



An
Bord
Pleanála

Strategic Housing Development

Application Form

Before you fill out this form

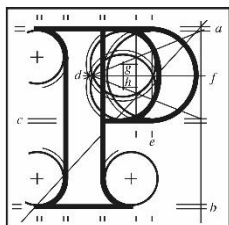
Please note that failure to complete this form or attach the necessary documentation, or the submission of incorrect information or omission of required information, will lead to An Bord Pleanála refusing to deal with your application. Therefore, ensure that each section of this request form is fully 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:	Alanna Roadbridge Developments Ltd.
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2. Where the Applicant is a Company (Registered under the Companies Acts):

Registered Address of Company:	4 The Mall, Lower Main Street, Lucan, County Dublin, K78 V9R6.
Company Registration No:	648505

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

Name:	Alan Fenton of Delphi Design
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:	David Smith
Firm/Company:	Delphi Design

5. Planning Authority

Name of the Planning Authority(s) in whose functional area the site is situated:	Westmeath County Council
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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:	The application site is located south of the N6, north of the Old Rail Trail Greenway, east of Scoil na gCeithre Máistrí primary school and west of the R916, in the townlands of Lissywollen, Kilnafaddoge & Retreat, and partially traversing the townlands of Curragh, Cloghanboy (Strain) & Cloghanboy (Homan), Athlone, County Westmeath. The application site is bisected by the existing Brawny residential estate.
Address Line 2:	N/A
Address Line 3:	N/A
Town/City:	Athlone
County:	Westmeath
Eircode:	N/A
Ordnance Survey Map Ref. No. (and the Grid Reference where available)	OS Sheet Numbers: 3036-17; 3036-22; 3036-23; 3036-C & 3036-D. Reproduced under License No. AR0011320
<p>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.</p> <p>Enclosed on softcopy usb submitted with the application.</p>	

Area of site to which the application relates in hectares:	17.64 ha
Site zoning in current Development Plan or Local Area Plan for the area:	Proposed Residential / Open Space
Existing use(s) of the site and proposed use(s) of the site:	Existing Use: Greenfield Lands Proposed Use: Residential

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
			X
Where legal interest is "Other", please expand further on the applicant's interest in the land or structure:			
<p>The application for Strategic Housing Development is put forward with the consent of the landowner (Westmeath County Council). A letter of consent from Westmeath County Council dated 1st February 2021 is attached to Appendix A of this application form – please refer to same.</p>			
State Name and Address of the Site Owner: 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.	<p>Westmeath County Council, Áras an Contae, Mount Street, Mullingar, County Westmeath, N91 FH4N.</p>		
Does the applicant own or control adjoining, abutting or adjacent lands?	Yes: [] No: [X]		

If the answer is “Yes” above, identify the lands and state the nature of the control involved:

N/A

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: [] No: [X]
<p>Note: 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
	N/A	
Is the site of the proposed development subject to a current appeal to An Bord Pleanála?		Yes: [] No: [X]
If the answer is “Yes” above, please specify the An Bord Pleanála reference no.:		
N/A		
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: [] No: [X]
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):		

N/A	
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:	
N/A	

9. Description of the Proposed Strategic Housing Development:

Please provide a brief description of the nature and extent of the proposed development, including-

- the proposed types and numbers of houses, student accommodation or both,
- in the case of student accommodation units, the combined number of bedspaces, and any other uses to which those units may be put,
- proposed services ancillary to residential development,
- other proposed uses in the development of the land, the zoning of which facilitates such use, and
- where an Environmental Impact Assessment Report or Natura Impact Statement has been prepared in respect of the application, an indication of that fact.

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, on a site area of 17.54Ha.

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.

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

10. Pre-Application Consultations

(A) Consultation with Planning Authority:	
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:	
Planning Authority reference number:	N/A (Record of the meeting is enclosed in Appendix A of the Planning Report submitted with the application).
Meeting date(s):	25th July 2019
(B) Consultation with An Bord Pleanála:	
State the date(s) and An Bord Pleanála reference number(s) of the pre-application consultation meeting(s) with An Bord Pleanála:	
An Bord Pleanála reference number:	ABP-305726-19
Meeting date(s):	First Meeting: 11th December 2019 Second Meeting: 30th March 2020
(C) Any Consultation with Prescribed Authorities or the Public:	
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:	
N/A	

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?	Enclosed: 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 Irish Daily Star on Tuesday 23/02/2021.
(b) Is a copy of the site notice relating to the proposed development enclosed with this application?	Enclosed: 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:	Tuesday 23/02/2021
Note: The location of the site notice(s) should be shown on the site location map enclosed with this application.	
(c) Is an Environmental Impact Assessment Report (EIAR) required for the proposed development?	Yes: [<input checked="" type="checkbox"/>] No: [<input type="checkbox"/>]
If the answer to above is "Yes", is an EIAR enclosed with this application?	Enclosed: Yes: [<input checked="" type="checkbox"/>] No: [<input type="checkbox"/>]
Please provide a copy of the Confirmation Notice obtained from the EIA Portal where an EIAR accompanies the application.	Enclosed: Yes: [<input checked="" type="checkbox"/>] No: [<input type="checkbox"/>]
(d) Is the proposed development, in whole or in part, within or close to a European site or Natural Heritage Area?	Yes: [<input type="checkbox"/>] No: [<input checked="" type="checkbox"/>]
(e) Is a Natura Impact Statement (NIS) required for the proposed development?	Yes: [<input type="checkbox"/>] No: [<input checked="" type="checkbox"/>]
If the answer to above is "Yes", is an NIS enclosed with this application?	N/A Yes: [<input type="checkbox"/>] No: [<input type="checkbox"/>]

<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: [<input type="checkbox"/>]</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"/>] No: [<input type="checkbox"/>] N/A: [<input type="checkbox"/>]</p> <p>Note: Due to the ongoing Covid-19 pandemic and associated restrictions related to same, all prescribed bodies were contacted and all prescribed bodies confirmed they wished to receive softcopy of the application only.</p>
<p>If the answer to the above is “Yes”, list the prescribed authorities concerned:</p>	<ul style="list-style-type: none"> ▪ Irish Water ▪ National Transport Authority ▪ Transport Infrastructure Ireland ▪ Coras Iompair Eireann ▪ Westmeath County Council Childare Committee ▪ Department of Housing, Local Government and Heritage (formerly under the remit of the Department of Culture, Heritage and the Gaeltacht)
<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>23/02/2021</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: [<input type="checkbox"/>] 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 the proposed strategic housing development is consistent with the relevant objectives of the relevant development plan:</p>	<p>Enclosed: Yes: [<input checked="" type="checkbox"/>] No: [<input type="checkbox"/>]</p>
<p>Note: 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>Enclosed: Yes: [<input checked="" type="checkbox"/>] No: [<input type="checkbox"/>]</p>
<p>Note: 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>Enclosed: Yes: [<input type="checkbox"/>] No: [<input type="checkbox"/>] N/A: [<input checked="" type="checkbox"/>]</p>
<p>Note: 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 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>Enclosed: Yes: [<input checked="" type="checkbox"/>] No: [<input type="checkbox"/>] N/A: [<input type="checkbox"/>]</p>
<p>Note: 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 statement setting out any changes made to the proposals in consequence.</p>	<p>Enclosed: Yes: [<input checked="" type="checkbox"/>] No: [<input type="checkbox"/>] N/A: [<input type="checkbox"/>]</p>

<p>(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>	<p>Enclosed: Yes: [<input checked="" type="checkbox"/>] No: [<input type="checkbox"/>] N/A: [<input type="checkbox"/>]</p>
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13. Material Contravention of Development Plan/Local Area Plan:

<p>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>	<p>Enclosed: Yes: [<input checked="" type="checkbox"/>] No: [<input type="checkbox"/>]</p>
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14. Proposed Residential Development:

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

Houses		
Unit Type	No. of Units	Gross floor space in m²
1-bed	0	0
2-bed	35	3,297
3-bed	200	22,432.4
4-bed	50	6,132.9
4+ bed	0	0
Total	285	31,862.3

Apartments & Duplexes		
Unit Type	No. of Units	Gross floor space in m²
Studio	0	0
1-bed	60	3,194.5
2-bed	177	14,357.4
3-bed	54	6,226
4-bed	0	0
4+ bed	0	0
Total	291	23,777.9

Student Accommodation			
Unit Types	No. of Units	No. of Bedspaces	Gross floor space in m²
Studio	0	0	0
1-bed	0	0	0
2-bed	0	0	0
3-bed	0	0	0
4-bed	0	0	0
4+ bed	0	0	0
Total	0	0	0

(b) State total number of residential units in proposed development:	576
(c) State cumulative gross floor space of residential accommodation, in m ² :	55,640.2

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:	
Class of Development:	Gross Floor Space in m²
Creche (62 no. of childcare spaces)	321
Creche (83 no. of childcare spaces)	448
Community Hub	101
Note: 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.	
(b) State cumulative gross floor space of non-residential development in m ² :	870
(c) State cumulative gross floor space of residential accommodation and other uses in m ² :	56,510.2
(d) Express 15(b) as a percentage of 15(c):	1.56%

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.

Please tick appropriate box:	Yes	No
(a) Are details of housing density, plot ratio, site coverage, building heights, proposed layout and aspect enclosed with the application?	X	
	Please refer to the Planning Report and Architectural Drawings submitted with the	

	application for details.	
(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?	X Please refer to the Planning Report, Architectural; Landscaping; & Engineering Drawings submitted with the application for details	
(c) Are details of any proposals to address or, where relevant, integrate the proposed development with surrounding land uses enclosed with the application?	X Please refer to the Planning Report, submitted with the application for details	
(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?	X Please refer to the Planning Report, Engineering details and Proposed Phasing Drawing submitted with the application for details.	
(e) Does the proposed development include an activity requiring an integrated pollution control licence or a waste licence? If "Yes", enclose a brief explanation with this application.		X
(f) Does the proposed development involve the demolition of any structure (including a habitable house), in whole or in part?		X

<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>X</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>X</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>X</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>X</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>X</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>X</p>
<p>(m) Do the Major Accident Regulations apply to the proposed development?</p>		<p>X</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>X</p> <p>All documents submitted are listed in the Cover Letter submitted with the application.</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 ² :	0
State gross floor space of any proposed demolition, in m ² :	0
State gross floor space of any building(s) / structure(s) to be retained in m ² :	0
State total gross floor space of proposed works in m ² :	0

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

(a) State existing use of land or structure:	N/A
(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):	N/A
(d) State nature and extent of any such proposed use(s):	N/A
<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>Enclosed: Yes: [<input type="checkbox"/>] No: [<input type="checkbox"/>] N/A: [<input checked="" 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?	X	
<p>(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—</p> <p>(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</p>	X	
<p>(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</p>	X	
<p>(iii) a layout plan showing the location of proposed Part V units in the development?</p>	X	
(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.	N/A	

20. Water Services:

(A) Proposed Source of Water Supply:

Please indicate as appropriate:

(a) Existing Connection: [] New Connection: [**X**]

(b) Public Mains: [**X**]

Group Water Scheme: [] Name of Scheme: _____

Private Well: []

Other (please specify): _____

(B) Proposed Wastewater Management / Treatment:

Please indicate as appropriate:

(a) Existing Connection: [] New Connection: [**X**]

(b) Public Sewer: [**X**]

Conventional septic tank system: []

Other on-site treatment system (please specify): _____

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:

(C) Proposed Surface Water Disposal:

Please indicate as appropriate:

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

Soakpit: []

Watercourse: []

Other (please specify): _____

(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: [**X**] No: []

(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: [**X**] No: []

(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: [**X**] No: []

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

Enclosed:

Yes: [**X**] No: []

(e) Where the proposed development will impact on assets of Irish Water, details of proposals for protection or diversion of such assets.

Enclosed:

Yes: [**X**] No: []

21. Traffic and Transportation

(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)?	Enclosed: Yes: [<input checked="" type="checkbox"/>] No: [<input type="checkbox"/>]
(b) Is a Travel Plan included with the application, having regard to the relevant Development Plan / Local Area Plan requirements?	Enclosed: Yes: [<input checked="" type="checkbox"/>] No: [<input type="checkbox"/>]
(c) Is a Road Safety Audit included with the application, having regard to the relevant Development Plan / Local Area Plan requirements?	Enclosed: Yes: [<input type="checkbox"/>] No: [<input checked="" type="checkbox"/>]

22. Taking in Charge

Is it intended that any part of the proposed development will be taken in charge by the planning authority?	Yes: [<input checked="" type="checkbox"/>] No: [<input type="checkbox"/>]
If the answer is "Yes", please attach site plan clearly showing area(s) intended for taking in charge.	

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.

Please refer to cover letter which accompanies the application.

24. Application Fee:


(a) State fee payable for application:	€ 80,000 (maximum fee payable)
(b) Set out basis for calculation of fee:	€130 x 576 no. dwellings = €74,880 €7.20 x 870m² (Non-Residential Development) = €6,264 €10,000 – Submission of EIAR Total: €91,144
(c) Is the fee enclosed with the application?	Enclosed: Yes: [<input checked="" type="checkbox"/>] No: [<input type="checkbox"/>]

25. Universal Design:

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 www.universaldesign.ie	Enclosed: Yes: [<input checked="" type="checkbox"/>] No: [<input type="checkbox"/>]
--	---

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)	 Alan Fenton of Delphi Design
Date:	23/02/2021

26. Contact Details- Not to be Published

Applicant(s):

First Name:	Alanna Roadbridge Developments Ltd.
Surname:	N/A
Address Line 1:	4 The Mall
Address Line 2:	Lower Main Street,
Address Line 3:	Lucan, K78 V9R6.
Town / City:	Dublin
County:	Dublin
Country:	Ireland
Eircode:	K78 V9R6
E-mail address (if any):	thomas.freeman@alannahomes.ie
Primary Telephone Number:	01-505 5400
Other / Mobile Number (if any):	086 374 6903

Where the Applicant(s) is a Company:

Name(s) of Company Director(s):	Thomas Freeman, Trevor Byrne
Company Registration Number (CRO):	648505
Contact Name:	Thomas Freeman
Primary Telephone Number:	01-505 5400
Other / Mobile Number (if any):	086 374 6903
E-mail address:	thomas.freeman@alannahomes.ie

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

First Name:	Alan
Surname:	Fenton
Address Line 1:	13, The Seapoint Building
Address Line 2:	44/45 Clontarf Road, Clontarf, Dublin 3
Address Line 3:	D03 A0H3
Town / City:	Dublin 3
County:	Dublin
Country:	Ireland
Eircode:	D03 A0H3
E-mail address (if any):	alan@armstrongfenton.com
Primary Telephone Number:	01-4793140
Other / Mobile Number (if any):	087 75 70 183

Person responsible for preparation of maps, plans and drawings:

First Name:	David
Surname:	Smith
Address Line 1:	13, The Seapoint Building
Address Line 2:	44/45 Clontarf Road, Clontarf, Dublin 3
Address Line 3:	D03 A0H3
Town / City:	Dublin 3
County:	Dublin
Country:	Ireland
Eircode:	D03 A0H3
E-mail address (if any):	david@delphibuild.com
Primary Telephone Number:	01-5379127
Other / Mobile Number (if any):	087 924 3555

Contact for arranging entry on site, if required:

Name:	Alan Fenton
Mobile Number:	087 75 70 183
E-mail address:	alan@armstrongfenton.com

Appendix A – Letter of Consent from Westmeath County Council

Mr Thomas Freeman
Development Director
Alanna Roadbridge Joint Venture Partnership
4 The Mall
Main Street
Lucan
Co. Dublin

1 February 2021

Re: Letter of consent for Alanna Roadbridge Joint Venture Partnership to undertake works on Westmeath County Council owned lands at Lisseywollen, Athlone.

Dear Mr. Freeman,

Westmeath County Council consent to Alanna Roadbridge Joint Venture Partnership including lands at Lisseywollen, Athlone, Co. Westmeath in their planning application. These lands, being that part of lands:


- registered to Westmeath County Council under folio reference's, WH6918F, WH12150, WH1231, WH7923, WH848, WH10289F, WH23881F, WH19651, WH556, WH547, WH555, WH20040, and WH10636.
- in sale to Westmeath County Council under folio reference's, WH10173, WH19579F
- in sale to Westmeath County Council, 1.045 acres of unregistered land at Kilnafadoge Townland, Athlone,

are displayed on the attached drawing number, **106-02-001LF** and depicted within the red line 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.

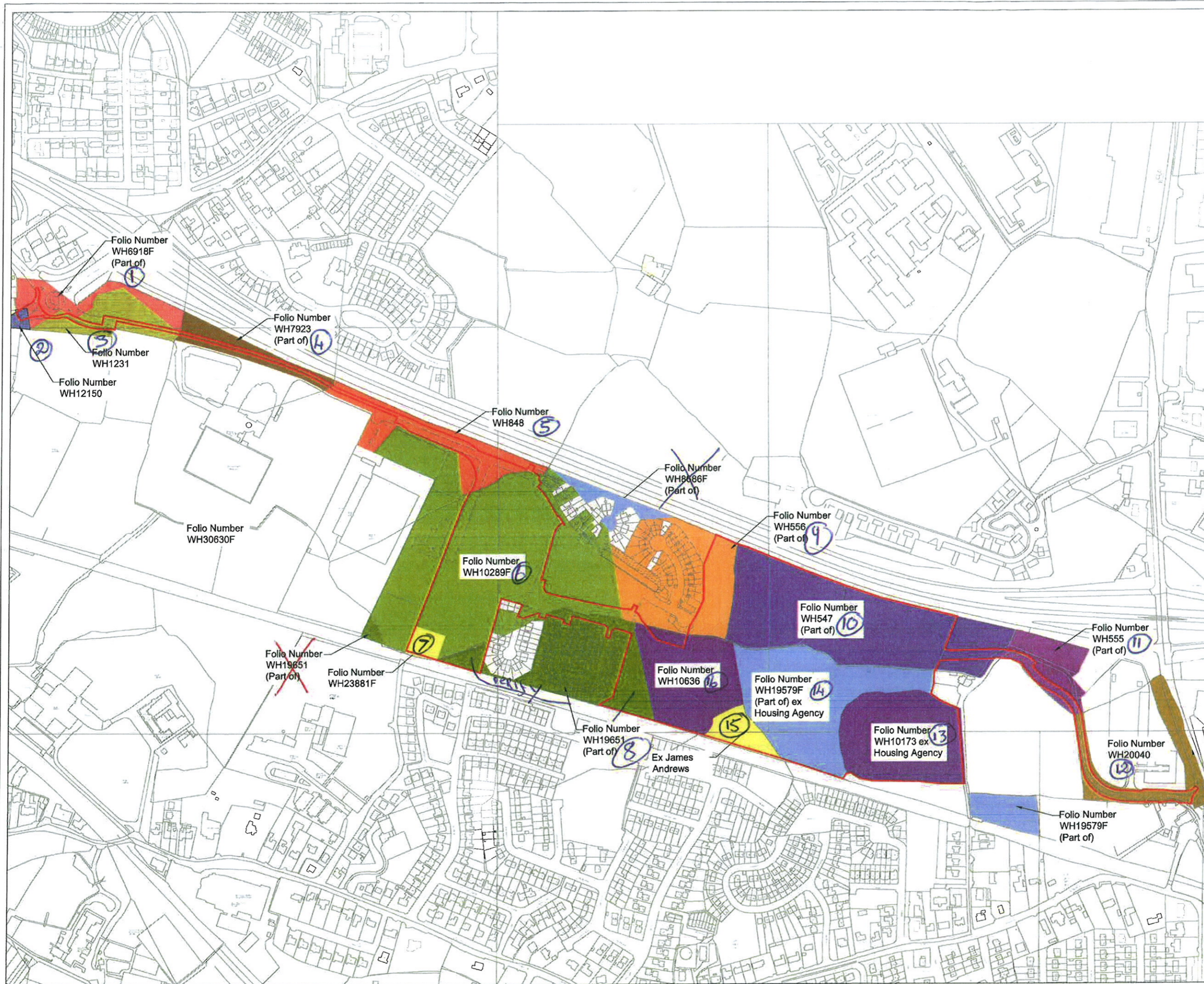
This letter of consent, which will expire two calendar years from the date on this letter, confers no other rights whatsoever to any party.

Yours sincerely,



Pat Gallagher
Chief Executive

Designated Public Official under the Regulation of Lobbying Act



REV.	DESCRIPTION	DATE	BY


Funded by the Irish Government under Rebuilding Ireland, Action Plan for Housing and Homelessness


WESTMEATH HOUSING DESIGN TEAM
 WESTMEATH COUNTY COUNCIL,
 CIVIC CENTRE, CHURCH ST.,
 ATHLONE, N37 P2T5
 Phone: 0906442100
 Web: www.westmeathcoco.ie

PROJECT: Lissywollen LIHAF

TITLE: Land Folio within Red Line Boundary

Scale: 1:2500	Datum: MALIN	Date: 16/12/2020
Drawing No. 106_02_001LF	Stage: PLANNING	Revision
Surveyed	Drwn	Checked
N/A	MK	* P1
Approved		PH

FILE NAME AND DIRECTORY:
 Lissywollen_Land Ownership_2018.dwg
 PROJECT CAPITAL HOUSING DESIGN TEAM - Capital Schemes/106-Brady Athlone/Drawings

Appendix B – Correspondance with Irish Water

Daniel Hodnett
 DBFL Consulting Engineers
 Ormond House
 Ormond Quay Upper
 Dublin 7
 D07W7704

Uisce Éireann
 Bosca OP 448
 Oifig Sheachadta na
 Cathrach Theas
 Cathair Chorcaí

Irish Water
 PO Box 448,
 South City
 Delivery Office,
 Cork City.

www.water.ie

10 November 2020

Re: CDS20004573 pre-connection enquiry - Subject to contract | Contract denied

Connection for Multi/Mixed Use Development of 605 unit(s) at Residential Development At Lissywollen, Athlone, Co. Westmeath

Dear Sir/Madam,

Irish Water has reviewed your pre-connection enquiry in relation to a Water & Wastewater connection at Residential Development At Lissywollen, Athlone, Co. Westmeath (the **Premises**). Based upon the details you have provided with your pre-connection enquiry and on our desk top analysis of the capacity currently available in the Irish Water network(s) as assessed by Irish Water, we wish to advise you that your proposed connection to the Irish Water network(s) can be facilitated at this moment in time.

SERVICE	<p style="text-align: center;">OUTCOME OF PRE-CONNECTION ENQUIRY</p> <p style="text-align: center;"><u>THIS IS NOT A CONNECTION OFFER. YOU MUST APPLY FOR A CONNECTION(S) TO THE IRISH WATER NETWORK(S) IF YOU WISH TO PROCEED.</u></p>
Water Connection	Feasible without infrastructure upgrade by Irish Water
Wastewater Connection	Feasible without infrastructure upgrade by Irish Water
SITE SPECIFIC COMMENTS	
Water Connection	<p>While there are on-going supply demand issues in Athlone at present, the Water Treatment Plant upgrade works currently underway will resolve these issues and provide adequate headroom capacity for this development.</p> <p>The Primary Connection Point for this development should be the proposed 200mm diameter connection from the R916, on the eastern side of the development site, as shown on your Dwg. No. 180176-DBFL-CS-SP-SK-C-9100 included with your PCE. This connection should also include the bulk meter, which will be linked up with telemetry online.</p> <p>The Secondary Connection Point for this development should be the proposed 200mm diameter connection on Brawney Road on the western side of the proposed development site, as shown on your Dwg. No. 180176-DBFL-CS-SP-SK-C-9100. The control valve on this secondary connection main to be closed during normal</p>

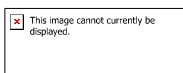
	<p>operation.</p> <p>The development should include for onsite storage for the average day peak week demand rate of the commercial section for 24-hour period. This separate storage is required to supply this demand and will have a re-fill time of 12 hours.</p>
Wastewater Connection	<p>There is sufficient capacity at the Athlone Wastewater Treatment Plant and local wastewater network to facilitate this development. It is noted a sewer diversion is proposed under this development; accordingly please contact our diversion team on diversions@water.ie to agree the diversion requirements.</p>
<p>The design and construction of the Water & Wastewater pipes and related infrastructure to be installed in this development shall comply with the Irish Water Connections and Developer Services Standard Details and Codes of Practice that are available on the Irish Water website. Irish Water reserves the right to supplement these requirements with Codes of Practice and these will be issued with the connection agreement.</p>	

General Notes:

- 1) The initial assessment referred to above is carried out taking into account water demand and wastewater discharge volumes and infrastructure details on the date of the assessment. **The availability of capacity may change at any date after this assessment.**
- 2) This feedback does not constitute a contract in whole or in part to provide a connection to any Irish Water infrastructure. All feasibility assessments are subject to the constraints of the Irish Water Capital Investment Plan.
- 3) The feedback provided is subject to a Connection Agreement being signed at a later date.
- 4) A Connection Agreement will be required to commencing the connection works associated with the enquiry this can be applied for at <https://www.water.ie/connections/get-connected/>
- 5) A Connection Agreement cannot be issued until all statutory approvals are successfully in place.
- 6) Irish Water Connection Policy/ Charges can be found at <https://www.water.ie/connections/information/connection-charges/>
- 7) Please note the Confirmation of Feasibility does not extend to your fire flow requirements.
- 8) Irish Water is not responsible for the management or disposal of storm water or ground waters. You are advised to contact the relevant Local Authority to discuss the management or disposal of proposed storm water or ground water discharges
- 9) To access Irish Water Maps email datarequests@water.ie
- 10) All works to the Irish Water infrastructure, including works in the Public Space, shall have to be carried out by Irish Water.

If you have any further questions, please contact Peter O'Halloran from the design team on 094 90 43319 or email PeOHalloran@water.ie For further information, visit **www.water.ie/connections**.

Yours sincerely,



Yvonne Harris

Head of Customer Operations



Daniel Hodnett
DBFL Consulting Engineers, Ormond House
Ormond Quay Upper, Dublin 7
Dublin D07W7704

25 November 2020

Uisce Éireann
Bosca OP 448
Oifig Sheachadta na
Cathrach Theas
Cathair Chorcaí

Irish Water
PO Box 448,
South City
Delivery Office,
Cork City.

www.water.ie

Re: Design Submission for Residential Development At Lissywollen, Athlone, Co. Westmeath (the “Development”) (the “Design Submission”) / Connection Reference No: CDS20004573

Dear Daniel Hodnett,

Many thanks for your recent Design Submission.

We have reviewed your proposal for the connection(s) at the Development. Based on the information provided, which included the documents outlined in Appendix A to this letter, Irish Water has no objection to your proposals.

This letter does not constitute an offer, in whole or in part, to provide a connection to any Irish Water infrastructure. Before you can connect to our network you must sign a connection agreement with Irish Water. This can be applied for by completing the connection application form at www.water.ie/connections. Irish Water’s current charges for water and wastewater connections are set out in the Water Charges Plan as approved by the Commission for Regulation of Utilities (CRU) (https://www.cru.ie/document_group/irish-waters-water-charges-plan-2018/).

You the Customer (including any designers/contractors or other related parties appointed by you) is entirely responsible for the design and construction of all water and/or wastewater infrastructure within the Development which is necessary to facilitate connection(s) from the boundary of the Development to Irish Water’s network(s) (the “**Self-Lay Works**”), as reflected in your Design Submission. Acceptance of the Design Submission by Irish Water does not, in any way, render Irish Water liable for any elements of the design and/or construction of the Self-Lay Works.

If you have any further questions, please contact your Irish Water representative:

Name: Alvaro Garcia

Email: agarcia@water.ie

Yours sincerely,

Yvonne Harris
Head of Customer Operations

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) 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) 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.