver granite material.
- Play Top Surfacing**
Play top surfacing laid as per engineers specification. To all activity spaces in various colours as shown.
- Resin Bound Gravel**
Resin bound gravel surfacing laid as per engineers specification. 18mm depth of golden colour resin.
- Boundary Fence**
1.8m high weldmesh steel fence with single pedestrian gate for maintenance access.
- Composite Decking**
Decking board laid as per engineers specification. 22mm wide 140mm wide wood grain board in walnut.
- Composite Decking**
Decking board laid as per engineers specification. 22mm wide 140mm wide wood grain board in charcoal.
- Artificial Grass**
50mm premium artificial grass surfacing to create green space. Laid as per manufacturers installation guide.

Furniture

- Bench Type 1**
Hardwood timber slat bench 1800mm length, below ground fixing, 450mm height
- Bench Type 2**
Hardwood timber bench 1800mm length, below ground fixing, 450mm height
- Raised Corten Planters**
Corten raised planters in mixed sizes. 2mm corten thickness, double folded edges, raised feet for movement.

Soft Landscaping

- Groundcover**
75mm depth of bark mulch ground cover over beds
- Planting Bed Herbaceous**
Ground cover planting, see schedule for further details.
- Tree Type A**
Feature specimen tree within raised planter. See schedule for further details.
- Tree Type B**
Large mature courtyard tree. See schedule for further details.
- Tree Type C**
Upright small tree to perimeter ground level planting beds. See schedule for further details.

Context Elevations



Architectural elevation drawing of the proposed building at 1000 Broadway. The drawing shows the building facade, site boundary, and surrounding context. The building is a multi-story structure with a mix of window types and a flat roof. The site boundary is indicated by a red dashed line. The drawing is labeled "1000 Broadway" and "1000 Broadway".

This is a detailed street map of a residential area in London. The map shows a large, grey-shaded building complex, likely a school or institutional building, situated between Lady's Lane and Hunt's Lane. A red boundary line outlines the area, and a blue line indicates a specific path or boundary within the complex. A black line with '1' and '2' markers is also present. The map includes labels for 'Lady's Lane', 'Hunt's Lane', 'Parnell Street', 'ROW' (Right of Way), and 'Lark Green Lane'. The map is oriented with North at the top.

07/2026 | Lady's Lane PBSA - Planning Design Statement

03 PROPOSED DESIGN

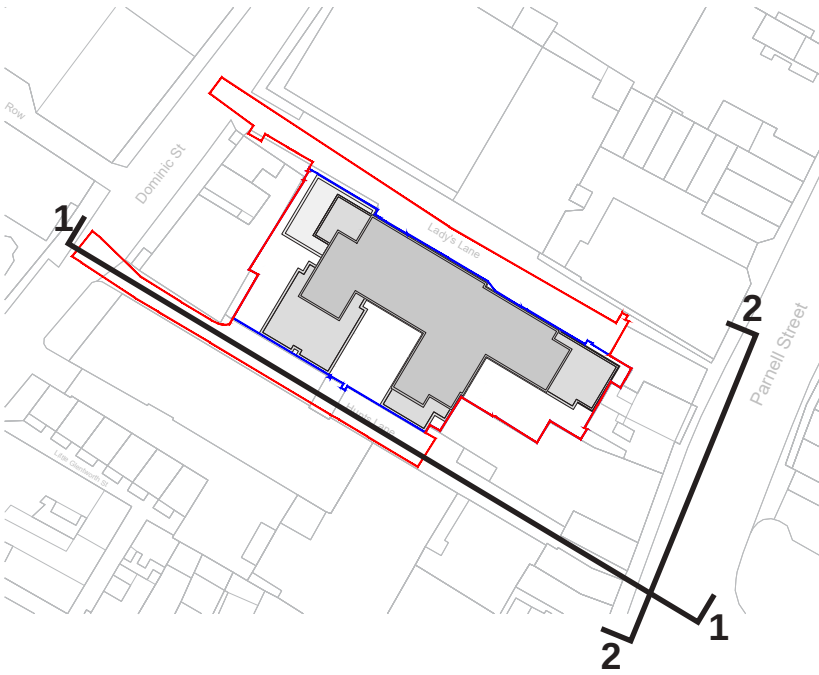
Context Elevations



1. Contextual Southwest Elevation along Hunts Lane



2. Contextual Southeast Elevation along Parnell St



Elevation Key Plan

03 PROPOSED DESIGN

Sections



1. Building Section A-A



3. Building Section C-C



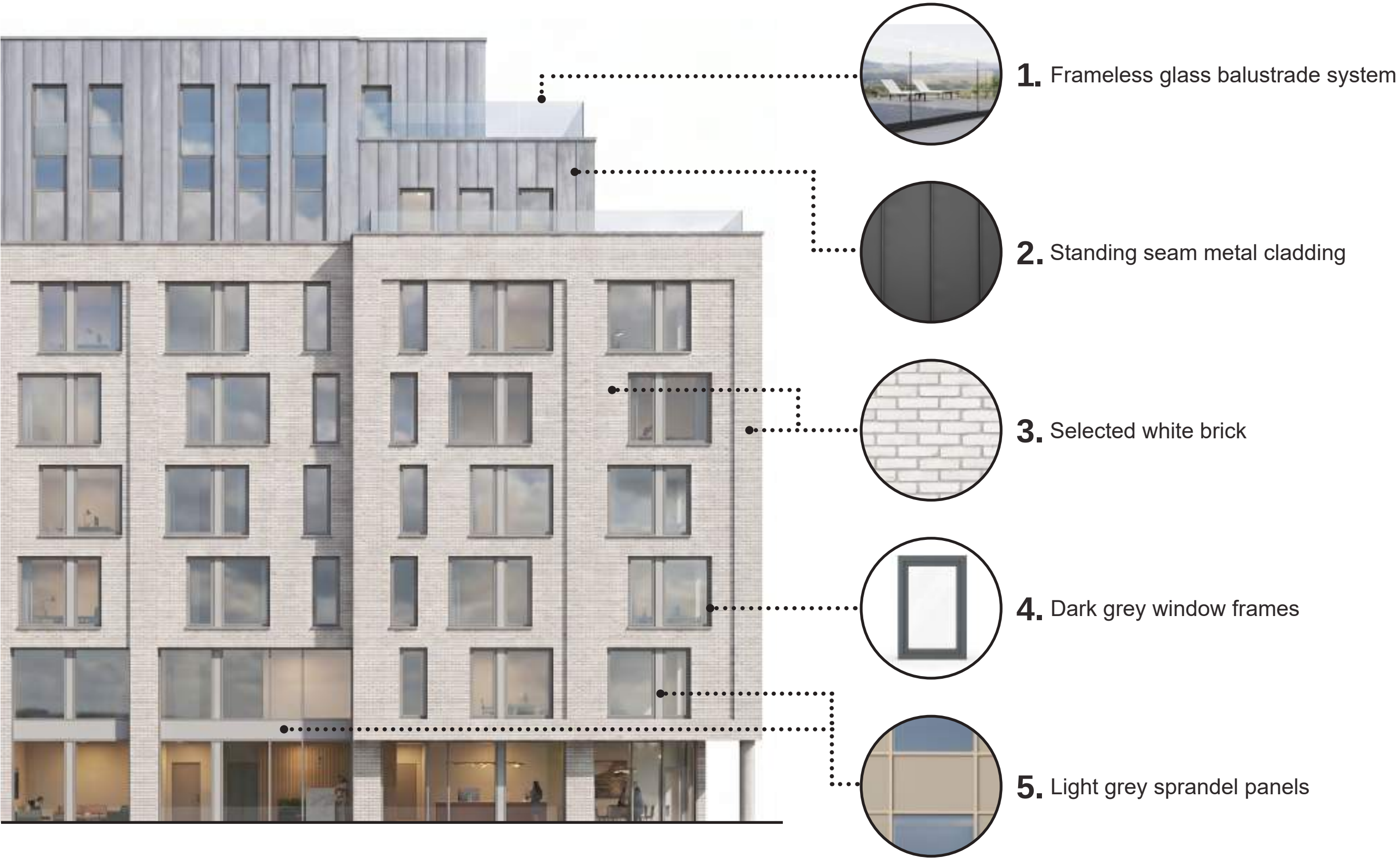
2. Building Section B-B



Section Key Plan

03 PROPOSED DESIGN

Materiality



03 PROPOSED DESIGN

Materiality - Reference Images



Examples of alternating window pattern and white brick



Examples of metal-clad upper floors



Example of double-height openings at street level



Examples of recessed brick panels and brick detailing around windows



03 PROPOSED DESIGN

Schedule of Accommodation

Student Accommodation			
Level	Bedrooms	Clusters	GIA (sqm)
Ground Floor	0	0	1165.5
1st Floor	54	8	1240.4
2nd Floor	54	8	1240.4
3rd Floor	54	8	1240.4
4th Floor	54	8	1240.4
5th Floor	54	8	1240.4
6th Floor	50	7	1160.1
7th Floor	30	4	786.5
Total	350	51	9314.1

Total GIA (sqm)	9314.1
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Total Bedrooms	350
GIA / Bedroom	26.6

Area Schedule	sqm
Gross Developable Area	1915.1
Outdoor Amenity Space	486.9
Indoor Amenity Space	716.7
Total Amenity Space Provided	1203.6

Bedroom Types	No.	%
Standard Rooms	337	96.3%
Accessible Rooms	13	3.7%

Cycle Storage	No.	sqm
Internal	52	63
External (covered)	77	109
Total Provided	129	172



04 VISUALISATIONS

Site Context - 3D Aerial View



Aerial View of Proposed Student Residence looking North

35
46

04 VISUALISATIONS

CGI from the corner of Dominic St & Lady's Lane



36
46

04 VISUALISATIONS

CGI from Lady's Lane towards Parnell St



37
46

04 VISUALISATIONS

Verified View from Pery St



04 VISUALISATIONS

Verified View from Dominic St



04 VISUALISATIONS

Verified View from Parnell St



04 VISUALISATIONS

Verified View from Parnell St



04 VISUALISATIONS

Verified View from Colbert Station



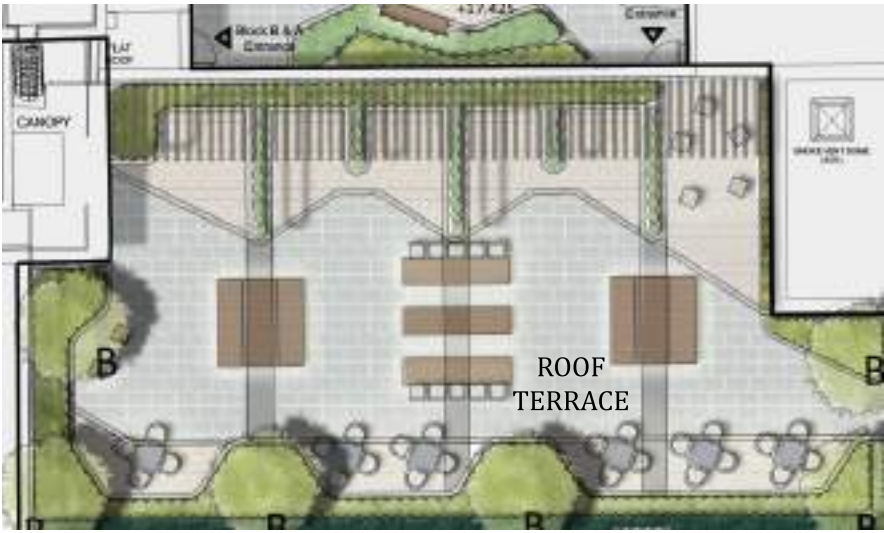
05 REFERENCES

External communal spaces and facilities

SOCIAL SPACES



ROOF TERRACES



FACILITIES



43
46

05 REFERENCES

Internal communal spaces

SOCIAL SPACES



GAMES ROOMS



INTIMATE SPACES



44
46

05 REFERENCES

Internal spaces

BEDROOMS



LIVING, KITCHEN & DINING



LIVING, KITCHEN & DINING



LKD
The proposed Living, Kitchen and Dining rooms are more private communal spaces that will be enjoyed by the residents living on that same cluster, that is why an appropriate distribution of LKD areas is essential to the project.



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