

Strategic Housing Development Section,
An Bord Pleanála,
64 Marlborough Street,
Dublin 1.

21st of October 2021

Dear Sir / Madam,

RE: PLANNING APPLICATION FOR STRATEGIC HOUSING DEVELOPMENT – 349 DWELLINGS, CRÈCHE AND NEIGHBOURHOOD CENTRE BUILDINGS AT CLONMINCH & GAYFIELD, CLONMINCH ROAD (R443) , TULLAMORE, COUNTY OFFALY.

Please find enclosed an application under section 4 of the Planning and Development (Housing) and Residential Tenancies Act 2016 for a Strategic Housing Development consisting of 349No. dwellings on a c.14.3 hectare site at Clonminch & Gayfield, Tullamore, Co. Offaly. This planning application is accompanied by a Natura Impact Statement and Environmental Impact Assessment Report. The subject site is located within the administrative area of Offaly County Council.

The planning application is made by Stephen Ward Town Planning and Development Consultants Limited on behalf of Steinfort Investments Fund, the applicant. Pursuant to section 8 (1) of the Act of 2016, the intention to make this application has been advertised in the Midland Tribune, an approved newspaper for planning applications in the area of Tullamore, County Offaly, published on the 21st of October 2021. The newspaper notice and a copy of the site notices erected on site on the 21st of October 2021 is enclosed. The application fee of €80,000 (maximum fee) is enclosed.

A schedule of all documents/reports accompanying the application is provided overleaf. A separate schedule of drawings is also included where relevant by individual consultants.

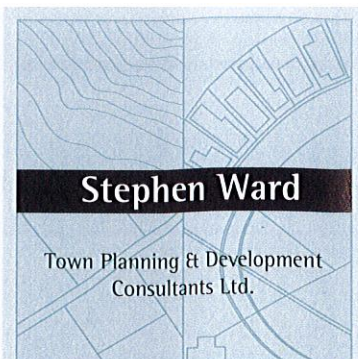
All further correspondence should be addressed to Stephen Ward Town Planning and Development Consultants Limited Jocelyn House, Jocelyn Street, Dundalk, Co.Louth.

Yours faithfully,



Stephen Ward

(cc.6 hard copies and 1 disc copy to Offaly County Council)



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