

The Secretary  
Strategic Housing Unit  
An Bord Pleanála  
64 Marlborough Street  
Dublin 1  
D01 V902

24<sup>th</sup> August 2022

**Re: ABP Ref. ABP-312194-21**  
**Application for permission for a Strategic Housing Development for a proposed Residential Development comprising of 289 no. residential units at Ballymacaula, Drumbiggle, Keelty, Circular Road, Ennis, Co. Clare.**

Dear Sir/Madam,

We act on behalf of the applicant, Glenveagh Homes Ltd., and wish to submit the enclosed Strategic Housing Development (SHD) Planning Application for a proposed residential development comprising of the construction of 289 no. residential units comprising of a mixture of 12 no. 1 bed apartments, 78 no. 2 bed townhouse/duplex units, 165 no. 3 bed dwelling house and 34 no. dwelling houses which will have an option of a 3 or 4 bedroom house type, a 400.7m<sup>2</sup> creche/childcare facility, the provision of landscaping, open space and amenity areas, including play/exercise equipment, a linear amenity walkway, informal play areas and local play areas, the provision 2 no. pedestrian connections to the existing public footpath along the N85, 2 no. pedestrian connections into Ballymacaula View Estate, improvements/upgrades to the pedestrian footpaths along Circular Road including an uncontrolled pedestrian crossing and pedestrian footpath provision along part of the Drumbiggle and Cahercalla Roads and all associated infrastructure and services including 1 no. vehicular access point onto Circular Road, car parking and bin storage, lighting, 2 no. ESB substations, drainage and 1 pumping station, boundary treatments .

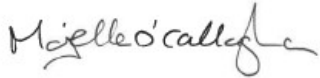
Please find enclosed 2 no. hard copies and 3 no. electronic copies of the following documentation and information, as requested under articles 297 and 298 of the Planning and Development Regulations 2001 to 2017, as amended, and in accordance with the additional information sought in the Boards Notice of Pre-Application Consultation Opinion:

- **Cover letter and Schedule of Documents** by McCutcheon Halley Planning;
- **Response to An Bord Pleanála Opinion** by McCutcheon Halley Planning;
- **Completed SHD Application Form;**
- **Press Notice** – Template;
- **Press Notice** – The Irish Examiner;

- **Site Notice;**
- **Letter of Consent** from Clare County Council;
- **Letter of Consent** from Woodhaven Development
- Copy of **Notification Letters sent to Prescribed Bodies** and **Clare County Council;**
- **Statement of Consistency** by McCutcheon Halley Planning;
- **Planning and Design Statement** by Deady Gahan Architects and McCutcheon Halley Planning Consultants ;
- **Material Contravention Statement** by McCutcheon Halley Planning;
- **EIAR** by McCutcheon Halley Planning and EIA Design Team;
- **EIA Notification from Portal**
- **School Demand Report prepared** by McCutcheon Halley Planning Consultants;
- **Childcare Demand Report** prepared by McCutcheon Halley Planning Consultants;
- **Site Location Maps** prepared by Deady Gahan Architects;
- **Architectural Drawings** prepared by Deady Gahan Architects;
  - Site Layout Plans at 1:500;
  - Site Sections at 1:500;
  - Floor Plans, Elevations, and Sections at 1:200;
- **Taken in Charge Plan** by Deady Gahan Architects;
- **Landscape Drawings and Landscape Design Report** by Doyle O'Troithigh Landscape Architects;
- **Tree Survey and Arboriculture Impact Assessment Report** by Arbor Care Ltd.;
- **Engineering Drawings** by Tobin Consulting Engineers;
- **Engineering Planning Report (Civil Works Report)** (including Confirmation of Feasibility from Irish Water and **Letter from Irish Water** confirming development is in line with Standard Details and Codes of Compliance) by Tobin Consulting Engineers;
- **Quality Audit** by Tobin Consulting Engineers Ltd;
- **DMURS Compliance Report (Statement of Consistency)** by Tobin Consulting Engineers Ltd;
- **Preliminary Construction Traffic Management Plan** by Tobin Consulting Engineers Ltd.;
- **Construction Waste Management Plan** by Tobin Consulting Engineers Ltd;
- **Preliminary Construction and Environmental Management Plan** by Tobin Consulting Engineers Ltd;
- **Traffic and Transport Assessment (Including Mobility Management Plan)** by Tobin Consulting Engineers Ltd;
- **Public Lighting Drawings and Report** by Molloy Consulting Engineers Ltd;
- **Building Lifecycle Report** by Deady Gahan Architects;
- **Housing Quality Assessment and Schedule of Accommodation** by Deady Gahan Architects;
- **Schedule of Accommodation and Areas** by Deady Gahan Architects;
- **Universal Design Statement** by Deady Gahan Architects;
- **AA Screening and Natura Impact Statement** by Enviroguide Consulting;
- **Daylight, Sunlight & Overshadowing Assessment** by BPC Engineers;
- **Flood Risk Assessment** by Tobin Consulting Engineers Ltd
- **Road Safety Audit** by Tobin Consulting Engineers Ltd;
- **Drainage Impact Assessment** by Tobin Consulting Engineers Ltd;
- **Part V Proposal** by Glenveagh Homes Ltd;
- **Photomontages and CGI's** by GNet3D; and
- Application fee for €60,455.04 made payable to An Bord Pleanála.

We trust this SHD application is to the satisfaction of An Bord Pleanála. Please contact the undersigned if you require any further details.

Yours sincerely,



Majella O' Callaghan  
**McCutcheon Halley**