



An  
Bord  
Pleanála

**Case Reference:**  
**ABP-310247-21**

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**Planning and Development (Housing) and Residential Tenancies Act 2016**

**Notice of Pre-Application Consultation Opinion**

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**Proposed Development: 136 no. units (100 no. houses, 36 no. apartments) and associated works.**

**Ballinderry Road, Mullingar, Co. Westmeath.**

An Bord Pleanála has considered the issues raised in the pre-application consultation process and, having regard to the consultation meeting and the submission of the planning authority, is of the opinion that the documents submitted with the request to enter into consultations require further consideration and amendment to constitute a reasonable basis for an application for strategic housing development.

An Bord Pleanála considers that the following issues need to be addressed in the documents submitted that could result in them constituting a reasonable basis for an application for strategic housing development.

1. Further consideration/justification of the documents as they relate to the horizontal alignment of proposed Link Street, overall design of the street, and design of cycle infrastructure, against the Design Manual for Urban Road and Streets 2013 (as updated).
2. Further consideration/justification of the documents in relation to surface water management and in relation to Flood Risk Management, in accordance with the Guidelines for Planning Authorities on the Planning System and Flood Risk

Management issued by the Department of the Environment, Heritage and Local Government in November 2009.

3. Further consideration of the Urban Design Manual – a Best Practice Guide in particular criteria no. 6 Distinctiveness and no. 7 Layout in the design of the proposed dwellings and creation of character areas; overlooking and activation of open spaces; and consideration of connections to adjoining lands to the west.
4. Further consideration of environmental assessments.

The further consideration of these issues may require an amendment to the documents and/or design proposals submitted.

Furthermore, Pursuant to article 285(5)(b) of the Planning and Development (Strategic Housing Development) Regulations 2017, the prospective applicant is hereby notified that, in addition to the requirements as specified in articles 297 and 298 of the Planning and Development (Strategic Housing Development) Regulations 2017, the following specific information should be submitted with any application for permission:

1. Further consideration of Ecological Impact Assessment, habitat, bird and bat surveys, and appropriateness of timing of all surveys, specifically the bird survey.
2. Further consideration and elaboration of the documents as they relate to the risk of flooding, ground conditions including marsh area, location of ditches on the site, in addition to information relating to SUDS, and requirement for additional nature based solutions.
3. A report, including CGIs, visualisations and cross sections as necessary, which further elaborates upon the topography of the site and relationship of all adjoining houses.
4. Sunlight, daylight and overshadowing analysis, having regard to the requirements of BRE209/BS2011, showing an acceptable level of residential amenity for neighbours of the proposed development as well as future occupiers, which includes details on the standards achieved within adjacent properties and their gardens, and within the proposed residential units, and in private and shared open space.
5. A social infrastructure assessment, including childcare audit.

6. Details of the proposed materials and finishes to the scheme. Particular regard should be had to the requirement to provide high quality and sustainable finishes.
7. A building life cycle report shall be submitted in accordance with section 6.3 of the Sustainable Urban housing: Design Standards for New Apartments (2020). The report should have regard to the long term management and maintenance of the proposed development.
8. A detailed Construction Environmental Management Plan.
9. A detailed schedule of accommodation which shall indicate compliance with relevant standards in the Sustainable Urban Housing: Design Standards for New Apartments, Guidelines for Planning Authorities' 2018, including its specific planning policy requirements.
10. The information referred to in article 299B(1)(b)(ii)(II) and article 299B(1)(c) of the Planning and Development Regulations 2001-2018, unless it is proposed to submit an EIAR at application stage.
11. Where the applicant considers that the proposed strategic housing development would materially contravene the relevant development plan or local area plan, other than in relation to the zoning of the land, a statement indicating the plan objective(s) concerned and why permission should, nonetheless, be granted for the proposed development, having regard to a consideration specified in section 37(2)(b) of the Planning and Development Act 2000. Notices published pursuant to Section 8(1)(a) of the Act of 2016 and Article 292 (1) of the Regulations of 2017, shall refer to any such statement in the prescribed format.

Also, pursuant to article 285(5)(a) of the Planning and Development (Strategic Housing Development) Regulations 2017, the prospective applicant is informed that the following authorities should be notified in the event of the making of an application arising from this notification in accordance with section 8(1)(b) of the Planning and Development (Housing) and Residential Tenancies Act 2016, as amended:

- 1. Minister for Housing, Local Government and Heritage**
- 2. Irish Water**
- 3. Transport Infrastructure Ireland**

#### **4. Westmeath County Childcare Committee**

**PLEASE NOTE:**

Under section 6(9) of the Planning and Development (Housing) and Residential Tenancies Act 2016, as amended, neither the holding of a consultation under section 6, nor the forming of an opinion under that section, shall prejudice the performance by the Board, or the planning authority or authorities in whose area the proposed strategic housing development would be situated, of any other of their respective functions under the Planning and Development Acts 2000 to 2020 or any other enactment and cannot be relied upon in the formal planning process or in legal proceedings.

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Tom Rabbette

Assistant Director of Planning

October, 2021