



An Bord Pleanála
64 Marlborough St
Dublin 1
D01 V902

Our Ref: 180816
Your Ref: ABP-305981-19

7th July 2020

Re: Strategic Housing Development Application Submitted to An Bord Pleanála in respect of a Residential Development on Lands at Cornamagh, Clonbrusk and Coosan, Athlone, Co. Westmeath

Dear Sirs,

We are instructed by our client, Castlestar (Athlone) Limited to submit an application to An Bord Pleanála under the *Planning and Development Act 2000* (as amended by the *Residential Tenancies Act 2016*). This application is made pursuant to a Notice of Pre- Application Consultation Opinion issued by the Board on 27th January 2020 (Case reference ABP-305981-19).

This application is accompanied by 2 no. hard copies of the application documentation and drawings together with 3 no. copies of the documentation in a machine-readable form on digital devices as required under article 297(5) of the *Planning and Development (Strategic Housing Development) Regulations 2017*.

Project Website

A dedicated project website has been set up by the applicant containing links to the above mentioned documentation and drawings. The website can be viewed at www.dunanriathloneSHD.com

This application is accompanied by the following documentation and drawings for your attention:

Document Schedule

A. Planning Application Documents and Report (MKO)

1. Cover Letter to An Bord Pleanála and Westmeath County Council (with schedules) and Planning Fee (of €79,304) attached to An Bord Pleanála Cover Letter
2. Prescribed Bodies Letters
3. Application Form and EIA Portal Registration
4. Statutory Notices (Newspaper Notice & Site Notice)
5. Westmeath County Council Letter of Consent
6. Statement of Response Report
7. Planning Report & Statement of Consistency, including:
 - Appendix 1: Meeting Minutes
 - Appendix 2: Housing Quality Assessment



- Appendix 3: Part V Proposals and letter of confirmation from Westmeath County Council
- Appendix 4: Statement of Consistency (Matrix of Planning Policies and Guidance)
- Appendix 5: Material Contravention Report
- Appendix 6: Draft Management Company Regime Report

8. Statement of Material Contravention

B. Environmental Impact Assessment Report (MKO)

- Volume 1 Environmental Impact Assessment Report and associated Non-Technical Summary, including the following Chapters:
 - Cover Table of Contents & Non-Technical Summary
 - Chapter 1: Introduction
 - Chapter 2: Background to the Proposed Development
 - Chapter 3 Description of the Proposed Development
 - Chapter 4: Population and Human Health
 - Chapter 5: Biodiversity, Flora & Fauna
 - Chapter 6: Land, Soil and Geology
 - Chapter 7: Hydrology and Hydrogeology
 - Chapter 8: Air and Climate
 - Chapter 9: Noise and Vibration
 - Chapter 10: Landscape and Visual
 - Chapter 11: Archaeological, Architectural and Cultural Heritage
 - Chapter 12: Material Assets (Traffic and Transport, Water and Other Services)
 - Chapter 13: Interactions of the Foregoing
 - Chapter 14: Schedule of Mitigation
 - References
- Volume 2 Technical Appendices including the following technical appendices:
 - Cover & Table of Contents
 - 2-1 Scoping Responses
 - 3-1 Detailed drawings
 - 3-2 Construction and Environmental Management Plan
 - 3-3 Engineering Services Report
 - 3-4 Landscape Masterplan
 - 5-1 Quadrat Data Report
 - 5-2 Badger Sett Location (Confidential)
 - 7-1 Site Specific Flood Risk Assessment
 - 9-1 Noise Survey Details
 - 9-2 Noise Model Output
 - 10-1 Natura Heritage Designations Map
 - 12-1 Traffic Impact Assessment
 - 12-2 Services

C. Technical Reports

1. Design Reports

- Architectural Design Statement (McCrossan O'Rourke Manning Architects)
 - Includes Schedule of Accommodation
 - Includes Photomontages compiled by Proviz 3D)
- Landscape Design Statement (Cunnane Stratton Reynolds)
- Outdoor Lighting Report (Sabre Electrical Services Ltd.)



- > Tree Survey
- > Daylight and Sunlight Analysis (3D Design Bureau)
- > Photomontage Series Booklet (Proviz 3D)
- > Building Life Cycle Report (Mc Crossan O'Rourke Manning Architects)

2. Engineering Reports (O'Connor Sutton Cronin Consulting Engineers)

- > Engineering Services Report
 - Includes 'Irish Water Correspondence' (Appendix E)
- > Traffic Impact Assessment
- > Site Specific Floor Risk Assessment
- > Wetland Health & Safety Risk Assessment
- > Mobility Management Plan
- > Construction Waste Management Plan
- > Stage 1 & 2 Road Safety Audit (Bruton Engineers)

3. Appropriate Assessment Screening Report and Natura Impact Statement (MKO)

CD Copies

- > Copy of all documentation on CD (3 no. copy)
- > Red Line Boundary enclosed as CAD file on enclosed CD (1 no. copy)

Drawings Schedule

The following hard copies of drawings are enclosed:

Table 1: Drawing Schedule

DWG. No.	Revision	Drawing Title	Size
Architectural Drawings- McCrossan O'Rourke Manning Architects			
18029-PL01	A	Site Location Plan	1:2500 @ A2
18029-PL02	A	Site Layout	1:1000 @ A0
18029-PL03	A	House Type A-A	1:100 @ A1
18029-PL04	A	House Type A-A1	1:100 @ A1
18029-PL05	A	House Type B1-B1	1:100 @ A1
18029-PL06	A	House Type B1-B2	1:100 @ A1
18029-PL07	B	House Type B1-B-B1	1:100 @ A1
18029-PL08	B	House Type B1-B-B-B1	1:100 @ A1
18029-PL09	B	House Type B2-B-B-B1	1:100 @ A1
18029-PL10	B	House Type B1-B-B-B-B1	1:100 @ A1
18029-PL11	A	House Type C-C-C	1:100 @ A1
18029-PL12	A	House Type C-C1	1:100 @ A1
18029-PL13	A	House Type D	1:100 @ A1



DWG. No.	Revision	Drawing Title	Size
18029-PL14	A	House Type C-D1	1:100 @ A1
18029-PL15	A	House Type E1-E-E-E1	1:100 @A1
18029-PL16	A	House Type A2-A3	1:100 @ A1
18029-PL17	A	Block A – Floor Plans & Elevations	1:200 @ A1
18029-PL18	A	Block B – Floor Plans & Elevations	1:200 @ A1
18029-PL19	A	Block C – Floor Plans & Elevations	1:200 @ A1
18029-PL20	A	Block D – Floor Plans & Elevations	1:200 @ A1
18029-PL21	A	Block E – Floor Plans & Elevations	1:200 @ A1
18029-PL22	A	Block F – Floor Plans & Elevations	1:200 @ A1
18029-PL23	B	Block G – Floor Plans & Elevations	1:200 @ A1
18029-PL24	A	Block H – Floor Plans & Elevations	1:200 @ A1
18029-PL25	A	Block J – Floor Plans & Elevations	1:200 @ A1
18029-PL26	A	Block K & K1 – Floor Plans	1:200 @ A1
18029-PL27	A	Block K & K1 - Elevations	1:200 @ A1
18029-PL28	A	Block L & L1 – Floor Plans	1:200 @ A1
18029-PL29	A	Block L & L1 - Elevations	1:200 @ A1
18029-PL30	A	Creche – Floor Plans	1:100 @ A1
18029-PL31	A	Creche - Elevations	1:100 @ A1
18029-PL32	A	Phasing	1:1000 @ A1
18029-PL33	A	Character Areas	1:1000/1:200 @A1
18029-PL34	A	Part V – Site Plan	1:1000 @ A1
18029-PL35	A	Part V – units selected – Phase 1-Units- pg1	1:100/1:200 @ A1
18029-PL36	A	Part V – units selected – Phase 1-Units- pg2	1:100/1:200 @ A1
18029-PL37	A	Part V – units selected – Phase 1-Units- pg3	1:100/1:200 @ A1
18029-PL38	A	Part V – units selected – Phase 2-Units- pg1	1:100/1:200 @ A1



DWG. No.	Revision	Drawing Title	Size
18029-PL39	A	Part V – units selected – Phase 2-Units- pg2	1:100/1:200 @ A1
18029-PL40	A	Part V – units selected – Phase 2-Units- pg3	1:100/1:200 @ A1
18029-PL41	A	Boundary Treatment	1:50 @ A1
18029-PL42	A	Taken in Charge Map	1:1250 @ A1
18029-PL43	A	Contextual Elevations	1:200 @ A0
18029-PL44	A	Contextual Elevations	1:200 @ A0
18029-PL45	A	Contextual Elevations	1:200 @ A0
18029-PL46	A	Typical Bin Store Details to Front of Terraced Houses	1:50/1:100 @A1
18029-PL47	A	Bin & Bike Stores	1:100 @ A1
18029-PL48	A	Adaptable House Type	1:100 @ A1
		180903FB – 190307VJ – Survey Sheet 1	1:500 @ A0
		180903FB – 190307VJ – Survey Sheet 2	1:500 @ A0
		Additional Documents	
	01	18029 Coosan Design Statement	
	02	18029 Housing Quality Assessment	
	03	18029 Building Life Cycle Report	
Landscaping Drawing - Cunnane Stratton Reynolds			
19143-1-100	A	Landscape Masterplan	As shown @A0
19143-1-101		Local Park + Play Area, Trim Trail	1:200 @ A1
19143-1-200	A	Landscape Cross Sections	1:250 @ A1
19143-T-101		Tree Classification	1:1,000 @ A1
19143-T-102		Tree Constraints	1:1,000 @ A1
19143-T-103		Tree Protection and Removal	1:1,000 @ A1
		Additional Documents	



DWG. No.	Revision	Drawing Title	Size
19143-1-D01		Appendix 1 Tree Survey	
19143-1-D02		Landscape Design Statement	
Engineering Drawings- O'Connor Sutton Cronin			
B907-OCSC-XX-XX-DR-C – 0100-A1- C02		Site Location	A1
B907-OCSC-XX-XX-DR-C – 0110- A1- C02		General Arrangement	A1
B907-OCSC-XX-XX-DR-C – 0120- A1- C02		Proposed Road Levels	A1
B907-OCSC-XX-XX-DR-C – 0121-A1-C02		Proposed Road Profiles. Sheet 1 of 4	A1
B907-OCSC-XX-XX-DR-C – 0122- A1- C02		Proposed Road Profiles. Sheet 2 of 4	A1
B907-OCSC-XX-XX-DR-C – 0123- A1- C02		Proposed Road Profiles. Sheet 3 of 4	A1
B907-OCSC-XX-XX-DR-C – 0124- A1- C02		Proposed Road Profiles. Sheet 4 of 4.	A1
B907-OCSC-XX-XX-DR-C – 0130- A1- C02		Swept Path Analysis. Refuse Truck	A1
B907-OCSC-XX-XX-DR-C - 0131 A1- C02		Swept Path Analysis. Fire Tender	A1
B907-OCSC-XX-XX-DR-C – 0140 A1- C02		Proposed Traffic Light Junction	A1
B907-OCSC-XX-XX-DR-C - 0141 A1- C02		Proposed Road Markings & signs. Sheet 1 of 4	A1
B907-OCSC-XX-XX-DR-C – 0142 A1- C02		Proposed Road Markings & signs. Sheet 2 of 4	A1
B907-OCSC-XX-XX-DR-C – 0143-A1- C02		Proposed Road Markings & signs. Sheet 3 of 4	A1
B907-OCSC-XX-XX-DR-C – 0144- A1- C02		Proposed Road Markings & signs. Sheet 4 of 4	A1
B907-OCSC-XX-XX-DR-C – 0150- A1- C02		Typical Cross Sections. Sheet 1 of 3	A1
B907-OCSC-XX-XX-DR-C – 0151- A1- C02		Typical Cross Sections. Sheet 2 of 3	A1
B907-OCSC-XX-XX-DR-C – 0152- A1- C01		Typical Cross Sections. Sheet 3 of 3	A1



DWG. No.	Revision	Drawing Title	Size
B907-OCSC-XX-XX-DR-C – 0170-A1-C01		Cut and Fill Analysis	A1
B907-OCSC-XX-XX-DR-C – 0500-A1-C02		Proposed surface Water Drainage Network. Masterplan	A1
B907-OCSC-XX-XX-DR-C – 0501-A1-C02		Proposed Surface Water Drainage Network Design Layout Sheet 1 of 4	A1
B907-OCSC-XX-XX-DR-C – 0502-A1-C02		Proposed Surface Water Drainage Network Design Layout. Sheet 2 of 4	A1
B907-OCSC-XX-XX-DR-C – 0503-A1-C02		Proposed Surface Water Drainage Network Design Layout. Sheet 3 of 4	A1
B907-OCSC-XX-XX-DR-C – 0504-A1-C02		Proposed Surface Water Drainage Network Design Layout. Sheet 4 of 4	A1
B907-OCSC-XX-XX-DR-C – 0505-A1-C02		Proposed Wastewater Network Masterplan	A1
B907-OCSC-XX-XX-DR-C – 0506-A1-C01		Proposed Wastewater Drainage Network Design Layout Sheet 1 of 4	A1
B907-OCSC-XX-XX-DR-C – 0507-A1-C01		Proposed Wastewater Drainage Network Design Layout Sheet 2 of 4	A1
B907-OCSC-XX-XX-DR-C – 0508-A1-C01		Proposed Wastewater Drainage Network Design Layout Sheet 3 of 4	A1
B907-OCSC-XX-XX-DR-C – 0509-A1-C01		Proposed Wastewater Drainage Network Design Layout Sheet 3 of 4	A1
B907-OCSC-XX-XX-DR-C – 0510-A1-C02		Proposed Drainage Longsections Surface Water Network. Sheet 1 of 4	A1
B907-OCSC-XX-XX-DR-C – 0511-A1-C02		Proposed Drainage Longsections Surface Water Network. Sheet 2 of 4	A1
B907-OCSC-XX-XX-DR-C – 0512-A1-C02		Proposed Drainage Longsections Surface Water Network. Sheet 3 of 4	A1
B907-OCSC-XX-XX-DR-C – 0513-A1-C02		Proposed Drainage Longsections Surface Water Network. Sheet 4 of 4	A1
B907-OCSC-XX-XX-DR-C – 0514-A1-C02		Proposed Drainage Longsections Wastewater Network Sheet 1 of 3	A1
B907-OCSC-XX-XX-DR-C – 0515-A1-C02		Proposed Drainage Longsections Wastewater Network Sheet 2 of 3	A1
B907-OCSC-XX-XX-DR-C – 0516-A1-C02		Proposed Drainage Longsections Wastewater Network Sheet 3 of 3	A1



DWG. No.	Revision	Drawing Title	Size
B907-OCSC-XX-XX-DR-C – 0518-A1-C01		Site Drainage-Overview	A1
B907-OCSC-XX-XX-DR-C – 0520-A1-C02		Proposed Drainage Details. Sheet 1 of 2	A1
B907-OCSC-XX-XX-DR-C – 0521-A1-C02		Proposed Drainage Details. Sheet 2 of 2	A1
B907-OCSC-XX-XX-DR-C – 0522-A1-C01		Wetland Cross-Section	A1
B907-OCSC-XX-XX-DR-C – 0523-A1-C01		Proposed Wastewater Network. Rising Main Outfall Route	A1
B907-OCSC-XX-XX-DR-C – 0524-A1-C01		Proposed Wastewater Pump Station General Layout Sheet 1 of 2	A1
B907-OCSC-XX-XX-DR-C – 0525-A1-C01		Proposed Wastewater Pump Station General Layout Sheet 2 of 2	A1
B907-OCSC-XX-XX-DR-C – 0550-A1-C02		Proposed Watermain Network. Masterplan Layout	A1
B907-OCSC-XX-XX-DR-C – 0551-A1-C02		Proposed Watermain Design Layout Sheet 1 of 4	A1
B907-OCSC-XX-XX-DR-C – 0552-A1-C02		Proposed Watermain Design Layout Sheet 2 of 4	A1
B907-OCSC-XX-XX-DR-C – 0553-A1-C02		Proposed Watermain Design Layout Sheet 3 of 4	A1
B907-OCSC-XX-XX-DR-C – 0554-A1-C02		Proposed Watermain Design Layout Sheet 4 of 4	A1
Public Lighting Layout – Sabre Electrical Services Ltd.			
SES 05620 19143-1-100 LMP Rev A	A	Public Lighting Layout	1:1000@A1

We trust that this SHD Application is to the satisfaction of the Board. Please contact the undersigned if you require any further details.



Yours Faithfully,



Pamela Harty
Project Planner
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(Planning Agents)



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