

The Secretary  
Strategic Housing Division  
An Bord Pleanála  
64 Marlborough Street  
Dublin 1  
D01 V902

25<sup>th</sup> January 2022

**HW Planning**

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**Director:**

Harold Walsh  
Conor Frehill

**Company Reg. No:**

486211

**Re: Proposed 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<sup>1</sup> (townlands), Athlone, Co. Westmeath.

The applicants acknowledge the Board's pre-application Consultation Opinion on planning reference ABP-311039-21 and now wish to submit an application for the proposed construction of the above

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<sup>1</sup> The connection of services in the southwest corner of the site extends marginally into this townland.

mixed-use development of 122 no. residential units with ancillary creche and 46 no. student apartments consisting of 283 no. bed spaces and all ancillary site development works.

The application contains a statement setting out how the proposal will be consistent with the objectives of the Westmeath County Development Plan 2021-2027, the Athlone Town Development Plan 2014-2020 and the Lissywollen South Framework Plan 2018-2024. The application contains a statement indicating why permission should be granted for the proposed development, having regard to a consideration specified in section 37(2)(b) of the Planning and Development Act 2000, as amended, notwithstanding that the proposed development materially contravenes a relevant development plan or local area plan other than in relation to the zoning of the land.

A full and detailed response to the above referenced opinion of An Bord Pleanála in response to the pre-consultation application is outlined in the accompanying Planning Statement prepared by HW Planning. Additional supporting materials have also been provided in response to the opinion as outlined in the accompanying schedule of documents.

In accordance with the SHD legislation, 6 no. print and 3 no. digital copies of the application have been provided to Westmeath County Council as outlined in the enclosed cover letter.

A copy of the application has also been forwarded to the Minister for Housing, Local Government and Heritage, Irish Water, National Transport Authority, Transport Infrastructure Ireland, Cora Iompair Éireann, and Westmeath County Childcare Committee as the statutory consultees listed by An Bord Pleanála in their opinion and separate cover letters to this effect are also enclosed.

A website containing the plans and particulars associated with the application has been set up and can be viewed at the following URL: [www.thegreenquartershd.ie](http://www.thegreenquartershd.ie).

A full schedule of the plans and particulars that accompany this consultation request are enclosed with this cover letter.

A cheque for the appropriate fee of €35,616 is also enclosed.

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

Yours sincerely



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

	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



	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