

An  
Bord  
Pleanála

## Strategic Housing Development

### Application Form

#### Before you fill out this form

Please note that failure to complete this form or attach the necessary documentation, or the submission of incorrect information or omission of required information, will lead to An Bord Pleanála refusing to deal with your application. Therefore, ensure that each section of this request form is fully completed and signed, entering n/a (not applicable) where appropriate, and that all necessary documentation is attached to the application form. You are advised to refer to the “General Guidance Note” provided on pages 27 to 29 prior to completing this form.

#### Other Statutory Codes

An applicant will not be entitled solely by reason of a planning permission to carry out the development. The applicant may need other statutory consents, depending on the type of development. For example, all new buildings, extensions and alterations to, and certain changes of use of existing buildings must comply with building regulations, which set out basic design and construction requirements

## **Data Protection**

It is the responsibility of persons or entities wishing to use any personal data on a planning application form for direct marketing purposes to be satisfied that they may do so legitimately under the requirements of the Data Protection Acts 1988 and 2003. The Office of the Data Protection Commissioner state that the sending of marketing material to individuals without consent may result in action by the Data Protection Commissioner against the sender, including prosecution.



An  
Bord  
Pleanála

## Application Form in respect of a Strategic Housing Development

Contact details for sections 1 to 4 to be supplied in Section 26 of this form.

**1. Applicant:**

Name of Applicant:	Avenir Homes Limited
--------------------	----------------------

**2. Where the Applicant is a Company (Registered under the Companies Acts):**

Registered Address of Company:	Block C, N4 Axis Centre, Longford, Co. Longford
Company Registration No:	632163

**3. Name of Person/Agent (if any) Acting on Behalf of the Applicant:**

Name:	Conor Frehill (HW Planning)
Is An Bord Pleanála to send all correspondence to the above person/agent acting on behalf of the applicant? (Please tick appropriate box)	Yes: [ <input checked="" type="checkbox"/> ] No: [ <input type="checkbox"/> ] (Please note that if the answer is "No", all correspondence will be sent to the applicant's address)

**4. Person Responsible for Preparation of Drawings and Plans:**

Name:	Carmel Murray
Firm/Company:	Henry J Lyons Architects

## 5. Planning Authority

Name of the Planning Authority(s) in whose functional area the site is situated:	Westmeath County Council
--	--------------------------

## 6. Site of Proposed Strategic Housing Development:

Postal Address /Townland/ Location of the Proposed Development (sufficient to identify the site in question):	
Address Line 1:	Cartrontroy, Kilnafaddoge, Lissywollen and Ardnaglug (townlands)
Address Line 2:	
Address Line 3:	
Town/City:	Athlone,
County:	Westmeath.
Eircode:	
Ordnance Survey Map Ref. No. (and the Grid Reference where available)	1:1000 – 3036-24, 3036-23 1:2500 – 3036-C, 3036-D ITM - 606320.0,741613.0
Where available, please provide the application site boundary, as shown in the submitted plans / drawings, as an ESRI shapefile in the Irish Transverse Mercator (ITM IRENET95) co-ordinate reference system. Alternatively, a CAD file in .dwg format, with all geometry referenced to ITM, may be provided.	
Area of site to which the application relates in hectares:	4.1 ha (3.75 ha developable area) <b>ha</b>
Site zoning in current Development Plan or Local Area Plan for the area:	Lissywollen South Framework Plan 2018-2014 Proposed Residential
Existing use(s) of the site and proposed use(s) of the site:	Existing – Agricultural Land Proposed – Residential Development including creche and student accommodation.

**7. Applicant’s Interest in the Site:**

Please tick appropriate box to show the applicant’s legal interest in the land or structure:	Owner	Occupier	Other
	✓		✓
Where legal interest is “Other”, please expand further on the applicant’s interest in the land or structure:			
<p>Avenir Homes Limited are the registered owners of the majority of the subject lands.</p> <p>Westmeath County Council are owners of lands to east &amp; northeast of the site – See Letter of Consent attached.</p> <p>The Housing Agency are the registered owners of lands to the southwest of the site - See Letter of Consent attached.</p>			
<p><b>State Name and Address of the Site Owner:</b></p> <p><b>If the applicant is not the legal owner, please note that you are required to supply a letter of consent, signed by the site owner.</b></p>	<p>Westmeath County Council Mullingar County Westmeath N91 FH4N</p> <p>The Housing Agency, 53-54 Mount Street Upper, Dublin, D02 KT73</p> <p>(letters of consent enclosed)</p>		
Does the applicant own or control adjoining, abutting or adjacent lands?		Yes: [ ✓ ] No: [ ]	
<p>If the answer is “Yes” above, identify the lands and state the nature of the control involved:</p> <p>These are identified in blue in the Proposed Site Plan prepared by Henry J Lyons Architects</p>			

## 8. Site History:

Is the applicant aware of any valid planning applications or An Bord Pleanála decisions previously made in respect of this land / structure?		Yes: [ <input checked="" type="checkbox"/> ] No: [ <input type="checkbox"/> ]
<p><b>Note:</b> If an application for permission for strategic housing development or a planning application under section 34 of the Planning and Development Act 2000 has been made in respect of this site in the 6 months prior to the submission of this application, the site notice for the current application in respect of strategic housing development must be on a yellow background.</p>		
If the answer is “Yes” above, please state the planning register reference number(s) / An Bord Pleanála reference number(s) of same, if known, and details of application(s) / appeal(s):		
Reg. Ref. No. / An Bord Pleanála Ref. No.	Nature of Proposed Development	Final Decision by Planning Authority / An Bord Pleanála
Westmeath County Council Reference 02/811166	Construction of a new agricultural entrance on lands to the east of the subject site.	Grant Permission
Westmeath County Council Reference 04/3090	6 no. detached houses, 28 no. 3 bed semi detached houses, 22 no. 4 bed semi detached houses, 6 no. townhouses, 16 no. 2 bed apartments in 4 blocks of 4, 4 No bed apartments and 4 no townhouses in duplex style block.	Refuse Permission
Is the site of the proposed development subject to a current appeal to An Bord Pleanála?		Yes: [ <input type="checkbox"/> ] No: [ <input checked="" type="checkbox"/> ]
If the answer is “Yes” above, please specify the An Bord Pleanála reference no.:		
Is the applicant aware of any other relevant recent planning applications or decisions by An Bord Pleanála in relation to adjoining or adjacent sites?		Yes: [ <input checked="" type="checkbox"/> ] No: [ <input type="checkbox"/> ]
If the answer is “Yes” above, please state the planning register reference number(s) / An Bord Pleanála reference number(s) of same, if known, and details of application(s) / appeal(s):		

ABP Ref: 309513-21 – SHD of 576 no. residential dwellings (285 no. houses, 291 no. apartments), crèche and associated works at lands immediately west of the site. Applicant: Alanna Roadbridge Developments Limited	
Is the applicant aware of the site ever having been flooded?	Yes: [ <input type="checkbox"/> ] No: [ <input checked="" type="checkbox"/> ]
If the answer is “Yes” above, please give details e.g. year, extent: N/A	
Is the applicant aware of previous uses of the site e.g. dumping or quarrying?	Yes: [ <input type="checkbox"/> ] No:[ <input checked="" type="checkbox"/> ]
If the answer is “Yes” above, please give details:	

## 9. Description of the Proposed Strategic Housing Development:

<p>Please provide a brief description of the nature and extent of the proposed development, including-</p> <ul style="list-style-type: none"> <li>• the proposed types and numbers of houses, student accommodation or both,</li> <li>• in the case of student accommodation units, the combined number of bedspaces, and any other uses to which those units may be put,</li> <li>• proposed services ancillary to residential development,</li> <li>• other proposed uses in the development of the land, the zoning of which facilitates such use, and</li> <li>• where an Environmental Impact Assessment Report or Natura Impact Statement has been prepared in respect of the application, an indication of that fact.</li> </ul>
<p>The development will consist of 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.</p>

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.

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.

<p>Please submit a site location map sufficient to identify the land, at appropriate scale.</p>	<p><b>Enclosed:</b> Yes: [ <input checked="" type="checkbox"/> ] No: [ <input type="checkbox"/> ]</p>
<p>Please submit a layout plan of the proposed development, at appropriate scale.</p>	<p><b>Enclosed:</b> Yes: [ <input checked="" type="checkbox"/> ] No: [ <input type="checkbox"/> ]</p>

## 10. Pre-Application Consultations

<p><b>(A) Consultation with Planning Authority:</b></p> <p>State the date(s) and planning authority reference number(s) of the consultation meeting(s) held with the planning authority under section 247 of the Planning and Development Act 2000:</p>	
<p>Planning Authority reference number:</p>	<p>PP5655 (WHA 21-040)</p>
<p>Meeting date(s):</p>	<p>04/05/2021 - Westmeath County Council</p>
<p><b>(B) Consultation with An Bord Pleanála:</b></p> <p>State the date(s) and An Bord Pleanála reference number(s) of the pre-application consultation meeting(s) with An Bord Pleanála:</p>	



An Bord Pleanála reference number:	ABP-311039-21
Meeting date(s):	14/10/2021
<p><b>(C) Any Consultation with Prescribed Authorities or the Public:</b></p> <p>Provide details of any other consultations the applicant had with authorities prescribed under section 8(1)(b) and (c) of the Act of 2016 or with the public:</p>	
<p>Meeting with Athlone Technological University of the Shannon on 14/10/2021.</p>	

## 11. Application Requirements

(a) Is a copy of the page from the newspaper containing the notice relating to the proposed strategic housing development enclosed with this application?	<b>Enclosed:</b> Yes: [ <input checked="" type="checkbox"/> ] No: [ <input type="checkbox"/> ]
If the answer to above is "Yes", state name(s) of newspaper(s) and date(s) of publication:	The Westmeath Independent 22/01/2022
(b) Is a copy of the site notice relating to the proposed development enclosed with this application?	<b>Enclosed:</b> Yes: [ <input checked="" type="checkbox"/> ] No: [ <input type="checkbox"/> ]
If the answer to above is "Yes", state date on which the site notice(s) was erected:	18/01/2022
<p><b>Note:</b> The location of the site notice(s) should be shown on the site location map enclosed with this application.</p>	
(c) Is an Environmental Impact Assessment Report (EIAR) required for the proposed development?	Yes: [ <input type="checkbox"/> ] No: [ <input checked="" type="checkbox"/> ] Refer to enclosed EIAR Screening Report

<p>If the answer to above is “Yes”, is an EIAR enclosed with this application?</p>	<p><b>Enclosed:</b> Yes: [ ] No: [ ]</p> <p>n/a</p>
<p>Please provide a copy of the <b>Confirmation Notice</b> obtained from the EIA Portal where an EIAR accompanies the application.</p>	<p><b>Enclosed:</b> Yes: [ ] No: [ ]</p> <p>n/a</p>
<p>(d) Is the proposed development, in whole or in part, within or close to a European site or Natural Heritage Area?</p>	<p>Yes: [ ] No: [ <input checked="" type="checkbox"/> ]</p>
<p>(e) Is a Natura Impact Statement (NIS) required for the proposed development?</p>	<p>Yes: [ ] No: [ <input checked="" type="checkbox"/> ]</p>
<p>If the answer to above is “Yes”, is an NIS enclosed with this application?</p>	<p>Yes: [ ] No: [ ]</p> <p>n/a</p>
<p>(f) Has a copy of this application, and any EIAR and/or NIS required, been sent to the relevant planning authority, in both printed and electronic form?</p>	<p>Yes: [ <input checked="" type="checkbox"/> ] No: [ ]</p>
<p>(g) Has a copy of this application, and any EIAR and/or NIS required, together with a notice stating that 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, been sent to the relevant prescribed authorities, in both printed and electronic format?</p>	<p>Yes: [ <input checked="" type="checkbox"/> ]</p> <p>No: [ ]</p> <p>N/A: [ ]</p>
<p>If the answer to the above is “Yes”, list the prescribed authorities concerned:</p>	<p>Minister for Housing, Local Government and Heritage</p> <p>Irish Water</p> <p>National Transport Authority</p> <p>Transport Infrastructure Ireland</p> <p>Coras Iompair Eireann</p> <p>Westmeath County Childcare Committee</p>
<p>If the answer to the above is “Yes”, state the date on which the required documents and electronic copy were sent to the relevant prescribed authorities:</p>	<p>25/01/2022</p>
<p>(h) Is the proposed development likely to have significant effects on the environment of a Member State of the European Union or a state that is a party to the Transboundary Convention?</p>	<p>Yes: [ ] No: [ <input checked="" type="checkbox"/> ]</p>

<p>If the answer to the above is “Yes”, has a copy of this application, and the accompanying EIAR, together with a notice stating that 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, been sent to the relevant authority in the state or states concerned, in both printed and electronic format?</p>	<p>Yes: [ ] No: [ ]</p> <p>n/a</p>
<p>If the answer to the above is “Yes”, list the state(s) and the prescribed authorities concerned:</p>	<p>n/a</p>
<p>If the answer to the above is “Yes”, state the date on which the required documents and electronic copy were sent to the relevant prescribed authorities:</p>	<p>n/a</p>

## 12. Statements Enclosed with the Application Which:

<p>(a) Set out how the proposed strategic housing development is consistent with the relevant objectives of the relevant development plan:</p>	<p><b>Enclosed:</b>          Yes: [ <input checked="" type="checkbox"/> ] No: [ <input type="checkbox"/> ]          See Statement of Consistency prepared by HW Planning</p>
<p><b>Note:</b> The statement should be accompanied by a list of each relevant development plan objective considered by the prospective applicant in making the statement and proposals forming part of the application that demonstrate the consistency of the proposed development with that objective.</p>	
<p>(b) Set out, where applicable how the proposed strategic housing development will be consistent with the objectives of the relevant local area plan:</p>	<p><b>Enclosed:</b>          Yes: [ <input checked="" type="checkbox"/> ] No: [ <input type="checkbox"/> ]          See Statement of Consistency prepared by HW Planning</p>
<p><b>Note:</b> The statement should be accompanied by a list of each relevant local area plan objective considered by the prospective applicant in making the statement and any proposals forming part of the application that demonstrate the consistency of the proposed development with that objective.</p>	
<p>(c) Set out, where applicable that the proposed strategic housing development is, in the applicant's opinion, consistent with the planning scheme for a strategic development zone:</p>	<p><b>Enclosed:</b>          Yes: [ <input type="checkbox"/> ] No: [ <input type="checkbox"/> ]          N/A: [ <input checked="" type="checkbox"/> ]</p>
<p><b>Note:</b> The statement should be accompanied by a list of the principal provisions of the planning scheme considered by the prospective applicant in making the statement.</p>	
<p>(d) Set out how the proposed strategic housing development is, in the applicant's opinion, consistent with any relevant guidelines issued by the Minister under section 28 of the Act of 2000:</p>	<p><b>Enclosed:</b>          Yes: [ <input checked="" type="checkbox"/> ] No: [ <input type="checkbox"/> ]          N/A: [ <input type="checkbox"/> ]          See Statement of Consistency prepared by HW Planning</p>
<p><b>Note:</b> The statement should be accompanied by a list of the guidelines considered by the applicant in making the statement and proposals forming part of the application that demonstrate the consistency of the proposed development with the guidelines.</p>	
<p>(e) Where An Bord Pleanála notified the applicant of its opinion that the documents enclosed with the request for pre-application consultations required further consideration and amendment in order to constitute a reasonable basis for an application for permission, a</p>	<p><b>Enclosed:</b>          Yes: [ <input checked="" type="checkbox"/> ] No: [ <input type="checkbox"/> ]          N/A: [ <input type="checkbox"/> ]</p>

statement setting out any changes made to the proposals in consequence.	See Response to ABP Opinion within the Planning Statement prepared by HW Planning
(f) Where An Bord Pleanála notified the applicant that specified additional information should be submitted with any application for permission, a statement setting out that such information accompanies the application.	<p><b>Enclosed:</b></p> <p>Yes: [ <input checked="" type="checkbox"/> ] No: [ <input type="checkbox"/> ]  N/A: [ <input type="checkbox"/> ]</p> <p>See Response to ABP Opinion within the Planning Statement prepared by HW Planning</p>

### 13. Material Contravention of Development Plan/Local Area Plan:

Where the proposed strategic housing development materially contravenes the relevant development plan or local area plan other than in relation to the zoning of land, is a statement included with the application indicating the plan objective concerned and why permission should, nonetheless, be granted, having regard to a consideration specified in section 37(2)(b) of the Act of 2000?	<p><b>Enclosed:</b></p> <p>Yes: [ <input checked="" type="checkbox"/> ] No: [ <input type="checkbox"/> ]</p> <p>See Statement on Material Contravention prepared by HW Planning</p>
--	---

### 14. Proposed Residential Development:

- (a) Provide a breakdown of the proposed residential content of the strategic housing development, as follows:

<b>Houses</b>		
<b>Unit Type</b>	<b>No. of Units</b>	<b>Gross floor space in m<sup>2</sup></b>
1-bed		
2-bed		
3-bed	38	3914
4-bed	22	3147
4+ bed		
<b>Total</b>	60	7061

<b>Apartments</b>		
<b>Unit Type</b>	<b>No. of Units</b>	<b>Gross floor space in m<sup>2</sup></b>
Studio		
1-bed	16	800
2-bed	36	3067
3-bed	10	1090
4-bed		
4+ bed		
<b>Total</b>	62	4957

<b>Student Accommodation</b>			
<b>Unit Types</b>	<b>No. of Units</b>	<b>No. of Bedspaces</b>	<b>Gross floor space in m<sup>2</sup></b>
Studio			
1-bed			
2-bed			
3-bed	1	3	86
4-bed	6	24	636
4+ bed	39	256	6324
<b>Total</b>	46	283	7046

(b) State total number of residential units in proposed development:	122 housing units and 46 student accommodation units with 283 bed spaces
(c) State cumulative gross floor space of residential accommodation, in m <sup>2</sup> :	Total = 23,975 m <sup>2</sup> (7,061 – Houses;

	10,169 - Student Accommodation including circulation; 6,745 – R1 & R2 Apartments including cores and circulation)
--	--

**15. Proposed Ancillary and Other Uses in the Proposed Strategic Housing Development:**

(a) Please provide details of the different classes of development proposed as ancillary to residential development and other uses on the land, the zoning of which facilitates such uses, as follows:	
<b>Class of Development:</b>	<b>Gross Floor Space in m<sup>2</sup></b>
Creche (20 no. child place)	180
Total ancillary to residential development and other uses	180
<p><b>Note:</b> Where it is not proposed to provide one childcare facility for each 75 houses in the proposed development, the application should be accompanied by a statement of the rationale for this.</p> <p>(refer to Statement of Rationale on Childcare Provision prepared by HW Planning)</p>	
(b) State cumulative gross floor space of non-residential development in m <sup>2</sup> :	180
(c) State cumulative gross floor space of residential accommodation and other uses in m <sup>2</sup> :	24,155
(d) Express 15(b) as a percentage of 15(c):	0.745%

**16. Strategic Housing Development Details:**

**Note:** If the answer to any of the below statements is “Yes”, please submit a brief statement in support of your application.

<b>Please tick appropriate box:</b>	<b>Yes</b>	<b>No</b>
-------------------------------------	------------	-----------

<p>(a) Are details of housing density, plot ratio, site coverage, building heights, proposed layout and aspect enclosed with the application?</p>	<p style="text-align: center;">✓</p> <p>Refer to Schedules, HQA and Building Height Section of the Design Statement prepared by Henry J. Lyons Architecture and Planning Statement by HW Planning.</p>	
<p>(b) Are details of public and private open space provision, landscaping, play facilities, pedestrian permeability, vehicular access and parking provision, where relevant, enclosed with the application?</p>	<p style="text-align: center;">✓</p> <p>Refer to Design Statement prepared by Henry J. Lyons Architecture and Landscape Design Report prepared by Forestbird Design Landscape Architecture</p>	
<p>(c) Are details of any proposals to address or, where relevant, integrate the proposed development with surrounding land uses enclosed with the application?</p>	<p style="text-align: center;">✓</p> <p>Refer to Design Statement prepared by Henry J. Lyons Architecture and Landscape Design Report prepared by Forestbird Design Landscape Architecture</p>	
<p>(d) Are details of any proposals to provide for services infrastructure other than water, such as cabling (including broadband provision) and any phasing proposals enclosed with the application?</p>	<p style="text-align: center;">✓</p> <p>Refer to the Civil Engineering Report and CEMP prepared by ORS Civil and Structural Engineers. Phasing information is also presented in the Design Statement by Henry J. Lyons Architecture.</p>	
<p>(e) Does the proposed development include an activity requiring an integrated pollution control licence or a waste licence?</p>		<p>✓</p>



<p>If "Yes", enclose a brief explanation with this application.</p>		
<p>(f) Does the proposed development involve the demolition of any structure (including a habitable house), in whole or in part?</p> <p>If "Yes", enclose a brief explanation with this application.</p>		✓
<p>(g) Does the proposed development involve the demolition of a Protected Structure(s), in whole or in part?</p> <p>If "Yes", an explanation as to the need for the demolition of a Protected Structure(s) should be enclosed with this application.</p>		✓
<p>(h) Does the proposed development consist of work to a Protected Structure and/or its curtilage or proposed Protected Structure and/or its curtilage?</p> <p>If "Yes", provide photographs, plans and other particulars necessary to show how the proposed development would affect the character of the structure.</p>		✓
<p>(i) Does the proposed development consist of work to the exterior of a structure which is located within an architectural conservation area (ACA)?</p> <p>If "Yes", provide photographs, plans and other particulars necessary to show how the proposed development would affect the character of the structure.</p>		✓
<p>(j) Does the proposed application development affect, or is close to, a national monument or place in the ownership or guardianship of the Minister for Culture, Heritage and the Gaeltacht or a local authority, or is it the subject of a preservation order or temporary preservation order under the National Monuments Acts 1930 to 2014?</p> <p>If "Yes", enclose a brief explanation with this application.</p>		✓
<p>(k) Is the proposed development in a Strategic Development Zone?</p>		✓

<p>If "Yes", enclose a statement of how the proposed development is consistent with the planning scheme for the Zone.</p>		
<p>(l) Do any statutory notices (e.g. Fire Safety, Enforcement, Dangerous Buildings, Derelict Sites, Building Control, etc.) apply to the site and/or any building thereon?</p> <p>If "Yes", enclose details with this application.</p>		<p>✓</p>
<p>(m) Do the Major Accident Regulations apply to the proposed development?</p>		<p>✓</p>
<p>(n) Is information specified by An Bord Pleanála as necessary for inclusion in any application for permission for the proposed development, so included?</p> <p>If "Yes", give details of the specified information accompanying this application.</p>	<p>✓</p> <p>Refer to Response to ABP Opinion Section of Planning Statement prepared by HW Planning</p>	

**17. Where the Proposed Development Relates to Existing Building(s) / Structure(s):**

State gross floor space of any existing building(s) / structure(s) in m <sup>2</sup> :	0 m <sup>2</sup>
State gross floor space of any proposed demolition, in m <sup>2</sup> :	0 m <sup>2</sup>
State gross floor space of any building(s) / structure(s) to be retained in m <sup>2</sup> :	0 m <sup>2</sup>
State total gross floor space of proposed works in m <sup>2</sup> :	24,155 m <sup>2</sup>

**18. Where the Application relates to Material Change of Use of Land or Structure:**

(a) State existing use of land or structure:	Greenfield – primarily in agricultural use
(b) Where the existing land or structure is not in use, state the most recent authorised use of the land or structure:	n/a
(c) State proposed use(s):	Residential including Student Accommodation and Creche Uses
(d) State nature and extent of any such proposed use(s):	122 no residential units, 46 student accommodation units with 283 bed spaces and 1 no 20 child place creche
<p>(e) Plans (including a site or layout plan and drawings of floor plans, elevations and sections that comply with the requirements of Article 297 and 298) and other particulars required describing the works proposed should be enclosed with this application:</p> <p><b>Enclosed:</b> Yes: [ <input checked="" type="checkbox"/> ] No: [ <input type="checkbox"/> ] N/A: [ <input type="checkbox"/> ]</p>	

## 19. Social Housing (Part V)

Please tick appropriate box:	Yes	No
(a) Does Part V of the Planning and Development Act 2000 apply to the proposed development?	✓	
(b) If the answer to Question 19(A) is “Yes”, are details enclosed as to how the applicant proposes to comply with section 96 of Part V of the Act including, for example— <ul style="list-style-type: none"> <li data-bbox="304 748 1032 1189">(i) details of such part or parts of the land for the proposed development or is or are specified by the Part V agreement, or houses situated on such aforementioned land or elsewhere in the planning authority’s functional area proposed to be transferred to the planning authority, or details of houses situated on such aforementioned land or elsewhere in the planning authority’s functional area proposed to be leased to the planning authority, or details of any combination of the foregoing, and</li> </ul>	✓        ✓  See Part V proposal prepared by HW Planning	
<ul style="list-style-type: none"> <li data-bbox="304 1225 1023 1514">(ii) details of the calculations and methodology for calculating values of land, site costs, normal construction and development costs and profit on those costs and other related costs such as an appropriate share of any common development works as required to comply with the provisions in Part V of the Act, and</li> </ul>	✓  See Part V proposal prepared by HW Planning	
<ul style="list-style-type: none"> <li data-bbox="304 1552 1010 1617">(iii) a layout plan showing the location of proposed Part V units in the development?</li> </ul>	✓  See Part V Layout Plan prepared by Henry J. Lyons Architecture	
(c) If the answer to Question 19(A) is “No” by virtue of section 96(13) of the Planning and Development Act 2000, details must be enclosed with this application		

form indicating the basis on which section 96(13) is considered to apply to the development.		
--	--	--

**20. Water Services:**

<p><b>(A) Proposed Source of Water Supply:</b></p>
<p>Please indicate as appropriate:</p> <p>(a) Existing Connection: <input type="checkbox"/> New Connection: [<input checked="" type="checkbox"/>* ]</p> <p>(b) Public Mains: <input checked="" type="checkbox"/> [ ✓ ]</p> <p>Group Water Scheme: <input type="checkbox"/> Name of Scheme: _____</p> <p>Private Well: <input type="checkbox"/> [ ]</p> <p>Other (please specify): _____</p> <p><small>*See enclosed Civil Engineering Report produced by ORS Civil and Structural Engineers</small></p>
<p><b>(B) Proposed Wastewater Management / Treatment:</b></p>
<p>Please indicate as appropriate:</p> <p>(a) Existing Connection: <input type="checkbox"/> New Connection: [<input checked="" type="checkbox"/>* ]</p> <p>(b) Public Sewer: <input checked="" type="checkbox"/> [ ✓ ]</p> <p>Conventional septic tank system: <input type="checkbox"/> [ ]</p> <p>Other on-site treatment system (please specify): _____</p> <p>Where the disposal of wastewater for the proposed development is other than to a public sewer, provide information on the on-site treatment system proposed and evidence as to the suitability of the site for the system proposed:</p> <p><small>*See enclosed Civil Engineering Report produced by ORS Civil and Structural Engineers</small></p>
<p><b>(C) Proposed Surface Water Disposal:</b></p>
<p>Please indicate as appropriate:</p>

(a) Public Sewer/Drain: [ \* ]

Soakpit: [  ]

Watercourse: [  ]

Other (please specify):

\*See enclosed Civil Engineering Report produced by ORS Civil and Structural Engineers

**(D) Irish Water Requirements:**

Please submit the following information:

(a) Where the proposed development has the potential to impact on a public water supply source, irrespective of whether or not a connection to a water/wastewater network is required, this application must be accompanied by evidence of engagement with Irish Water and its outcome.

**Enclosed:**

Yes: [  ] No: [  ]

See Appendix A of enclosed Civil Engineering Report produced by ORS Civil and Structural Engineers

(b) A current/valid Confirmation of Feasibility Statement from Irish Water in relation to the proposed development confirming that there is or will be sufficient water network treatment capacity to service the development.

**Enclosed:**

Yes: [  ] No: [  ]

See Appendix A of enclosed Civil Engineering Report produced by ORS Civil and Structural Engineers

(c) A Statement of Compliance with Irish Water's Standard Details and Codes of Practice for water and/or wastewater infrastructure proposals (designs, layouts, etc.).

**Enclosed:**

Yes: [  ] No: [  ]

See Appendix A of enclosed Civil Engineering Report produced by ORS Civil and Structural Engineers

(d) An indication of timelines and phasing for water demand or wastewater collection requirements, or both, as appropriate.

**Enclosed:**

Yes: [  ] No: [  ]

<p>(e) Where the proposed development will impact on assets of Irish Water, details of proposals for protection or diversion of such assets.</p>	<p><b>Enclosed:</b></p> <p>Yes: [ <input checked="" type="checkbox"/> ] No: [ <input type="checkbox"/> ]</p> <p>See enclosed Civil Engineering Report produced by ORS Civil and Structural Engineers</p>
--	--

## 21. Traffic and Transportation

<p>(a) Is a Traffic / Transportation Impact Assessment included with the application, having regard to the relevant Development Plan / Local Area Plan requirements and the Traffic Management Guidelines (DoT / DoEHLG / DTO, 2003)?</p>	<p><b>Enclosed:</b></p> <p>Yes: [ <input checked="" type="checkbox"/> ] No: [ <input type="checkbox"/> ]</p> <p>See accompanying TTA prepared by ORS Civil and Structural Engineers</p>
<p>(b) Is a Travel Plan included with the application, having regard to the relevant Development Plan / Local Area Plan requirements?</p>	<p><b>Enclosed:</b></p> <p>Yes: [ <input checked="" type="checkbox"/> ] No: [ <input type="checkbox"/> ]</p> <p>See accompanying MMP prepared by ORS Civil and Structural Engineers</p>
<p>(c) Is a Road Safety Audit included with the application, having regard to the relevant Development Plan / Local Area Plan requirements?</p>	<p><b>Enclosed:</b></p> <p>Yes: [ <input checked="" type="checkbox"/> ] No: [ <input type="checkbox"/> ]</p> <p>See accompanying RSA prepared by ORS Civil and Structural Engineers</p>

## 22. Taking in Charge

<p>Is it intended that any part of the proposed development will be taken in charge by the planning authority?</p>	<p>Yes: [ <input checked="" type="checkbox"/> ] No: [ <input type="checkbox"/> ]</p>
<p>If the answer is "Yes", please attach site plan clearly showing area(s) intended for taking in charge.</p> <p>Refer to Drawing 211_035-ORS-Z0-00-DR-TR-703 prepared by ORS Civil and Structural Engineers</p>	

## 23. Maps, Plans and Drawings

List in a schedule accompanying this application all maps, plans and drawings enclosed with the application, stating title, scale and number.

**24. Application Fee:**

(a) State fee payable for application:	€35,616
(b) Set out basis for calculation of fee:	<p><u>HA1a</u></p> <p>122 units x €130 per unit- €15,860 for housing units,</p> <p>283 student bed spaces = 142 housing units x €130 = €18,460</p> <p><u>HA1b</u></p> <p>180m<sup>2</sup> x €7.20/m<sup>2</sup>- €1,296 for creche</p> <p>Total - €35,616</p>
(c) Is the fee enclosed with the application?	<p><b>Enclosed:</b></p> <p>Yes: [ <input checked="" type="checkbox"/> ] No: [ <input type="checkbox"/> ]</p>


**25. Universal Design:**

<p>Please provide a statement as to how the proposed Strategic Housing Development has sought to comply with the principles of Universal Design (to encourage access and use of the development regardless of age, size, ability or disability). For assistance and general information on such matters please refer for example to the National Disability Authority's "Building for Everyone: A Universal Design Approach" and "Universal Design Guidelines for Homes in Ireland" at <a href="http://www.universaldesign.ie">www.universaldesign.ie</a></p>	<p><b>Enclosed:</b></p> <p>Yes: [ <input checked="" type="checkbox"/> ] No: [ <input type="checkbox"/> ]</p> <p>See accompanying Design Statement prepared by Henry J. Lyons Architecture</p>
---	---



## Declaration

I hereby declare that, to the best of my knowledge and belief, the information given in this form is correct and accurate and fully compliant with the requirements of the Planning and Development Act 2000 and Chapter 1 of Part 2 of the Planning and Development (Housing) and Residential Tenancies Act 2016 and the Regulations made thereunder. In this regard, I also hereby declare that, to the best of my knowledge and belief, the copies of the application documents sent to the planning authority, prescribed bodies, etc., and displayed on any website under the applicant's control are identical to the application documents being deposited with An Bord Pleanála.

Signed: (Applicant or Agent as appropriate)	
Date:	25 <sup>th</sup> January 2022

## 26. Contact Details- Not to be Published

### Applicant(s):

<b>First Name:</b>	Avenir Homes Limited
<b>Surname:</b>	
<b>Address Line 1:</b>	Block C,
<b>Address Line 2:</b>	N4 Axis Centre,
<b>Address Line 3:</b>	
<b>Town / City:</b>	Longford,
<b>County:</b>	Co. Longford
<b>Country:</b>	Ireland
<b>Eircode:</b>	
<b>E-mail address (if any):</b>	
<b>Primary Telephone Number:</b>	
<b>Other / Mobile Number (if any):</b>	

### Where the Applicant(s) is a Company:

<b>Name(s) of Company Director(s):</b>	Mark Cunningham, Louise Brennan
<b>Company Registration Number (CRO):</b>	632163
<b>Contact Name:</b>	Mark Cunningham
<b>Primary Telephone Number:</b>	043 3340450
<b>Other / Mobile Number (if any):</b>	
<b>E-mail address:</b>	Mark@cunninghamdp.ie

### Person/Agent (if any) acting on behalf of the Applicant(s):

<b>First Name:</b>	Conor
<b>Surname:</b>	Frehill
<b>Address Line 1:</b>	HW Planning
<b>Address Line 2:</b>	5 Joyce House
<b>Address Line 3:</b>	Barrack Square
<b>Town / City:</b>	Ballincollig
<b>County:</b>	Cork
<b>Country:</b>	
<b>Eircode:</b>	P31 KP84
<b>E-mail address (if any):</b>	info@hwplanning.ie
<b>Primary Telephone Number:</b>	(021) 4873250

<b>Other / Mobile Number (if any):</b>	
--	--

**Person responsible for preparation of maps, plans and drawings:**

<b>First Name:</b>	Carmel
<b>Surname:</b>	Murray
<b>Address Line 1:</b>	Henry J Lyons Architects
<b>Address Line 2:</b>	51-54 Pearse Street
<b>Address Line 3:</b>	
<b>Town / City:</b>	Dublin 2
<b>County:</b>	
<b>Country:</b>	
<b>Eircode:</b>	D02 KA66
<b>E-mail address (if any):</b>	Carmal.murray@hjlyons.com
<b>Primary Telephone Number:</b>	01 888 3333
<b>Other / Mobile Number (if any):</b>	

**Contact for arranging entry on site, if required:**

<b>Name:</b>	Conor Frehill
<b>Mobile Number:</b>	087-7532580
<b>E-mail address:</b>	cfrehill@hwplanning.ie

### **General Guidance Note:**

1. In this form, “applicant” means the person seeking the planning permission, not an agent acting on his or her behalf. Where there is more than one applicant, the details of all applicants should be inserted, as required, on the form.
2. Where the plans have been drawn up by a firm/company the name of the person primarily responsible for the preparation of the drawings and plans, on behalf of the firm/company, should be stated.
3. In this form, “planning authority” means the planning authority in whose area the proposed strategic housing development would be situated. Where the proposed development would be situated in the area of more than one planning authority, the relevant details should be supplied separately in respect of each such authority.
4. The site location map shall be drawn to a scale (which shall be indicated thereon) of not less than 1:1000 in built up areas and 1:2500 in all other areas. The draft layout plan shall be drawn to a scale (which shall be indicated thereon) of not less than 1:500, shall show buildings, roads, boundaries, septic tanks and percolation areas, bored wells, significant tree stands and other features on, adjoining or in the vicinity of the land or structure to which the application relates.
5. Gross floor space means the area ascertained by the internal measurement of the floor space on each floor of a building (including internal walls and partitions), i.e. floor areas must be measured from inside the external wall, disregarding any floor space provided for the parking of vehicles by persons occupying or using the building or buildings where such floor space is incidental to the primary purpose of the building.

6. An Environmental Impact Assessment Report (EIAR) is required to accompany an application for permission for strategic housing development of a class set out in Schedule 5 of the Planning and Development Regulations 2001-2018 which equals or exceeds, as the case may be, a limit, quantity or threshold set for that class of development. An EIAR will be required in respect of sub-threshold strategic housing development where An Bord Pleanála considers that the proposed development would be likely to have significant effects on the environment. Under section 7(1)(a)(i)(I) of the Act of 2016, a prospective applicant may request An Bord Pleanála to make an EIA screening determination in respect of a proposed strategic housing development. Where an EIAR is being submitted with an application, it must be accompanied with a copy of the confirmation notice received from the EIA portal in accordance with article 97B(2) of the permission regulations that certain information in respect of the EIAR has been entered onto the portal.
7. An appropriate assessment (AA) is required to accompany an application for permission for strategic housing development in cases where it cannot be excluded that the proposed development would have a significant effect on a European site. Under section 7(1)(a)(i)(II) of the Act of 2016, a prospective applicant may request An Bord Pleanála to carry out an AA screening in respect of a proposed strategic housing development.
8. A list of national monuments in the ownership or guardianship of the Minister for Culture, Heritage and the Gaeltacht is available for download from the National Monuments Service website ([www.archaeology.ie](http://www.archaeology.ie)) under “National Monuments in State Care”. A list of preservation orders is similarly available from this website (under “Monument Protection”). The relevant local authority should be contacted in relation to national monuments in its ownership or guardianship. If a proposed development affects or is close to a national monument that is in the ownership or guardianship of the Minister for Culture, Heritage and the

Gaeltacht or a local authority, or is the subject of a preservation order or a temporary preservation order, a separate statutory consent for the development is required from that Minister under the National Monuments Acts.

9. The Record of Monuments and Places (RMP), established under section 12 of the National Monuments (Amendment) Act 1994, is available for each county in the public libraries and principal local authority offices in that county. It is also available for download from the National Monuments Service website ([www.archaeology.ie](http://www.archaeology.ie)) under “Publications, Forms & Legislation”. If a proposed development affects or is close to a monument listed in the RMP, there is a separate requirement to give two months advance notice of any proposed work to the Minister for Culture, Heritage and the Gaeltacht. No work may commence within the two month period except in the case of urgent necessity and with the consent of that Minister.
  
10. Part V of the Planning and Development Act 2000 applies where—
  - the land is zoned for residential use or for a mixture of residential and other uses,
  - there is an objective in the Development Plan for the area for a percentage of the land to be made available for social and/or affordable housing, and
  - the proposed development is not exempt from Part V.
  
11. Under section 96(13) of the Planning and Development Act 2000, Part V does not apply to certain housing developments by approved voluntary housing bodies, certain conversions, the carrying out of works to an existing house or the development of houses under an agreement made under section 96 of the Act.

12. All maps, plans and drawings, should, insofar as possible, comply with articles 297 and 298 of the Planning and Development Regulations 2001 to 2017.

Mr. Conor Frehill.  
Senior Planning Consultant  
HW Planning  
5 Joyce House  
Barrack Square,  
Ballincollig,  
Co. Cork

06 December 2021

**Re: Letter of consent for Avenir Homes limited to undertake works on Westmeath County Council owned lands at Lisseywollen and Kilnafaddoge, Athlone.**

Dear Mr. Frehill,

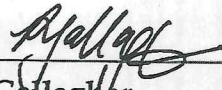
Westmeath County Council consent to Avenir Homes limited, including Council owned lands in the townlands of Lisseywollen and Kilnafaddoge, Athlone, Co. Westmeath in their planning application.

These lands, being that part of lands contained in folio numbers WH20040 and WH555 which are displayed on the revised ordnance survey map attached, dated 29 November 2021, Ref No. 50146841\_1, (published 08/10/2020) are depicted hatched in pink along the red line to the north and east of the site boundary.

This letter of consent is solely to facilitate the making of the planning application, is without prejudice to the Council's consideration or determination of such planning application or to the Council's requirements in relation to the use and re-instatement of our said lands in the event that the proposed development may be permitted and does proceed.

This letter of consent, which will expire two calendar years from the date on this letter, confers no other rights whatsoever to any party.

Yours sincerely,

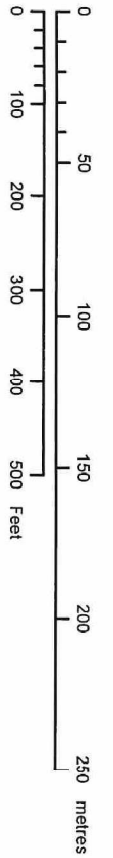
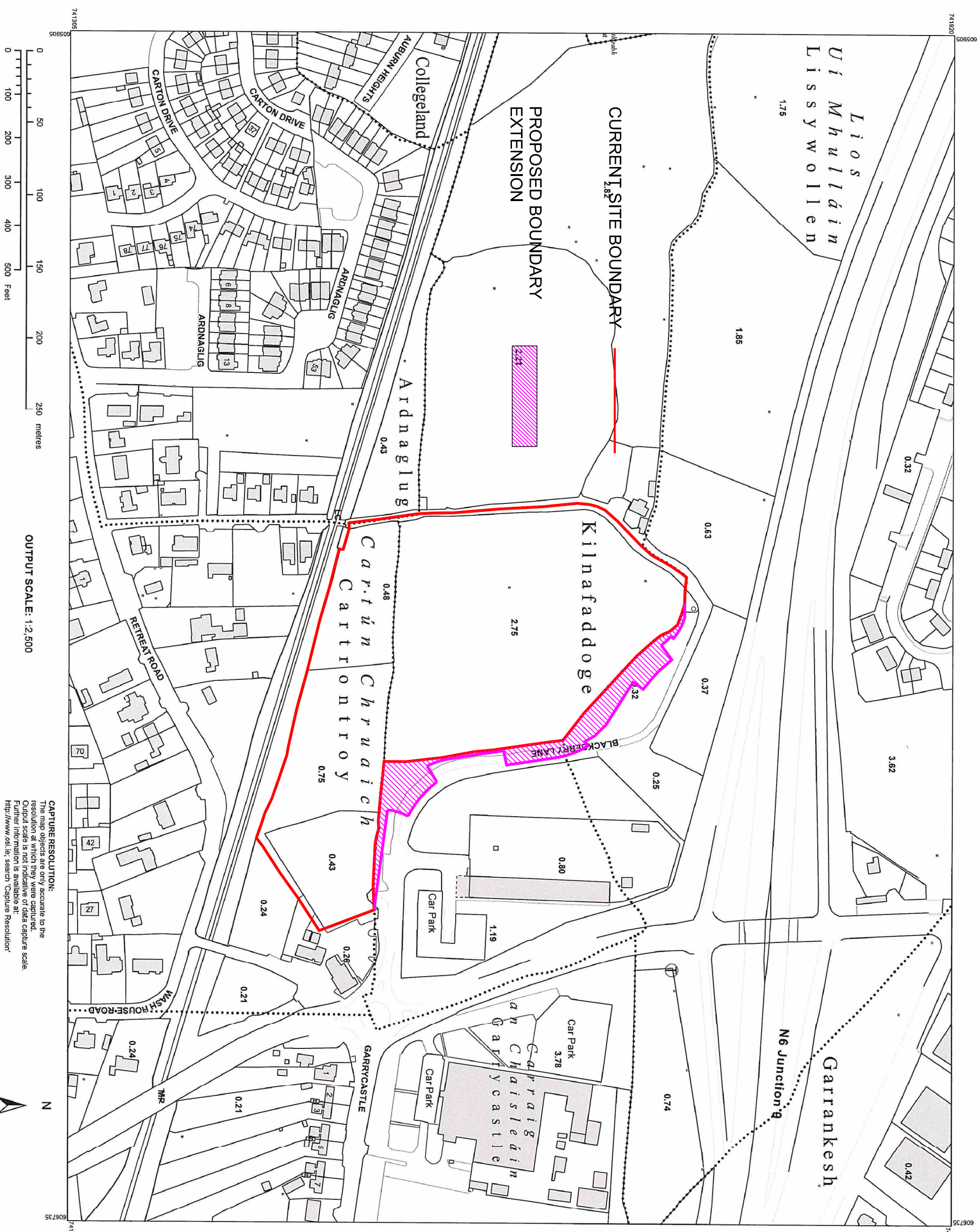


---

**Pat Gallagher**  
Chief Executive



# Planning Pack Map



OUTPUT SCALE: 1:2,500

**CAPTURE RESOLUTION:**  
 The map objects are only accurate to the resolution at which they were captured. Output scale is not indicative of data capture scale. Further information is available at: [http://www.osi.ie/search/Capture Resolution](http://www.osi.ie/search/Capture%20Resolution)



**CENTRE COORDINATES:**  
 ITM 606320,741613

**PUBLISHED:** 08/10/2020  
**ORDER NO.:** 50146841\_1

**MAP SERIES:**  
 1:1,000 3036-23  
 1:1,000 3036-24  
 1:2,500 3036-C  
 1:2,500 3036-D

**COMPILED AND PUBLISHED BY:**  
 Ordnance Survey Ireland,  
 Phoenix Park,  
 Dublin 8,  
 Ireland.

Unauthorised reproduction infringes Ordnance Survey Ireland and Government of Ireland copyright

All rights reserved. No part of this publication may be copied, reproduced or transmitted in any form or by any means without the prior written permission of the copyright owners.

The representation on this map of a road, track or footpath is not evidence of the existence of a right of way.

Ordnance Survey maps never show legal property boundaries, nor do they show ownership of physical features.

©Suirbhíreacht Ordánais Éireann, 2020  
 ©Ordnance Survey Ireland, 2020  
[www.osi.ie/copyright](http://www.osi.ie/copyright)

**LEGEND:**  
[http://www.osi.ie/search/Large Scale Legend](http://www.osi.ie/search/Large%20Scale%20Legend)

*Please note that the extent of Westmeath County Council owned land included in the final application (as per the red-line boundary) is less than that consented by the Council reflecting final site access and landscaping design proposals. A portion of the lands to the east were omitted on that basis.*



24th November 2021

Avenir Homes Limited  
Block C  
N4 Axis Centre  
Longford  
Co. Longford

Subject to Contract/Contract Denied

Without Prejudice

**Re: Lands at Kilnafaddoge, Athlone, Co. Westmeath in contained in Folio WH19579F (the “Property”) - Proposed Strategic Housing Development Planning Application to An Bord Pleanala**

Dear Sirs,

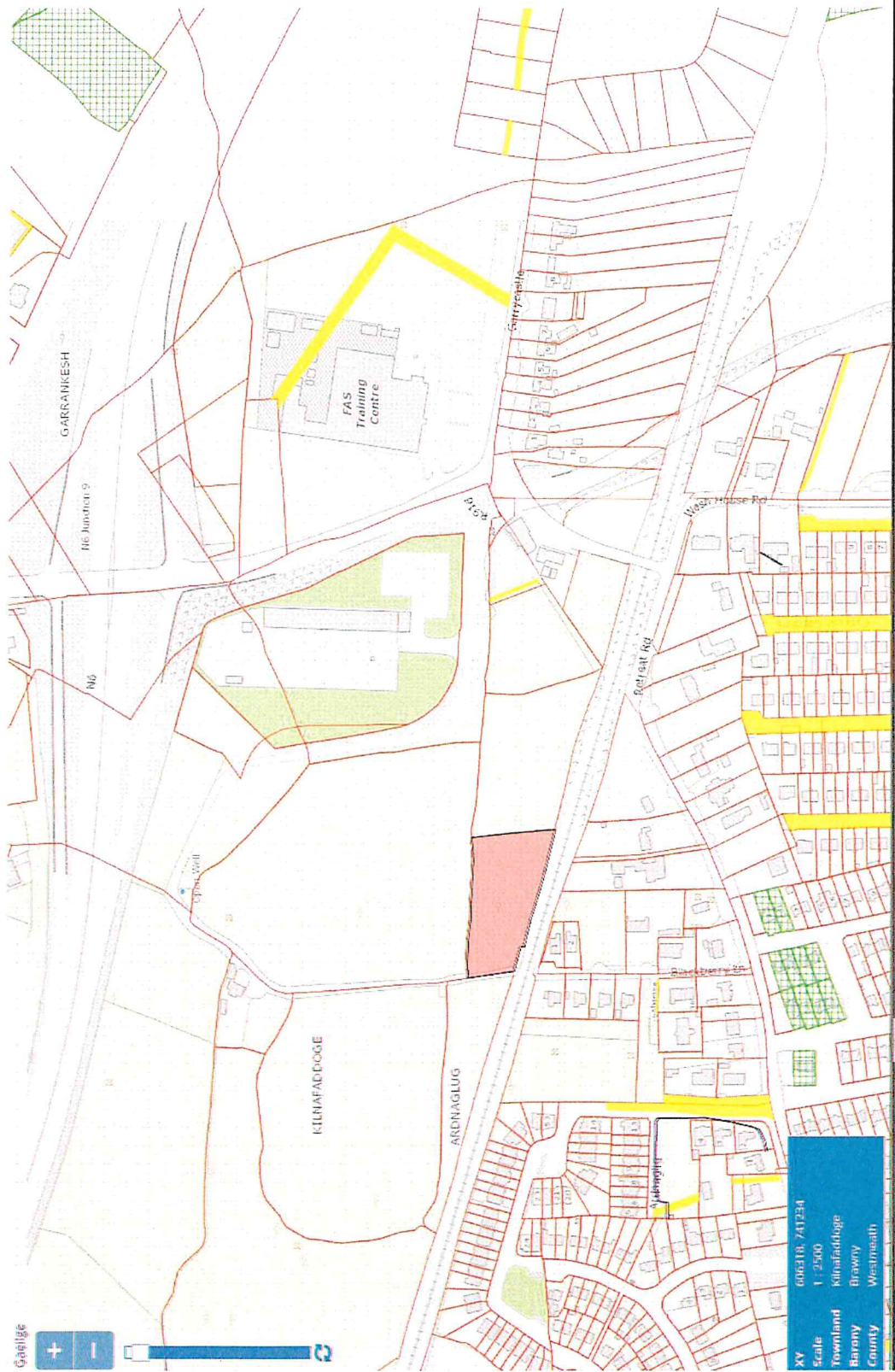
I wish to confirm that the Housing & Sustainable Communities Agency (the Housing Agency), as the owner of lands at Kilnafaddoge, Athlone, Co. Westmeath (Folio WH19579F) agrees to Avenir Homes Limited (the applicant) submitting a planning application to An Bord Pleanala regarding a proposed Strategic Housing Development including the above lands.

The application to An Bord Pleanala is to be based on the most recent document sent to the Housing Agency on the 29<sup>th</sup> October 2021.

Yours faithfully,

A handwritten signature in blue ink that reads "Bob Jordan". The signature is written in a cursive style and is positioned above a horizontal line.

Bob Jordan  
Chief Executive Officer



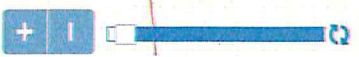
Property Data

Folio Number WH19579F  
 Title Level Freehold  
 Plan Number 3A  
 Property Number 2  
 Area of selected plans 0.48 hectares.  
 Number of Plans on this folio: 2  
 Address Not Available  
 Highlight All Plans  
 Add to Basket  
 Create Alert  
 The following Applications are Pending on this Folio  
 D2021R027355G Mapped

\*FPA Boundaries and Plan Area are not conclusive. See Section 62(2) of Registration of Title Act 2006 and Rule 912 of the Land Registration Rules 2012.

View Basket  
 Print Current View  
 Help

Gaeltige



XY 606318, 741234  
 Scale 1 : 2500  
 Townland Kinafaddoge  
 Barony Brawny  
 County Westmeath