

25 January 2022

Minister for Housing, Local Government and
Heritage,

Custom House,

D01 W6X0

HW Planning

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Barrack Square,
Ballincollig,
Co. Cork

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Re: Strategic Housing Development Application.

The construction of a mixed use residential development of 122 no. residential units with ancillary creche, 46 no. student apartments consisting of 283 bed spaces, and all associated site development works. The proposed development makes provision for 60 no. dwelling houses comprising 38 no. 2-storey 3-bed townhouses, 7 no. 2-storey 4-bed townhouses, 7 no. 3-storey 4-bed townhouses, 6 no. 2 storey 4-bed semi-detached and 2 no. 2 storey 4-bed detached. The proposed development includes 62 no. apartments / duplexes to be provided as follows: Block R1 containing 38 no. apartments (16 no. 1 bed units and 22 no. 2 bed units) in a 3-6 storey building, and Block R2 containing 20 no. duplex units (10 no. 2 bed units and 10 no. 3 bed units) over 4 storeys with 4 no. apartments (4 no. 2 bed units) in one 5th storey feature area. The proposed student accommodation makes provision for 283 no. bed spaces in 3 no. blocks to be provided as follows: Block S1 containing 18 apartments with 117 bed spaces over 5-6 storeys, Block S2 containing 16 apartments with 107 bed spaces over 6-7 storeys, and Block S3 containing 12 apartments with 59 bed spaces over 4-5 storeys. The proposed development will provide for two new vehicular accesses as well as pedestrian entrances onto Lissywollen Avenue east-west access road (as permitted under An Bord Pleanála Reference ABP-309513-21). Minor modifications to ABP-309513-21 are proposed to cater for these access points, alterations to cycle/pedestrian paths, the removal of a central island to facilitate the south-eastern entrance, and provision of bus stop infrastructure. Ancillary site works include public and communal open spaces, hard and soft landscaping, pedestrian / cycleways, car parking, cycle parking, bin storage, public lighting, roof mounted solar panels, ESB substation and supporting distribution kiosks, and all other ancillary works above and below ground. The proposal includes pedestrian and cycle linkages onto the Old Rail Trail Greenway to the south and Blackberry Lane (L40061) to the west.

Dear Sir/Madam

We act on behalf of Avenir Homes Limited who are submitting an application for the above strategic housing development at Cartronroy, Kilnafaddoge, Lissywollen and Ardnaglug (townlands), Athlone, Co. Westmeath.

Pursuant to article 285(5)(a) of the Planning and Development (Strategic Housing Development) Regulations 2017, An Bord Pleanála has requested that your organisation be notified in the event of



the making of an application in accordance with section 8(1)(b) of the Planning and Development (Housing) and Residential Tenancies Act 2016. Please find enclosed a digital copy of the application on usb.

The application plans and particulars can also be viewed online at www.thegreenquartershd.ie

Submissions or observations may be made in writing to An Bord Pleanála (ABP) during the period of 5 weeks from the receipt by ABP of the application. A full schedule of the plans and particulars that accompany this consultation request are enclosed with this cover letter.

Please do not hesitate to contact us if you have any queries.

Yours sincerely

A handwritten signature in black ink that reads 'Conor Frehill'.

Conor Frehill
HW Planning

SCHEDULE OF REPORTS AND DRAWINGS

| Consultant | Document Title |
|--------------------------|--|
| HW Planning | Completed Application Form, including letters of consent |
| | Site Notice |
| | Press Notice |
| | Cover Letter (ABP) |
| | Cover Letter (Westmeath County Council) |
| | Cover Letters (Statutory Consultees) |
| | Planning Statement including Response to Board's Opinion |
| | Statement of Consistency |
| | EIAR Screening |
| | Statement in accordance with Article 299B(1)(b)(ii)(II)(C) of the Planning and Development Regulations 2001 - 2021 |
| | Statement of Rationale on Childcare Provision |
| | Statement on Material Contravention |
| | Part V Proposal |
| | Minutes of Section 247 meeting |
| Henry J Lyons Architects | Site Location Map |

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| | Site Layout Plans |
| | Building Plans Elevations & Sections |
| | Part V Apartment Plan |
| | Architectural Design Statement which contains Site Statistics, Apartment /Areas Quality Assessment |
| ORS Consulting Engineers | Civil Engineering Services Report (including Irish Water Confirmation of Design Acceptance) |
| | Plans, Sections and Technical details |
| | Construction Environmental Management Plan |
| | Traffic and Transport Assessment |
| | DMURS Compliance Statement |
| | Mobility Management Plan |
| | Stage 1/2 Road Safety Audit |
| DK Partnership | Daylight Reception Report |
| | Effects on Daylight Reception Report |
| | Sunlight Reception & Shadow Report |
| | Telecommunication Signal Interference Assessment |
| | External Public Lighting Analysis and supporting specifications |
| | External Noise Impact Analysis |
| Ecology Ireland | Report in Support of Appropriate Assessment Screening |



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| | Ecological Impact Assessment Report |
| Forestbird Design | Landscape Design Strategy, Masterplan and Drawings |
| | Landscape and Visual Impact Assessment |
| Arbor Care | Arboricultural Impact Assessment, including tree survey |
| Pedersen Focus | Photomontages |
| John Cronin & Associates | Archaeological Assessment |
| Aramark | Building Lifecycle Report |
| | Student Property Management Plan |