



23rd February 2021

Planning Department,
Westmeath County Council,
Áras an Chontae,
Mount Street,
Mullingar,
N91 FH4N.

Re:

Application for Strategic Housing Development

Site Location: Lissywollen, Athlone, County Westmeath

Applicant: Alanna Roadbridge Developments Ltd.

An Bord Pleanála Ref: ABP-305726-19

Dear Sir / Madam,

1.0. Introduction

- 1.1. On behalf of our client, Alanna Roadbridge Developments Ltd. we wish to advise that an application for Strategic Housing Development located in the townlands of Lissywollen, Kilnafaddoge & Retreat, and partially traversing the townlands of Curragh, Cloghanboy (Strain) & Cloghanboy (Homan), Athlone, County Westmeath has been submitted to An Bord Pleanála. The proposed development is located within the lands designated for the Lissywollen South Framework Plan 2018-2024.
- 1.2. A Section 247 pre-planning consultation regarding the development was held between the applicant, their agents, and Westmeath County Council on 25th July 2019 at the offices of Westmeath County Council in Mullingar.
- 1.3. Subsequently, pre-application consultations were held with An Bord Pleanála under case reference ABP-305726-19. Pre-application consultations with An Bord Pleanála comprised of a meeting held at the offices of Westmeath County Council in Mullingar on 11th December 2019 and a second meeting held online via Microsoft Teams on 30th March 2020.
- 1.4. Having received An Bord Pleanála's Notice of Pre-Application Consultation Opinion dated 7th May 2020, the applicant has now submitted an application for Strategic Housing Development to An Bord Pleanála.



2.0. Proposed Development

2.1. The proposed development is described in full below, as per the public notices:

Alanna Roadbridge Developments Ltd. intend to apply to An Bord Pleanála for permission for a strategic housing development, on a site of c. 17.64 hectares, located in the townlands of Lissywollen, Kilnafaddoge & Retreat, and partially traversing the townlands of Curragh, Cloghanboy (Strain) & Cloghanboy (Homan), Athlone, County Westmeath. The development site is bisected by the existing Brawny residential estate and is generally bounded to the north by the N6, to the south by the Old Rail Trial Greenway, to the west by Scoil na gCeithre Máistrí, and to the east by undeveloped lands, further east of which are ESB Regional Headquarters. Access to the development will be from the Ballymahon roundabout (on the R915 - to the west) and the Garrycastle roundabout (on the R916 - to the east).

The development will consist of the following:

- (1) Construction of 576 no. residential dwellings comprised of 285 no. houses and 291 no. apartments and duplex units consisting of:
 - 285 no. 2 storey semi-detached & terraced houses (50 no. four beds, 200 no. three beds & 35 no. two beds);
 - 8 no. apartments & duplexes (4 no. one beds & 4 no. three beds) in Block A (3 storeys);
 - 8 no. apartments & duplexes (4 no. one beds & 4 no. three beds) in Block B (3 storeys);
 - 15 no. apartments (15 no. two beds) in Block C (3 storeys);
 - 16 no. apartments & duplexes (7 no. one beds, 5 no. two beds & 4 no. three beds) in Block D (3 storeys);
 - 9 no. apartments & duplexes (5 no. one beds, 1 no. two bed & 3 no. three beds) in Block E (3 storeys);
 - 8 no. apartments & duplexes (4 no. two beds & 4 no. three beds) in Block F (3 storeys);
 - 4 no. apartments (4 no. one beds) in Block G (2 storeys);
 - 12 no. apartments & duplexes (12 no. three beds) in Block H (3 storeys);
 - 21 no. apartments (21 no. two beds) in Block K (3 storeys);
 - 36 no. apartments (36 no. two beds) in Block L (part 4 storey / part 5 storey);
 - 20 no. apartments (6 no. one beds, 6 no. two beds & 8 no. three beds) in Block M (part 3 storey / part 4 storey);
 - 27 no. apartments (27 no. two beds) in Block N (3 storeys);
 - 43 no. apartments & duplexes (14 no. one beds, 24 no. two beds & 5 no. three beds) in Block O (2 to 4 storeys);
 - 12 no. apartments (6 no. one beds & 6 no. two beds) in Block P (3 storeys);
 - 8 no. apartments & duplexes (4 no. two beds & 4 no. three beds) in Block Q (3 storeys);
 - 18 no. apartments (6 no. one beds & 12 no. two beds) in Block R (3 storeys);
 - 12 no. apartments & duplexes (6 no. two beds & 6 no. three beds) in Block S (3 storeys);
 - 14 no. apartments (4 no. one beds & 10 no. two beds) in Block T (3 storeys).
- (2) Construction of 2 no. crèches comprised of: a 2 storey crèche of c. 321m² located on the ground & first floors of Block C & a 1 storey crèche of c. 448m² located on the ground floor of Block T.



- (3) Construction of 1 no. community hub of c. 101m² located on the ground floor of Block D.**
- (4) Construction of basement level car parking of c. 1,089m² comprising 34 no. car parking spaces & 36 no. bicycle parking spaces, forming part of Block L.**
- (5) Construction of an east-west access road through the development site, extending from the Ballymahon roundabout (on the R915 - to the west) to the Garrycastle roundabout (on the R916 - to the east) and all associated road development works.**
- (6) Provision of public open spaces, hard and soft landscaping, public lighting, car & bicycle parking, pedestrian and cyclist connections to Old Rail Trail Greenway, bin storage, 6 no. ESB sub-stations, drainage and attenuation, utility services etc. and all associated site development works.**

The application contains a statement setting out how the proposal is consistent with the objectives of the Westmeath County Development Plan 2014-2020, the Athlone Town Development Plan 2014-2020 and the Lissywollen South Framework Plan 2018-2024, and also 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.

An Environmental Impact Assessment Report (EIAR) has been prepared in respect of the development proposal and accompanies the application. The application, together with the Environmental Impact Assessment Report, may be inspected, or purchased at a fee not exceeding the reasonable cost of making a copy, during public opening hours at the offices of An Bord Pleanála and Westmeath County Council. The application may also be inspected online at the following website set up by the applicant: www.lissywollenshd.ie.

3.0. Enclosures

- 3.1.** In accordance with the requirements of the Planning and Development (Strategic Housing Development) Regulations 2017, please find enclosed 6 no. printed copies and 1 no. soft copy (USB stick) of the documentation, drawings, and details, submitted to An Bord Pleanála as part of the application.
- 3.2.** You should also be aware that a dedicated website for the application has been set up by the applicant which contains links to all the documentation, drawings, and details, submitted as part of the application. This website can be viewed online at www.lissywollenshd.ie.
- 3.3.** Please refer to the appendix on the pages over for a full list of enclosures. Trusting all of the above is in order.



Yours faithfully,

Alan Fenton
Planning Consultant
Delphi Design
Architecture +Planning



Appendix

The following is a full schedule of the documentation, drawings & details enclosed as part of the application i.e. 6 no. hard copies of each & 1 no. soft copy of each.

Prepared by Delph Design Planning

Drawing / Document No.	Title	Scale
Document	SHD Planning Application Form	A4 Document
Document	Newspaper Notice as published in The Irish Daily Star on Tuesday 23 rd February 2021	A3 Document
Document	Site Notice dated for Tuesday 23 rd February 2021	A3 Document
Report	Planning Report	A4 Report
Report	Statement of Consistency	A4 Report
Report	Material Contravention Statement	A4 Report
Report	Statement of Response to An Bord Pleanála's Notification of Pre-Application Consultation Opinion	A4 Report
Report	Childcare and School Demand Assessment	A4 Report
Report	Social Infrastructure Assessment	A4 Report
Document	Quality Housing Assessment	A3 Document
Report	Volume 1 - Environmental Impact Assessment Report Non-Technical Summary	A4 Report
Report	Volume 2 - Environmental Impact Assessment Report	A4 Report
Document	EIA Portal Confirmation Notice (ID 2021035)	A4 Document
Report	Preliminary Construction Management Plan	A4 Report
Report	Building Life Cycle Report	A4 Report
Document	Copy of Prescribed Bodies Notification Letter Sent to Irish Water	A4 Document
Document	Copy of Prescribed Bodies Notification Letter Sent to the Westmeath County Childcare Committee	A4 Document
Document	Copy of Prescribed Bodies Notification Letter Sent to the National Transport Authority	A4 Document
Document	Copy of Prescribed Bodies Notification Letter Sent to Transport Infrastructure Ireland	A4 Document
Document	Copy of Prescribed Bodies Notification Letter Sent to Córas Iompair Éireann	A4 Document
Document	Copy of Prescribed Bodies Notification Letter Sent to the Department of Housing, Local Government and Heritage	A4 Document
Document	Copy of Correspondence with Irish Water	A4 Document
Document	Copy of Correspondence with the Westmeath County Childcare Committee	A4 Document
Document	Copy of Correspondence with the National Transport Authority	A4 Document
Document	Copy of Correspondence with Transport Infrastructure Ireland	A4 Document



Document	Copy of Correspondence with C�oras Iompair �ireann	A4 Document
Document	Copy of Correspondence with the Department of Housing, Local Government and Heritage	A4 Document
Document	Universal Design Statement	A4 Document

Prepared by Alanna Roadbridge Developments Ltd.

Drawing / Document No.	Title	Scale
Document	Part V Proposals	A4 Document
Report	Construction & Demolition Waste Management Plan	A4 Report

Prepared by Westmeath County Council

Drawing / Document No.	Title	Scale
Document	Letter of Consent	A4 Document

Prepared by Delph Design Architects

Drawing / Document No.	Title	Scale
Document	Architectural Design Rationale	A3 Report
D1408-19-PL01	OS Map – Site location Map	1:2500 @ A1
D1408-19-PL02	OS Map – Site location Map - West	1:1000 @ A0
D1408-19-PL03	OS Map – Site location Map - West	1:1000 @ A0
D1408-19-PL04	Existing Site Survey - West	1:1000 @ A0
D1408-19-PL05	Existing Site Survey - East	1:1000 @ A0
D1408-19-PL06	Masterplan	1:2000 @ A0
D1408-19-PL07	Proposed Site Plan	1:1000 @ A1
D1408-19-PL08	Proposed Part Site Plan - West	1:500 @ A0
D1408-19-PL09	Proposed Part Site Plan - East	1:500 @ A0
D1408-19-PL10	Proposed Social Housing	1:1000 @ A1
D1408-19-PL11	Net Developable Area	1:1000 @ A1
D1408-19-PL12	Phasing Plan	1:2000 @ A0
D1408-19-PL13	Character Area Plan	1:1000 @ A1
D1408-19-PL14	Taking in Charge	1:2000 @ A0
D1408-19-PL15	Site Section A-A	As Shown @ A0
D1408-19-PL16	Site Section B-B & C-C	1:200; 1:500 @ A0
D1408-19-PL17	Site Section D-D & E-E	1:200 @ A0
D1408-19-PL18	Site Section F-F & G-G	1:200 @ A0
D1408-19-PL19	HOUSE TYPE A1,A2 -CA1- Plans, Section, Elevations	As Shown @ A1
D1408-19-PL20	HOUSE TYPE B1,B2,B3 -CA1- Plans, Section, Elevations	As Shown @ A1



D1408-19-PL21	HOUSE TYPE C1,C2,C3 -CA1- Plans, Section, Elevations	As Shown @ A1
D1408-19-PL22	HOUSE TYPE D1,D2 -CA1- Plans, Section, Elevations	As Shown @ A1
D1408-19-PL23	HOUSE TYPE A1 -CA2- Plans, Section, Elevations	As Shown @ A1
D1408-19-PL24	HOUSE TYPE B1,B2 -CA2- Plans, Section, Elevations	As Shown @ A1
D1408-19-PL25	HOUSE TYPE C1,C2,C3 -CA2- Plans, Section, Elevations	As Shown @ A1
D1408-19-PL26	HOUSE TYPE D1,D2 -CA2- Plans, Section, Elevations	As Shown @ A1
D1408-19-PL27	HOUSE TYPE A1 -CA4- Plans, Section, Elevations	As Shown @ A1
D1408-19-PL28	HOUSE TYPE B1,B2 -CA4- Plans, Section, Elevations	As Shown @ A1
D1408-19-PL29	HOUSE TYPE C1,C2,C3 -CA4- Plans, Section, Elevations	As Shown @ A1
D1408-19-PL30	HOUSE TYPE D1,D2 -CA4- Plans, Section, Elevations	As Shown @ A1
D1408-19-PL31	HOUSE TYPE A1,A1.1 -CA5- Plans, Section, Elevations	As Shown @ A1
D1408-19-PL32	HOUSE TYPE B1,B3,D2 -CA5- Plans, Section, Elevations	As Shown @ A1
D1408-19-PL33	HOUSE TYPE D1,D2 -CA5- Plans, Section, Elevations	As Shown @ A1
D1408-19-PL34	BLOCK A - Plans and Section	As Shown @ A1
D1408-19-PL35	BLOCK A - Elevations	As Shown @ A1
D1408-19-PL36	BLOCK B - Plans and Section	As Shown @ A1
D1408-19-PL37	BLOCK B - Elevations	As Shown @ A1
D1408-19-PL38	BLOCK C – Floor Plans	As Shown @ A1
D1408-19-PL39	BLOCK C – Section and Elevations	As Shown @ A1
D1408-19-PL40	BLOCK D – Floor Plans	As Shown @ A1
D1408-19-PL41	BLOCK D – Section and Elevations	As Shown @ A1
D1408-19-PL42	BLOCK E - Plans and Section	As Shown @ A1
D1408-19-PL43	BLOCK E - Elevations	As Shown @ A1
D1408-19-PL44	BLOCK F - Plans and Section	As Shown @ A1
D1408-19-PL45	BLOCK F - Elevations	As Shown @ A1
D1408-19-PL46	BLOCK G – Plans, Section and Elevations	As Shown @ A1
D1408-19-PL47	BLOCK H – Floor Plans	As Shown @ A1
D1408-19-PL48	BLOCK H - Section and Elevations	As Shown @ A1
D1408-19-PL49	BLOCK K – Floor Plans	As Shown @ A1
D1408-19-PL50	BLOCK K – Section and Elevations	As Shown @ A1
D1408-19-PL51	BLOCK L – Floor Plans	As Shown @ A1
D1408-19-PL52	BLOCK L – Elevations and Sections	As Shown @ A1
D1408-19-PL53	BLOCK M - Plans, Section and Elevations	As Shown @ A1
D1408-19-PL54	BLOCK N – Floor Plans	As Shown @ A1



D1408-19-PL55	BLOCK N – Section and Elevations	As Shown @ A1
D1408-19-PL56	BLOCK O - Ground and First Floor Plan	As Shown @ A1
D1408-19-PL57	BLOCK O - Second, Third Floor and Roof Plan	As Shown @ A1
D1408-19-PL58	BLOCK O - Sections and Elevations	As Shown @ A1
D1408-19-PL59	BLOCK P - Floor Plans, Elevations and Sections	As Shown @ A1
D1408-19-PL60	BLOCK Q - Floor Plans, Elevations and Sections	As Shown @ A1
D1408-19-PL61	BLOCK R - Floor Plans, Elevations and Sections	As Shown @ A1
D1408-19-PL62	BLOCK S - Floor Plans, Elevations and Sections	As Shown @ A1
D1408-19-PL63	BLOCK T - Floor Plans, Elevations and Sections	As Shown @ A1
D1408-19-PL64	Typical ESB Substation, Bicycle and Bin Stores	As Shown @ A4
D1408-19-PL65	Typical Foundation Details	1:20 @ A3

Prepared by DBFL Consulting Engineers

Drawing / Document No.	Title	Scale
Report	Site Specific Flood Risk Assessment	A4 Report
Report	Engineering Services Report	A4 Report
Report	Construction Environmental Management Plan (CEMP)	A4 Report
Report	Traffic & Transport Assessment	A4 Report
Report	DMURS Compliance Statement	A4 Report
Report	Mobility Management Plan	A4 Report
180176-DBFL-TR-SP-DR-C-1001	Cycle Parking Strategy – Sheet 1 of 2	1:500 @ A0
180176-DBFL-TR-SP-DR-C-1002	Cycle Parking Strategy – Sheet 2 of 2	1:500 @ A0
180176-DBFL-TR-SP-DR-C-1003	Car Parking Strategy Sheet 1	1:500 @ A0
180176-DBFL-TR-SP-DR-C-1004	Car Parking Strategy Sheet 2	1:500 @ A0
180176-DBFL-RD-SP-DR-C-1000	Road Layout – Sheet 1 of 2	1:500 @ A0
180176-DBFL-RD-SP-DR-C-1001	Road Layout – Sheet 2 of 2	1:500 @ A0
180176-DBFL-SW-SP-DR-C-1011	Surface Water Layout – Sheet 1 of 2	1:500 @ A0
180176-DBFL-SW-SP-DR-C-1012	Surface Water Layout – Sheet 2 of 2	1:500 @ A0
180176-DBFL-SW-SP-DR-C-1013	Schematic Suds Layout Plan	1:500 @ A0
180176-DBFL-FW-SP-DR-C-1021	Foul Water Layout – Sheet 1 of 2	1:500 @ A0
180176-DBFL-FW-SP-DR-C-1022	Foul Water Layout – Sheet 2 of 2	1:500 @ A0
180176-DBFL-WM-SP-DR-C-1031	Watermain Layout – Sheet 1 of 2	1:500 @ A0
180176-DBFL-WM-SP-DR-C-1032	Watermain Layout – Sheet 2 of 2	1:500 @ A0
180176-DBFL-RD-SP-DR-C-3000	Road Longsections – Sheet 1 of 6	As Shown @ A1
180176-DBFL-RD-SP-DR-C-3001	Road Longsections – Sheet 2 of 6	As Shown @ A1
180176-DBFL-RD-SP-DR-C-3002	Road Longsections – Sheet 3 of 6	As Shown @ A1
180176-DBFL-RD-SP-DR-C-3003	Road Longsections – Sheet 4 of 6	As Shown @ A1



180176-DBFL-RD-SP-DR-C-3004	Road Longsections – Sheet 5 of 6	As Shown @ A1
180176-DBFL-RD-SP-DR-C-3005	Road Longsections – Sheet 6 of 6	As Shown @ A1
180176-DBFL-SW-SP-DR-C-3011	Surface Water Longsection – Sheet 1 of 4	As Shown @ A0
180176-DBFL-SW-SP-DR-C-3012	Surface Water Longsection – Sheet 2 of 4	As Shown @ A0
180176-DBFL-SW-SP-DR-C-3013	Surface Water Longsection – Sheet 3 of 4	As Shown @ A0
180176-DBFL-SW-SP-DR-C-3014	Surface Water Longsection – Sheet 4 of 4	As Shown @ A2
180176-DBFL-FW-SP-DR-C-3021	Foul Water Longsections – Sheet 1 of 2	As Shown @ A0
180176-DBFL-FW-SP-DR-C-3022	Foul Water Longsections – Sheet 2 of 2	As Shown @ A0
180176-DBFL-XX-XX-DR-C-5001	Standard Surface Water Manhole Details	As Shown @ A1
180176-DBFL-XX-XX-DR-C-5002	Standard Details – Sheet 1 of 4	As Shown @ A1
180176-DBFL-XX-XX-DR-C-5003	Standard Details – Sheet 2 of 4	As Shown @ A1
180176-DBFL-XX-XX-DR-C-5004	Standard Details – Sheet 3 of 4	As Shown @ A1
180176-DBFL-XX-XX-DR-C-5005	Standard Details – Sheet 4 of 4	As Shown @ A1
180176-DBFL-XX-XX-DR-C-5006	Typical Road Cross Sections	As Shown @ A1
180176-DBFL-XX-XX-DR-C-5007	Attenuation Structure Details	As Shown @ A0
180176-DBFL-XX-XX-DR-C-5008	Standard Suds Details	As Shown @ A1

Prepared by Ronan MacDiarmada & Associates Landscape Architects

Drawing / Document No.	Title	Scale
Document	Drawing Register	A4 Document
Document	Landscape Rationale	A3 Document
Document	LVIA Viewpoints	A3 Document
1.0.1.	Landscape Masterplan – East Approach	1:500 @ A0
1.0.2.	Landscape Masterplan – West Approach	1:500 @ A0
1.0.	Landscape Masterplan	1:1000 @ A0
1.1.1.	Combined Landscape & Lighting Plan	1:1000@A0
1.1.2.	Combined Landscape & Engineer Plan	1:1000@A0
1.2.	Soft Landscape Plan	Not to Scale @A0
1.3.	Hard Landscape Plan	Not to Scale @A0
1.4	Boundary Treatment Plan 1	Varies @ A1
1.5.	Boundary Treatment Plan 2	Varies @ A1
1.6.	Storage Unit Details	Varies @ A1
2.0.	Landscape Details – Public Plaza	Varies @ A1
2.1.	Landscape Details – Public Pocket Park 5	Varies @ A1
2.2.	Landscape Details – Parkland Spaces	Varies @ A1
2.3.	Landscape Details – Public Amenity Space	Varies @ A1
2.4.	Landscape Details – Homezone Streetscapes	Varies @ A1



2.5.	Landscape Details - Playground Spaces	Varies @ A1
2.6.	Landscape Details – Habitat Buffer	Varies @ A1
3.1.	Landscape – Boundary Sections 1	1:100 @ A1
3.2.	Landscape – Boundary Sections 2	1:100 @ A1
3.3.	Landscape – Boundary Sections 3	1:100 @ A1
3.4.	Landscape – Boundary Sections 4	1:100 @ A1
3.5.	Landscape – Plaza Sections	1:100 @ A1
3.6.	Landscape Avenue Sections	1:100 @ A1

Prepared by FGE Consulting

Drawing / Document No.	Title	Scale
Report	Screening Statement	A4 Report
Report	Addendum Site Visit and Report	A4 Report

Prepared by AECOM

Drawing / Document No.	Title	Scale
Report	Climate & Sustainability Assessment	A4 Report

Prepared by Redmond Analytical Management Services

Drawing / Document No.	Title	Scale
Report	Lighting Design Report and Specifications	A4 Report
20043 -1	Public Lighting Layout	Not to Scale @ A1
20043 -2	Public Lighting Layout	Not to Scale @ A1
20043 -3	Public Lighting Layout	Not to Scale @ A1
20043 -4	Public Lighting Layout	Not to Scale @ A1
20043 -5	Public Lighting Layout	Not to Scale @ A1
20043 -6	Public Lighting Layout	Not to Scale @ A1
20043 -7	Public Lighting Layout	Not to Scale @ A1
20043 -8	Public Lighting Layout	Not to Scale @ A1
20043 -9	Public Lighting Layout	Not to Scale @ A1
20043 -10	Public Lighting Layout	Not to Scale @ A1
20043 -11	Public Lighting Layout	Not to Scale @ A1
20043 -12	Public Lighting Layout	Not to Scale @ A1
20043 -13	Public Lighting Layout	Not to Scale @ A1
20043 -14	Public Lighting Layout	Not to Scale @ A1
20043 -15	Electrical Schematic	Not to Scale @ A1
20043 -16	Equipment Details	Not to Scale @ A1
20043 -17	Equipment Details	Not to Scale @ A1



Prepared by 3D Design Bureau

Drawing / Document No.	Title	Scale
Document	CGI's & Verified Views	A3 Document

Prepared by Chris Shackleton Consulting

Drawing / Document No.	Title	Scale
Document	Sunlight, Daylight & Shadow Assessment (Impact Neighbours and Development Performance)	A3 Document

Prepared by Arbor Care

Drawing / Document No.	Title	Scale
Report	Arboricultural Impact Assessment	A4 Report
LW-TS-001	Tree Protection Plan	1:1500 @ A1