



Westmeath County Childcare Committee,
Old Mullingar Area Office,
Mullingar,
Co. Westmeath,

Our Ref: 180816
Your Ref:

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).

As agreed, please find enclosed one hard copy of the application documentation and drawings for your reference.

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 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 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)
- 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)

Planning Drawings & Schedules

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 |
| 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 |



| DWG. No. | Revision | Drawing Title | Size |
|--|----------|---|------------------|
| 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 |
| 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 |



| DWG. No. | Revision | Drawing Title | Size |
|---|----------|---|--------------|
| 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 | |
| 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 |
| 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 |



| DWG. No. | Revision | Drawing Title | Size |
|------------------------------------|----------|---|------|
| 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 |
| 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 |



| DWG. No. | Revision | Drawing Title | Size |
|----------|----------|---------------|------|
| | | | |

Please contact the undersigned if you require any further details.

Yours Faithfully,



Pamela Harty
Project Planner
MKO
(Planning Agents)

