



An  
Bord  
Pleanála

**Case Reference:  
ABP-311039-21**

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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: 127 no. residential units (65 no. houses, 62 no. apartments), 283 no. student bedspace accommodation, creche and associated site works. Cartronroy, Kilnafaddoge, Lissywollen (townlands), Athlone, 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 public realm, in particular along Blackberry Lane, pedestrian/cyclist access points onto Blackberry Lane, pedestrian/cyclist connections onto the Old Rail Trail, and urban form along Lissywollen Avenue to the north.

2. Further consideration/justification of the documents as they relate to the internal north-south street alignment and associated parking arrangement, having regard to the Design Manual for Urban Road and Streets 2013 (as updated).
3. Further consideration of the documents in relation to the design and management of the student quarter distinct from the proposed apartments and housing.
4. Further consideration/justification of the documents in relation to surface water management and SUDS measures.

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. Elaboration on funding, timing and delivery of Lissywollen Avenue and consideration of red line boundary of the development in the context of works proposed to Lissywollen Avenue.
2. Further consideration of the location and number of connections to neighbouring lands to the west, and to the Old Rail Trail to the south, specifically addressing any obstacles to permeable connections between the Student Quarter and AIT via the Old Rail Trail.
3. Appropriate consents for pedestrian/cyclist access points onto the Old Rail Trail from the development and for any improvement to the connection point from Blackberry Lane onto the Old Rail Trail.
4. A report, including CGIs, visualisations and cross sections as necessary, which further elaborates upon the topography of the site adjoining the Old Rail Trail, future connections (including consents for same), and further

consideration of location of photomontages along the Old Rail Trail and from existing dwellings to the southwest, with additional photomontages to be submitted with trees not in leaf.

5. Detailed open space strategy, identifying the hierarchy, function and usability of open space across the site and how this is managed for students and for families, and detailed calculations in relation to open space areas.
6. 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.
7. Childcare Audit, having regard to number of units permitted to the west and capacity of permitted childcare facilities taking account of proposed number of 2+ bed units in the proposed development.
8. 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.
9. Details of all boundaries proposed.
10. Detailed tree and hedgerow survey which clearly identifies all trees/hedgerows proposed for removal, and measures to protect those to be retained.
11. Phasing plan in relation to delivery of residential development, student accommodation and Lissywollen Avenue.
12. 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.
13. A detailed Construction Environmental Management Plan.
14. 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 and also consideration of existing guidance in relation to Student Accommodation.

15. 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.
16. 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:

1. **Minister for Housing, Local Government and Heritage**
2. **Irish Water**
3. **National Transport Authority**
4. **Transport Infrastructure Ireland**
5. **Coras Iompair Eireann**
6. **Westmeath County Childcare Committee**

**PLEASE NOTE:**

Under section 6(9) of the Planning and Development (Housing) and Residential Tenancies Act 2016, 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 2016 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