

**Planning and Development (Housing) and Residential Tenancies Act 2016**  
**Planning and Development (Strategic Housing Development) Regulations 2017**

**Notice of Strategic Housing Development**

**Application to An Bord Pleanála**

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. 321m<sup>2</sup> located on the ground & first floors of Block C & a 1 storey crèche of c. 448m<sup>2</sup> located on the ground floor of Block T.
- (3) Construction of 1 no. community hub of c. 101m<sup>2</sup> located on the ground floor of Block D.
- (4) Construction of basement level car parking of c. 1,089m<sup>2</sup> 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](http://www.lissywollenshd.ie).

Any person may, within the period of 5 weeks beginning on the date of receipt by An Bord Pleanála of the application and on payment of the prescribed fee of €20 (except for certain prescribed bodies), make a submission or observations in writing to An Bord Pleanála, 64 Marlborough Street, Dublin 1, relating to the implications of the proposed development, if carried out, for proper planning and sustainable development in the area or areas concerned, and the likely effects on the environment or the likely effects on a European site, as the case may be, of the proposed development, if carried out. Submissions or observations duly made will be considered by An Bord Pleanála in making a decision on the application.

Such submissions or observations must also include the following information:

- (a) the name of the person, authority or body making the submission or observations, the name of the person, if any, acting on behalf of that person, authority or body, and the address to which any correspondence relating to the application should be sent,
- (b) the subject matter of the submission or observations, and
- (c) the reasons, considerations and arguments on which the submission or observations is or are based.

An Bord Pleanála may grant permission for the strategic housing development as proposed, or may grant permission subject to such modifications as it specifies in its decision, or may grant permission in part only, with or without any other modifications it may specify in its decision, or may refuse to grant permission for the proposed development. An Bord Pleanála may attach to a grant of permission such conditions as it considers appropriate.

Any enquiries relating to the application process should be directed to the Strategic Housing Development Section of An Bord Pleanála (Tel. 01-8588100).

A person may question the validity of a decision of An Bord Pleanála by way of an application for judicial review, under Order 84 of the Rules of the Superior Courts (S.I. No. 15 of 1986), in accordance with sections 50 and 50A of the Planning and Development Act 2000 (No. 30 of 2000), as amended. Practical information on the review mechanism can be found in the Judicial Review Notice on the An Bord Pleanála's website: [www.pleanala.ie](http://www.pleanala.ie) or on the Citizens Information Service website: [www.citizensinformation.ie](http://www.citizensinformation.ie).

Signed:  Alan Fenton of Delphi Design, Architects & Planning Consultants (Agent)

Agents Address: 13 The Seapoint Building, 44-45 Clontarf Road, Dublin 3.

Date of erection of Site Notice: 23<sup>rd</sup> February 2021.