

Cornamaddy, Athlone, Housing Quality & Design Statement



PART 10 PLANNING APPLICATION FOR A 94 UNIT,
HOUSING DEVELOPMENT AT LISSYWOLLEN, ATHLONE
DECEMBER 2025 - **REV A**

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1. Introduction

This design statement report has been prepared by Westmeath County Council. It relates to the design of Cornamaddy Residential Development, in the townland of Lissywollen, Athlone Co Westmeath.

The purpose of this report is to describe the site, to summarise the proposed development and to explain the key aspects and quality of the urban and architectural design.

2. Pre-Planning Consultation

The proposed development of this application for 94 no. units will form a phase of the overall development on the Cornamaddy lands.

There has been no previous planning application or planning history on the application site area.

An initial site masterplan for the overall lands was submitted to Yvonne Haughey of (Planning Department) Westmeath County Council by the Housing Section at Westmeath County Council on the 31st of July 2023.

A subsequent pre planning consultation was held on 2nd august 2023.

It was acknowledged that the proposal was in accordance with the Athlone Town Development Plan 2014-2020:

Residential 0-LZ1 – *‘To provide for residential development, associated services and to protect and improve residential amenity’.*

Table 1 and the associated Map 8, Residential Density, illustrate the appropriate densities within each Neighbourhood Cell.

Proposed Breakdown of Residential Cells for various density allocations:

R1: Lower Residential Density:	8.07 Hectares
R2: Low-Medium Residential Density:	35.15 Hectares
R3: Medium-Higher Residential Density:	7.86 Hectares

Residential Density Option

R1: Lower Residential Density	4 - 17 Units per Hectare (2 - 6 per Acre)
R2: Low-Medium Residential Density	18 - 34 Units per Hectare (7 - 14 per Acre)
R3: Medium-Higher Residential Density	35 - 50+ Units per Hectare (14 - 20+ per Acre)

Table 1: Capacity of Lands Proposed for Residential Development

Proposed Residential Zones	Hectares	Minimum No. of Dwellings	Population Equivalent	Maximum No. of Dwellings	Population Equivalent
R1	8.07	32	94	137	398
R2	35.15	703	2039	1195	3466
R3	7.86	275	798	393	1140
Total	51.08	1010	2930	1725	5003

Note: Average Household Size of 2.9 persons has been applied to determine population equivalent

FIG 1- ATHLONE DEVELOPMENT PLAN - TABLE 1

Open Space 0-LZ8 – *‘To provide for, protect and improve the provision, attractiveness, accessibility and amenity value of public open space and amenity areas.’*

Planning Policy

CPO 12.13

Protect, manage and enhance the natural heritage, biodiversity, landscape and environment of County Westmeath, in recognition of its importance as both a non-renewable resource and a natural asset.

CPO 12.14

Require all new developments in the early pre-planning stage of the planning process to identify, protect and enhance ecological features by making provision for local biodiversity (e.g. through provision of swift boxes, bat roost sites, green roofs, etc.) and provide links to the wider Green Infrastructure network as an essential part of the design process.

CPO 12.28

Ensure that proposals for development do not lead to the spread or introduction of invasive species. If developments are proposed on sites where invasive species are or were previously present, the applicant will be required to submit a control and management program for the particular invasive species as part of the planning process and to comply with the provisions of the European Communities Birds and Habitats Regulations 2011 (S.I. 477/2011).

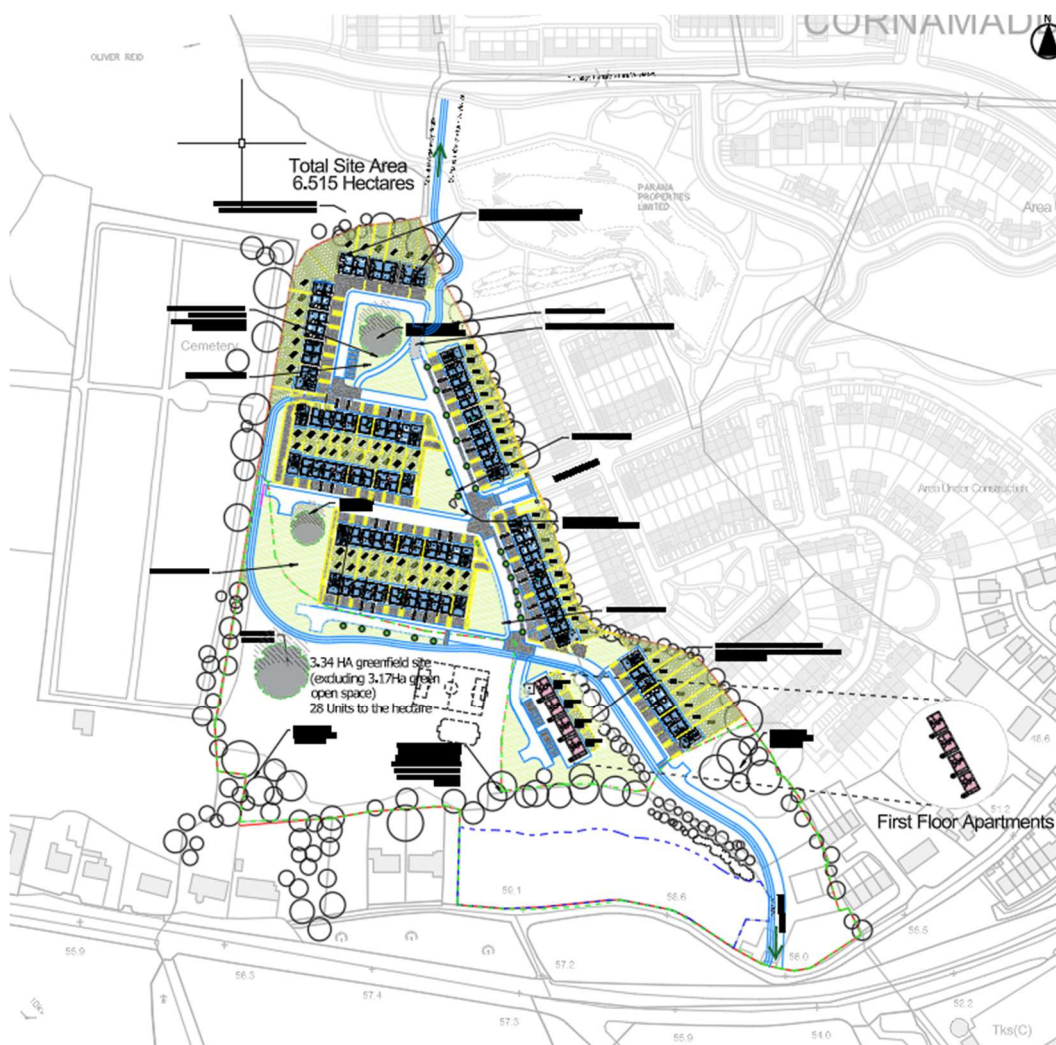


FIG 2 - PROPOSED SITE PLAN

Site Access and Egress

The proposed site access and egress for this development will be via a proposed distributor road which has been granted under WMCC reg ref. 14/7103 & WMCC reg. ref. 22/253. A further extension is currently under consideration for permission under WMCC reg. ref. 22/577. Refer to the Transport statement that accompanies this application.

Environment and Ecology

A draft NIS, AASR and winter bird survey report was prepared on 22nd October 2024. This was followed with an EIA screening, EclA, Arboricultural and Archaeology reports in July 2025.

A planning determination for the proposed development of 94units was issued by Westmeath planning department on 18th November 2025.

3. Description of site plot

The Site is located approximately 2km to the North of Athlone Town on the National Road (N55) to Ballymahon, which is ideally located for residential development, outside the town center but close to facilities and services.

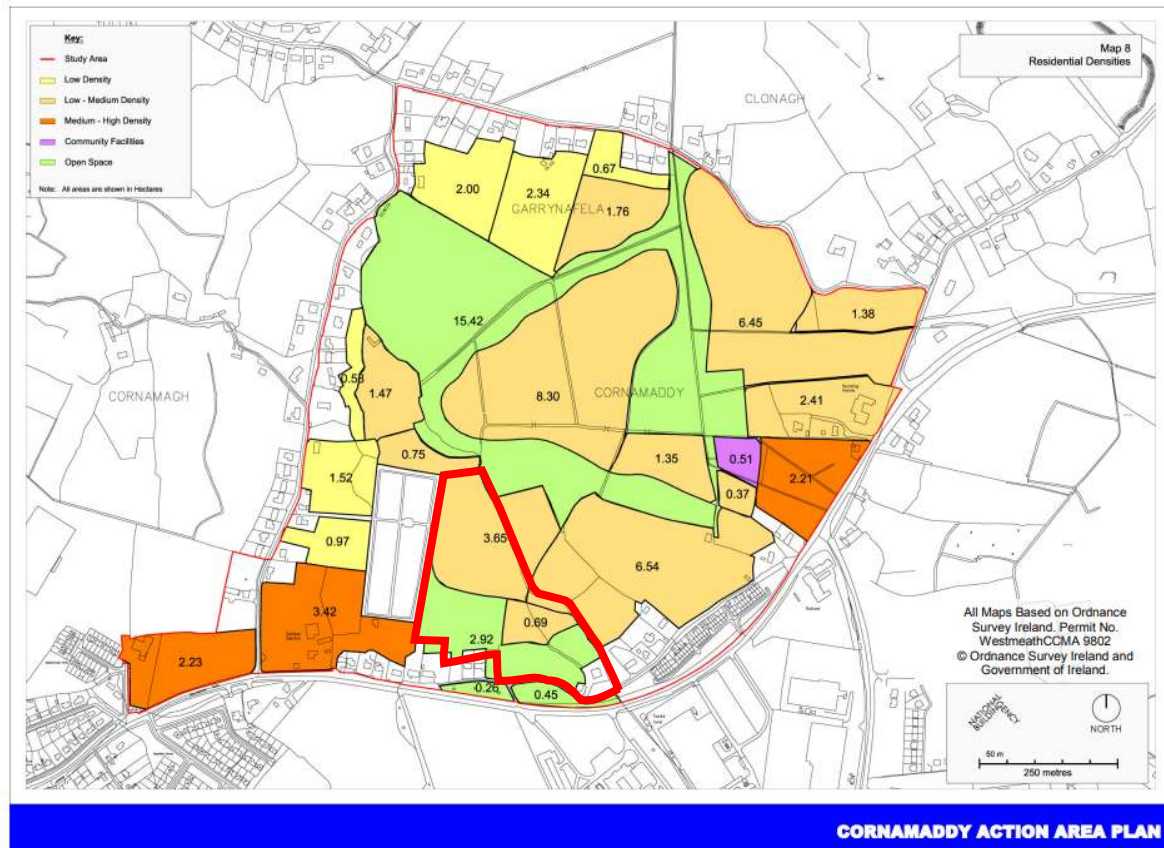


FIG 3 - LAND USE AREA PLAN

Proximity to Athlone Town provides access to schools, supermarkets, a library and restaurants, whilst the local retail area at Cloghanboy which includes a Supervalu supermarket, Costa coffee, Restaurant and Garden Center and other services are within 15mins walking distance.

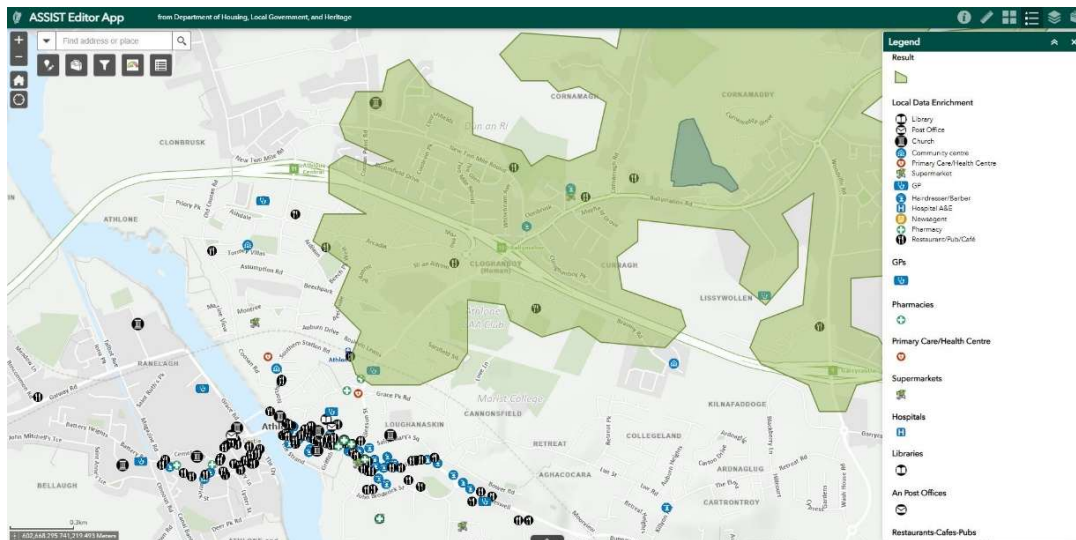


FIG 4 - ASSIST EDITOR TOOL - 1000M WALKING DISTANCE

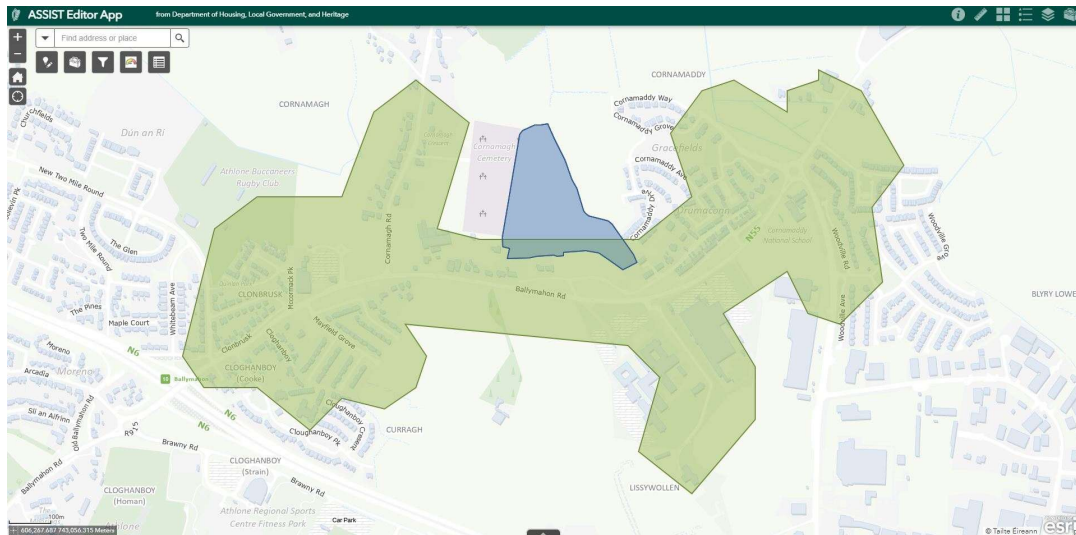


FIG 5 - ASSIST EDITOR TOOL - 2000M WALKING DISTANCE

The site is bounded to the west by Cornamagh Cemetery, to the south by the N55 Athlone to Ballymahon Road, and to the east by the proposed 'Esker' development by Glenveagh. The new link road connecting the Cornamaddy Roundabout to Coosan, has been commenced but may take a number of years to be completed.

The main site entrance will be through the Glenveagh Development as shown on the image below.



FIG 6 - ACCESS AND EGRESS

There is an existing older housing estate (Drumaconn) located at the southeast corner of the site which will not be impacted by the access or services to the proposed site.

The natural ground level of the site slopes upwards from North to South. At the South of the site the ground rises up 6m to the top of an Esker that runs parallel with the N55 and the fenced boundary.

The site has natural tree and hedge lined boundaries with a 2m high stone wall as a boundary with the Cornamagh Cemetery. The proposed emergency access and temporary construction

Access to the site is off the N55 Athlone to Ballymahon road, this access road is shared with approximately 14 private houses. This emergency entrance is through the now demolished farmyard at the southeast corner of the site.

The majority of the proposed development site is within the 500m radius pedestrian catchment for the local Neighborhood Centre, as per the Cornamaddy Action Area Plan– 2005.

The closest bus stop to the site (Stop ID: 455971) for buses travelling into town is located approximately 500 meters to the south of the site along the N55 and is served by the A2 Bus Eireann route which offers connections to Bealnamulla in Roscommon.

The site also benefits from nearby transport links. The site is well served by a number of reasonably frequent bus services departing from Athlone bus station approximately 2km to the south west of the site offering the following services: • Route 72 to Limerick Train Station • Route 70 to Green Bridge • Route 440 to the Rail Walk • Route 461 to Roscommon • Route 466 to Longford • Route 73 to Waterford City • Route 70 to Mullingar • Route 65 to Kilnacloy.

4. Concept

The concept design is based on retention of ecological and natural heritage features of the site whilst providing sufficient housing density to meet the requirements of the Athlone town plan and local area action plan.

The key concepts which have informed the development of the site include the following:

- The development of a residential cell with active green spaces that will contribute to the success of the sustainable urban extension.
- The arrangement of the buildings to give structure and form to the principal avenues and vistas identified.
- The modulation of the building forms to take maximum advantage of the views and orientation;
- The use of a variation of brick and render along with a window style to create a sense of place by means of building types, scale, height, materials and character;
- The provision of appropriately scaled, well orientated and 'people-friendly' external spaces including landscaped streets, courtyards and pedestrian corridors along the existing tree and hedge;
- The creation of a clearly defined the hierarchy of public, semi-public and private spaces which provide legibility, permeability and connectivity and make it easy for residents and visitors to find their way around.
- The promotion of energy efficiency by use of good quality external materials and insulation, efficient heating systems, use of green roofs, and sustainable water use and drainage design.

5. Housing Quality Assessment & Apartment Standards

The apartments have been designed to fully comply with all the relevant statutory requirements and in particular:

- the Westmeath County Council County Development Plan
- the Sustainable Urban Housing: Design Standards for New Apartments Guidelines for Planning Authorities - Published by the Department of the Environment, Community and Local Government in December 2015.
- Sustainable residential Development and Compact Settlements Guidelines for Planning Authorities - Published by the Department of the Housing, Local Government & Heritage in January 2025

For details refer to the Floorspace Schedules submitted as part of this application.

Private Open Space

Private open space for the houses in this development has been provided in accordance with the Sustainable Urban Housing: Design Standards for Apartments, Guidelines for Planning Authorities 2023

The minimum private open space requirements for houses are as follows;

- One bed 20 sq.m
- Two bed 30 sq.m
- Three bed 40 sq.m
- Four bed 50 sq.m

Private open space for apartments in this development is in compliance with the Design Manual for Quality Housing the minimum private open space requirements for apartments are as follows:

- One bed 5 sq.m

Daylight / Sunlight and Shadow Analysis

The buildings have been designed in accordance with the relevant guidelines in relation to Daylight and Sunlight, see separate day light report.

Energy & Sustainability

The buildings have been designed to maximise energy efficiency and promote sustainability using modern methods of construction.

Car Parking

Car parking across the development has been provided in accordance with the

Athlone Town Plan 2014 to 2020. The minimum requirements are as follows;

One space per 1 bed unit

One space per 2 bed unit or more

6. Housing provision Schedules

Bedroom Breakdown - Houses					
Block Name	Block Count	1 Bedroom	2 Bedroom	3 Bedroom	4 Bedroom
House Block 1	4	0	4	0	0
House Block 2	1	0	2	0	0
House Block 3	5	0	10	0	0
House Block 4	8	0	32	0	0
House Block 5	2	0	0	4	0
House Block 6	2	0	0	4	0
House Block 7	1	0	0	2	0
House Block 8	8	0	0	0	8
House Block 9	5	0	0	0	5
House Block 10	1	0	0	0	2
House Block 11	1	0	1	0	1
House Block 12	2	0	4	2	2
House Block 13	1	0	2	2	1
		0	55	14	19

Bedroom Breakdown - Apartments					
Name	Block Count	1 Bedroom	2 Bedroom	3 Bedroom	4 Bedroom
Apartment Block 1	3	6	0	0	0
		6	0	0	0

FIG 7 - HOUSING TYPE / UNIT COUNT

Floor area schedules

Block 1 Area (Detatched House. 2 Bed x1)			
Name	Level	Area	Comments
HB1 - 00	00_GF Plan	43.1 m ²	2 Bedroom, 2 Storey
HB1 - 01	01_FF Plan	43.1 m ²	
		86.2 m ²	

Block 2 Area (Semi Detached Houses. 2 Bed x2)			
Name	Level	Area	Comments
HB2A - 00	00_GF Plan	42.7 m ²	2 Bedroom, 2 Storey
HB2A - 01	01_FF Plan	42.7 m ²	
HB2B - 00	00_GF Plan	42.7 m ²	2 Bedroom, 2 Storey
HB2B - 01	01_FF Plan	42.7 m ²	
		170.9 m ²	

Block 3 Area (Semi Detached Houses. 2 Bed x2)			
Name	Level	Area	Comments
HB3A - 00	00_GF Plan	42.7 m ²	2 Bedroom, 2 Storey
HB3A - 01	01_FF Plan	42.7 m ²	
HB3B - 00	00_GF Plan	42.7 m ²	2 Bedroom, 2 Storey
HB3B - 01	01_FF Plan	42.7 m ²	
		170.9 m ²	

Block 4 Area (Terrace Houses. 2 Bed x 4)			
Name	Level	Area	Comments
HB4A - 00	00_GF Plan	43.0 m ²	2 Bedroom, 2 Storey
HB4A - 01	01_FF Plan	43.0 m ²	
HB4B - 00	00_GF Plan	43.0 m ²	2 Bedroom, 2 Storey
HB4B - 01	01_FF Plan	43.0 m ²	
HB4C - 00	00_GF Plan	43.0 m ²	2 Bedroom, 2 Storey
HB4C - 01	01_FF Plan	43.0 m ²	
HB4D - 00	00_GF Plan	43.0 m ²	2 Bedroom, 2 Storey
HB4D - 01	01_FF Plan	43.0 m ²	
		343.7 m ²	

Block 5 Area (Semi Detached Houses. 3 Bed x2)			
Name	Level	Area	Comments
HB5A - 00	00_GF Plan	50.2 m ²	3 Bedroom, 2 Storey
HB5A - 01	01_FF Plan	50.2 m ²	
HB5B - 00	00_GF Plan	50.2 m ²	3 Bedroom, 2 Storey
HB5B - 01	01_FF Plan	50.2 m ²	
		200.9 m ²	

Block 6 Area (Semi Detached Houses. 3 Bed x2)			
Name	Level	Area	Comments
HB6A - 00	00_GF Plan	50.2 m ²	3 Bedroom, 2 Storey
HB6A - 01	01_FF Plan	50.2 m ²	
HB6B - 00	00_GF Plan	50.2 m ²	3 Bedroom, 2 Storey
HB6B - 01	01_FF Plan	50.2 m ²	
		200.9 m ²	

FIG 8 - SCHEDULE OF FLOOR PLAN AREAS

Floor area schedules – cont.d

Block 7 Area (Semi Detached Houses. 3 Bed x2)			
Name	Level	Area	Comments
HB7A - 00	00_GF Plan	50.2 m ²	3 Bedroom, 2 Storey
HB7A - 01	01_FF Plan	50.2 m ²	
HB7B - 00	00_GF Plan	50.2 m ²	3 Bedroom, 2 Storey
HB7B - 01	01_FF Plan	50.2 m ²	
		200.9 m ²	

Block 8 Area (Detached Houses. 4 Bed x1)			
Name	Level	Area	Comments
HB8 - 00	00_GF Plan	56.0 m ²	4 Bedroom, 3 Storey
HB8 - 01	01_FF Plan	56.0 m ²	
HB8 - 02	02_SF Plan	35.7 m ²	
		147.7 m ²	

Block 9 Area (Detached Houses. 4 Bed x1)			
Name	Level	Area	Comments
HB9 - 00	00_GF Plan	56.0 m ²	4 Bedroom, 3 Storey
HB9 - 01	01_FF Plan	56.0 m ²	
HB9 - 02	02_SF Plan	35.6 m ²	
		147.6 m ²	

Block 10 Area (Semi Detached Houses. 4 Bed x2)			
Name	Level	Area	Comments
HB10A - 00	00 GFL	60.2 m ²	4 Bedroom, Semi- Detached House
HB10A - 01	01 FFL	60.2 m ²	
HB10B - 00	00 GFL	60.2 m ²	4 Bedroom, Semi- Detached House
HB10B - 01	01 FFL	60.2 m ²	
		241.0 m ²	

Block 11 Area (Semi Detached Houses. 4 Bed x1 and 2 Bed x1)			
Name	Level	Area	Comments
HB11A - 00	00_GF Plan	56.0 m ²	4 Bedroom, 3 Storey
HB11A - 01	01_FF Plan	56.0 m ²	
HB11A - 02	02_SF Plan	35.5 m ²	
HB11B - 00	00_GF Plan	43.6 m ²	3 Bedroom, 2 Storey
HB11B - 01	01_FF Plan	43.6 m ²	
		234.7 m ²	

Block 12 Area (Terrace Houses. 4 Bed x1, 3 Bed x1, 2 Bed x2)			
Name	Level	Area	Comments
HB12A - 00	00_GF Plan	56.0 m ²	4 Bedroom, 3 Storey
HB12A - 01	01_FF Plan	56.0 m ²	
HB12A - 02	02_SF Plan	35.5 m ²	
HB12B - 00	00_GF Plan	49.8 m ²	3 Bedroom, 2 Storey
HB12B - 01	01_FF Plan	49.8 m ²	
HB12C - 00	00_GF Plan	43.9 m ²	2 Bedroom, 2 Storey
HB12C - 01	01_FF Plan	43.9 m ²	
HB12D - 00	00_GF Plan	43.9 m ²	2 Bedroom, 2 Storey
HB12D - 01	01_FF Plan	43.9 m ²	
		422.8 m ²	

FIG 9 - SCHEDULE OF FLOOR PLAN AREAS

Floor area schedules – cont.d

Block 13 Area (Terrace Houses. 4 Bed x1, 3 Bed x2, 2 Bed x)			
Name	Level	Area	Comments
HB13A - 00	00_GF Plan	56.0 m ²	4 Bedroom, 3 Storey
HB13A - 01	01_FF Plan	56.0 m ²	
HB13A - 02	02_SF Plan	35.5 m ²	
HB13B - 00	00_GF Plan	50.4 m ²	3 Bedroom, 2 Storey
HB13B - 01	01_FF Plan	50.4 m ²	
HB13C - 00	00_GF Plan	50.4 m ²	3 Bedroom, 2 Storey
HB13C - 01	01_FF Plan	50.4 m ²	
HB13D - 00	00_GF Plan	43.9 m ²	2 Bedroom, 2 Storey
HB13D - 01	01_FF Plan	43.9 m ²	
HB13E - 00	00_GF Plan	43.9 m ²	2 Bedroom, 2 Storey
HB13E - 01	01_FF Plan	43.9 m ²	
		524.6 m ²	

Block 14 Area (Apartment Block. 1 Bed x2)			
Name	Level	Area	Comments
AB1 - 00	00_GF Plan	51.5 m ²	1 Bedroom Apartment
AB1 - 01	01_FF Plan	51.5 m ²	1 Bedroom Apartment
		103.0 m ²	

FIG 10 - SCHEDULE OF FLOOR PLAN AREAS

7. Description of proposed development

The proposed development of 94units is comprised of a series of 8no. Apartment Blocks and 86 houses on a mostly level, sheltered site, enclosed by existing boundaries of trees hedges and a stone wall. The proposal retains a large percentage of the existing trees and hedgerows, specific attention will be given to retaining/ protecting and enhancing the existing approximately 2m high stone wall boundary shared with the Cornamagh, Cemetery.

Additionally, there are 3no. isolated very large fully mature trees randomly located within the site which have now been incorporated into the design, 2no. have become focal points within apartment courtyards and the third in the green open space retained to enhance views from the housing development.

The development will consist of a residential development and public open space of the following:

- 55no. 2 bed (4 person) terraced houses (c.86m² each) with associated private gardens.
- 14no. 3 bed terraced houses (c. 100m² each) with associated private gardens.
- 2 no. 4 bed 2 story semi-detached houses (c. 120m² each) with associated private gardens.
- 15 no. 4 bed 3 story semi-detached houses (c. 148m² each) with associated private gardens.
- 4no. 1 Bed Ground floor Apartments, 2 Person UD / Age Friendly (c. 51.5m²) with private amenity spaces on ground floor terraces
- 4no. 1 Bed first floor apartments, 2 Person (c. 51.5m²) with private amenity spaces on first floor balconies.

The detailed design and materials of the individual Houses and blocks are based on a selection of colour and finishes that convey a feeling of reflect warmth, comfort, lightheartedness, and

friendliness as they help create a space where families can rest and relax. The proportion of the facades and window openings have been crafted to provide a balanced proportion of façade vs. window and door openings, to present a high-quality frontage on both the Houses and Apartments.

The elevations of the houses are brick and render clad with an anthracite grey aluminum windows and doors externally and wood internally. The colour coordinated door canopy is Alu-clad with a timber soffit.

The proposed development will use of good quality external materials and insulation, efficient heating systems, Electric Vehicle on street charging and sustainable water use and drainage design.

The proposed development has been designed giving priority to active green spaces for walking, cycling, and exercising with attractive paths and cycle routes which facilitate safe access by users of all ages and degrees of personal mobility. This site also offers the opportunity to become less vehicle dependant with access to public transport, and with services and employment within a 500m walking distance from the proposed development.

The proposed development will include, public open spaces, landscaping, roads layouts, car parking, boundary treatment works, public lighting and all associated site works.

The landscaping proposals for Cornamaddy have been developed by Westmeath County Council. This includes the proposals for a 3G pitch and multi-purpose hard surface, as well as the landscaped areas between the buildings.

The landscape proposal contains the change in levels at the south end of the site where the apartments will address the hedge row line and step down in a terrace from the tree line along the south side of the site.

Each apartment or street front unit is designed to include the associated ancillary accommodation, such as bin storage and cycle storage to minimize shared use areas on the site. This will ensure that waste control is managed at within each household and avoid mismanagement of shared waste facilities.

- The arrangement of the buildings to give structure and form to the principal avenues and vistas.
- The modulation of the building forms to take maximum advantage of the views and orientation;
- The use of variety and distinctiveness in the architecture to create a sense of place by means of a range of building types, sizes, uses, shapes, heights, materials, and character designed by a mixture of different architects;
- The provision of appropriately scaled, well orientated and 'people-friendly' external spaces including landscaped streets, courtyards, plazas, and pedestrian corridors;
- The creation of a clearly defined the hierarchy of public, semi-public and private spaces which provide legibility, permeability and connectivity and make it easy for residents and visitors to find their way around.

8. Urban Design, Height Scale and Massing

Fundamentally, the urban design strategy consists of housing arrangements formed in clusters of houses which back onto a central area of private gardens or fronting around a mature tree (creating focal point) or terraces in line with existing hedgerows and a development that sits naturally into the site.

The arrangement of the buildings has been carefully laid out in respect to plot orientation, existing features as focal points and vistas whilst considering site access, permeability, and a sense of place.

The existing key features that been identified for retention, protection or enhancement on the site are 3no. existing large very mature trees, significant mature hedgerows which have established wild life corridors, the Cemetery stone wall which bounds the west of the site, with the associated Mature Stand of Trees within the and a large white boulder which is sitting above ground close to the vehicular site entrance.

The three large isolated very mature trees and other large trees dispersed within the site has been identified in the tree survey and arboriculture report for retention and the best course of action for the retention of these trees.

The cemetery stone wall is undergoing a point cloud survey to allow for a condition and structural report to determine the best course of action for the protection and making good any defects of this stone wall.

The height, scale and massing of each building has been carefully designed in respect to the Athlone Town Plan, the buildings are a maximum of three floors high. The heights of the proposed buildings are determined by location and adjacencies to existing site and boundary features, the buildings range from 2 & 3 story houses with pitched roofs, to 2 story pitched roof apartment blocks.

The arrangement of the houses in between the apartment blocks are arranged capture the views along the site and provide well orientated 'people friendly' external spaces, in the form of landscaped streets, green open spaces, green corridors and courtyards. The urban design also affords sufficient vehicular access and shared parking zones on grassed paving to reduce the "heat island effect" in built up areas during unusually hot weather.

The proportion and sizing of windows within the massing of the blocks which provide visual and physical permeability as well as promoting penetration of natural light into the courtyards. Variations in parapet heights and materials and the stepping of the building line for balconies and terraces further help to mitigate the massing and scale.

9. Public Realm/Landscape / Amenities

The public realm and landscaping design proposals are based on the objectives of the Planning Scheme and the active travel objectives. in terms of the creation of Civic Spaces and the more detailed aspirations for the nature and quality of these spaces.

There is a generous provision of public amenity spaces integrated into the scheme.

A variety of shared public spaces from large to medium, which are linked by the green corridors and pedestrian/ cycle routes.

The shared spaces are provided in addition to individual private amenity spaces for each individual dwelling. The site is permeable, active and intended to be always overlooked to be safe and secure for the residents and visitors.

Vistas are created to facilitate views of the hill / Esker on the south of the site and large very mature trees positioned within the site.

Public art will be provided within key public spaces with detail to be agreed in accordance with a condition of grant of permission.

The key elements of the public realm design for the site are as follows:

Site North / South connection—pedestrian / Cycle route

Due to the steep changes in level across the site from north to south, this route is designed along the sites contours to achieve the best level access with resting areas at appropriate points to facilitate bikes and wheelchairs. The site is also permeated by a number of east-west pedestrian and cycle routes which facilitate access to the local shops and restaurants.

Active green open spaces

An area of active open space/ playing Field is proposed in the zoned green open space. The green open space will therefore cater for both active and passive recreation, with astroturf 4G playing pitches developed, and walkways with benches provided, with the remainder of the green open space sown with wildflower seeds to create wildflower meadows reinforcing the existing wildlife corridors within the existing environmental features, such as valuable trees, established hedgerows and the existing Cemetery stone wall.

The hard surface play area will cater for tennis, basketball or skateboarding. A community center adjoining the playing fields close to the proposed eastern neighbourhood center will be provided and this location will facilitate multi-purpose use (i.e. Creche / community organizations, etc.).

Children's Playground facilities

Playgrounds for small children will be provided within each courtyard space for the supervision of young children. With a larger playground for National / Primary School age children on Located on the main artery of the development, the playground will be highly visible with overlooking from as many dwellings as possible. The playground will be barriered from the roadway and the road way pedestrianized for safety purposes.

Courtyard and street design

A prominent courtyard surrounded on three sides by 2 mostly story elevations centered on a large very mature tree and a circular hard landscaped area and a small children's play area. The Courtyard is open to the south taking full advantage of the climatic conditions.

The proposed site is quiet with no through traffic as it is a cul-de-sac only for providing access to the residential units. The street width has been designed to provide adequate separation between the blocks and has been landscaped to provide an appropriate residential / calming atmosphere. The street's overall width is also adequate to provide access for emergency and occasional service vehicles without unduly hampering the flow of pedestrians.

Tree planting, hedges and low railings are used extensively to create soft boundaries to provide transparency and permeability to both the public green spaces and to delineate private front gardens.

The design of the street sections has been well defined streets with clearly delineated traffic routes, parking zones, tree pits, footpaths and privacy buffer zones have been strategically coordinated to give effect to a high quality residential urban environment, to add legibility to wayfinding and navigation, to create linkages between destinations.

In addition, existing stone walls surrounding the site shall be retained and repaired (where necessary to the planning authority's requirements) in the interest of the amenities of the area. The provision of facilities, such as seating, bins, delineated play areas, lighting, and planting

15.13 Sporting Recreational

This 'Sporting Recreational' zoning provides for development that is incidental to or contributes to the enjoyment of recreation or leisure in addition to development that enhances the amenity value of such areas. This zoning provides for the use of land as sports grounds/playing pitches, golf courses, tennis courts, and other active indoor and outdoor recreational facilities as well as ancillary services that contribute to meeting the leisure, recreation and amenity needs of the immediate community and/or the wider area.

Land Zoning Policy Objective – Sport Recreational	
It is a policy of Westmeath County Council to:	
CPO 15.10	Provide for, protect and improve the provision, attractiveness, accessibility and amenity value of sporting and recreational facilities.

15.14 Open Space

This 'Open Space' zoning provides for the use of land for playgrounds, open spaces within housing estates, parks, amenity areas, riparian zones, environmental buffers and development incidental to the enjoyment of open space, such as the provision of shelters, changing rooms, caretaker accommodation and similar facilities. The protection of residential amenity in housing schemes is a key priority of the zoning, as is the protection of the natural environment. Consideration will be given to the provision of public utilities and associated enabling infrastructure on lands zoned for open space, provided that such development would not compromise the overall zoning objective.

Land Zoning Policy Objective – Open Space	
It is a policy of Westmeath County Council to:	
CPO 15.11	Provide for, protect and enhance the provision, attractiveness, accessibility and amenity of public open space.

FIG 11 - RELEVANT PLANNING POLICY FROM THE LOCAL AREA PLAN

must be addressed, and incidental areas should not be regarded as fulfilling the open space requirement for such a development. Hard landscaped surfaces should also be considered within residential developments, such as a tennis court or basketball court, as well as the laying out of small green pitches as part of the required open space provision. Small areas of open space will be accepted if they are intended and designed as pocket parks for small children to play in and/or if they contribute to the visual amenity of the area. Emphasis will be on ensuring that such spaces are generally overlooked so that some degree of supervision may take place. The overall open space network is designed to temper the impact of continuous urban development forms and to provide locally distinguishable residential areas, each with their own character.

10. Early Education and Childcare facilities

Westmeath County Council acknowledge the identified shortfall in early years and childcare facilities within the local area and the need for new facilities locally.

This proposed new development at Cornamaddy is seeking permission for an additional 94 units within the local area and the subject site has limited site space for a community center or creche.

The design team has been in communication with Westmeath Childcare and the Westmeath Planning department regarding the need for a new creche. Without negating the need for a creche, both preferred a larger creche off site catering for a number of developments rather than a small creche dedicated to one smaller development. This is on the basis that the proposed childcare facility already permitted is built out and has the capacity to meet the needs of the local area for its own development and the additional development proposed within the 98 units proposed at Cornamaddy.

It was identified that the neighbouring existing granted housing scheme already has planning permission for a childcare facility (Glenveagh Developer); this development scheme is due to commence in 2026.

It was also been identified that a further 125 creche spaces will be provided in a 2 creche facility at Plovers Wood, Lissywoollen Athlone, with the first crèche planned for delivery in the fourth quarter 2026 and the second before the end of 2028.

Additionally, the design team are in a process with Planning Authority to have land on the site to be rezoned to accommodate a new community center and creche should the other developments not proceed.

11. Access, Parking & Movement

The adopted design approach successfully achieves the appropriate balance between the functional requirements of different network users whilst enhancing a sense of place. This has been achieved through:

- Local distinctiveness;
- Visual quality through difference street types and house types; and
- Propensity to encourage social activity through green areas.

The strategy for the proposed development delivers a high degree of permeability and legibility for all network users particularly for sustainable forms of travel. The primary access for the subject site will be via the road network to the existing N55 roundabout which has been undertaken by the neighbouring housing development / land holding (refer to granted planning application ref. no. 14/7103 for details) which will connect to the existing roundabout at the N55 & the Drumaconn Road.

The proposed site design incorporates footpaths, cycle tracks and traffic calming measures that facilitate active lifestyles and the connection to the proposed childcare facility. Furthermore, the proposed network will provide future connections to adjacent lands, foot paths and cycle routes.

The main distributor road within the site will be designed as a tree-lined street to distinguish its role as main through-route, with key architectural buildings at each entrance point and significant junctions. Lesser access roads will be designed at an appropriate scale to the area they serve. The development of pedestrian/cyclist linkages will be arranged between open spaces/playing fields, and neighbourhood centers to provide as direct and convenient a route as possible for those not travelling by car. This approach will encourage people to leave their car at home in preference of walking and cycling to nearby facilities.

A design meeting was held with the Westmeath County Council—Active Travel Team to establish and reinforce the strategic proposals for the neighbourhood area of the proposed site.

The proposed site will utilise the Cornamaddy Roundabout to Town Centre (N55/R915) combined cycle and pedestrian route. The site will also integrate a combined cycle and pedestrian route from the future new link road at the north of the site linking to the to the N55 at the south of the site.

The route will facilitate Cornamaddy National School, local large residential and employment populations (including Department Education campus, planned new Business & Technology Park and large individual employers) and connect to the Old Rail Trail (NCN Dublin to Galway Greenway) at the 'Whitegates'. It will also serve the Regional Sports Centre & other large sporting facilities. Options to be considered for pedestrian and cyclist infrastructure provision along the scheme length of approximately 2.9km. The section of the route from 'Whitegates' to the Town Centre is on the Athlone Pathfinder Route.

A Statement of Consistency with the Design Manual for Urban Roads and Streets and the National Cycle Manual has been prepared by Westmeath County Council and has included this submission.

The submitted DMURS Statement of Consistency concludes that the development follows the four core principles of the DMURS document, listed below:

Design Principle 1 - *To support the creation of integrated street networks which promote higher levels of permeability and legibility for all users, and in particular more sustainable forms of transport.*

Design Principle 2 - *The promotion of multi-functional, place-based streets that balance the needs of all users within a self-regulating environment.*

Design Principle 3 - *The quality of the street is measured by the quality of the pedestrian environment.*

Design Principle 4 - *Greater communication and co-operation between design professionals through the promotion of a plan-led, multidisciplinary approach to design.*

We refer the Planning Authority to the DMURS Statement of Consistency submitted as part of this application pack for further details.

12. Operational Waste Management Plan

The proposed development has been designed to comply with all relevant National, Regional and Local waste policies.

All residential units provided will feature a 3-bin waste system to encourage segregation of waste as source, and an associated secure bin storage unit.

An external secure bin storage space suitable for 3no. 240litre bins will be provided for apartment units or housing units with no external access from the private amenity spaces to the roadside, for the sorting and collection of general, and recycling materials.

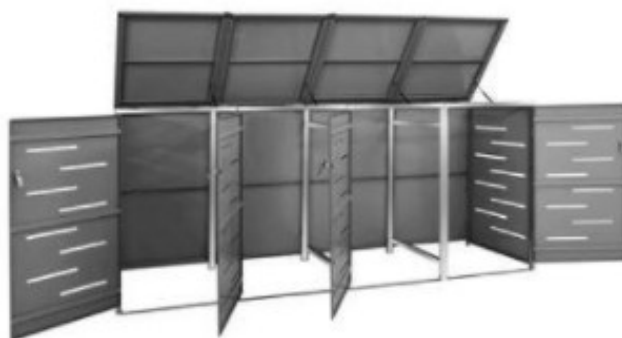


FIG 12 – TYPICAL EXAMPLE OF BINS AT FRONT OF HOUSES