

An
Bord
Pleanála

Application Form in respect of a Strategic Housing Development

Contact details for sections 1 to 4 to be supplied in Section 26 of this form.

1. Applicant:

Name of Applicant:	Castlestar (Athlone) Limited
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2. Where the Applicant is a Company (Registered under the Companies Acts):

Registered Address of Company:	3 Bath Place, Blackrock, Co. Dublin, AD4 R3K7
Company Registration No:	632197

3. Name of Person/Agent (if any) Acting on Behalf of the Applicant:

Name:	Pamela Harty (B.A., MSc, MIPI) McCarthy Keville O'Sullivan Ltd. Tuam Road, Galway H91 VW84
Is An Bord Pleanála to send all correspondence to the above person/agent acting on behalf of the applicant? (Please tick appropriate box)	Yes: [X] No: [] (Please note that if the answer is "No", all correspondence will be sent to the applicant's address)

4. Person Responsible for Preparation of Drawings and Plans:

Name:	Tony O'Reilly
Firm/Company:	McCrossan O'Rurke Manning Architects

5. Planning Authority

Name of the Planning Authority(s) in whose functional area the site is situated:	Westmeath County Council
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6. Site of Proposed Strategic Housing Development:

Postal Address /Townland/ Location of the Proposed Development (sufficient to identify the site in question):	
Address Line 1:	Cornamagh, Clonbrusk & Coosan,
Address Line 2:	
Address Line 3:	
Town/City:	Athlone,
County:	Co. Westmeath
Eircode:	
Ordnance Survey Map Ref. No. (and the Grid Reference where available)	OS Survey Map Reference: 3036-A
<p>Where available, please provide the application site boundary, as shown in the submitted plans / drawings, as an ESRI shapefile in the Irish Transverse Mercator (ITM IRENET95) co-ordinate reference system. Alternatively, a CAD file in .dwg format, with all geometry referenced to ITM, may be provided.</p> <p>Red Line Boundary Enclosed as CAD file</p>	

Area of site to which the application relates in hectares:	15.615 ha (Net Site Area 10.657 ha Zoned Residential – Net Site Area = 10.037 ha)
Site zoning in current Development Plan or Local Area Plan for the area:	The subject site is zoned 'Low to Medium Residential' and 'Open Space' within the <i>Athlone Town Development Plan 2014-2020</i> . See Section 6 of the enclosed 'Planning Report and Statement of Consistency' for further details.
Existing use(s) of the site and proposed use(s) of the site:	The site is being used as agricultural/greenfield land. The proposed uses of the site will be for residential, childcare and amenity purposes.

7. Applicant's Interest in the Site:

Please tick appropriate box to show the applicant's legal interest in the land or structure:	Owner	Occupier	Other
	X		X
Where legal interest is "Other", please expand further on the applicant's interest in the land or structure:			
<p>The redline boundary includes an area along the Coosan Road which is located in Folio WH8073F, WH20465F and WH7341F and the public road along Churchfields and Coosan Point Road which is within the ownership of Westmeath County Council. The proposed scheme includes pedestrian access within this area.</p>			
<p>State Name and Address of the Site Owner:</p> <p>If the applicant is not the legal owner, please note that you are required to supply a letter of consent, signed by the site owner.</p>	<p>Westmeath County Council, Áras an Chontae, Mount Street, Mullingar, Co. Westmeath</p>		

Does the applicant own or control adjoining, abutting or adjacent lands?	Yes: [] No: [X]
If the answer is "Yes" above, identify the lands and state the nature of the control involved:	

8. Site History:

Is the applicant aware of any valid planning applications or An Bord Pleanála decisions previously made in respect of this land / structure?	Yes: [X] No: []	
<p>Note: If an application for permission for strategic housing development or a planning application under section 34 of the Planning and Development Act 2000 has been made in respect of this site in the 6 months prior to the submission of this application, the site notice for the current application in respect of strategic housing development must be on a yellow background.</p>		
If the answer is "Yes" above, please state the planning register reference number(s) / An Bord Pleanála reference number(s) of same, if known, and details of application(s) / appeal(s):		
Reg. Ref. No. / An Bord Pleanála Ref. No.	Nature of Proposed Development	Final Decision by Planning Authority / An Bord Pleanála
<p>PI. Ref No.: 06344; ABP Ref PI. 34.224398</p>	<p>Permission for construction of 106 no. Residential Units and 1 no. Creche facility (262.60m²) consisting of 1 no. 3 bedroom detached house, 1 no. 5 bedroom detached house, 21 no. 4 & 5 bedroom-semi-detached houses, 14 no. 1 bedroom duplex units, 14 no. 3 bedroom duplex units, 1 no. 1 bedroom apartment, 49 no. 2 bedroom apartments, 5 no. 3 bedroom apartments, together with connection to services and ancillary site works</p>	<p>Permission refused by Westmeath County Council on the 21/06/2007</p> <p>First party appeal lodged with An Bord Pleanála on the 13/07/2007</p> <p>Permission granted by An Bord Pleanála on the 27/02/2008 subject to 14 no. conditions</p>

Pl. Ref. No: 063091	Permission for the construction of 62 no. residential dwellings, connection to services and ancillary site works. This application includes the following amendments to previous application 01/1019 and subsequent An Bord Pleanála decisions Pl. 25130394. 1) Minor changes to house internal layouts and elevations 2) General floor level adjustments 3) foul and storm drainage re-alignment 4) entrance wall and railing details	Further Information was requested on the 19/07/2006 however no correspondence is documented
Pl. Ref No. 00810763	Development for 71 houses	Permission granted on the 07/12/2001 subject to 51 conditions
Is the site of the proposed development subject to a current appeal to An Bord Pleanála?		Yes: [] No: [X]
If the answer is "Yes" above, please specify the An Bord Pleanála reference no.:		
Not Applicable		
Is the applicant aware of any other relevant recent planning applications or decisions by An Bord Pleanála in relation to adjoining or adjacent sites?		Yes: [] No: [X]
If the answer is "Yes" above, please state the planning register reference number(s) / An Bord Pleanála reference number(s) of same, if known, and details of application(s) / appeal(s):		
Not Applicable		
Is the applicant aware of the site ever having been flooded?		Yes: [] No: [X]
If the answer is "Yes" above, please give details e.g. year, extent:		
Please see enclosed 'Site Specific Flood Risk Assessment' completed by O'Connor Sutton Cronin Consulting Engineers		
Is the applicant aware of previous uses of the site e.g. dumping or quarrying?		Yes: [] No: [X]
If the answer is "Yes" above, please give details:		

9. Description of the Proposed Strategic Housing Development:

Please provide a brief description of the nature and extent of the proposed development, including-

- the proposed types and numbers of houses, student accommodation or both,
- in the case of student accommodation units, the combined number of bedspaces, and any other uses to which those units may be put,
- proposed services ancillary to residential development,
- other proposed uses in the development of the land, the zoning of which facilitates such use, and
- where an Environmental Impact Assessment Report or Natura Impact Statement has been prepared in respect of the application, an indication of that fact.

- 1) Construction of 426 no. residential units comprising 237 no. housing units and 189 no. apartment units:
 - 237 no. houses (4 no. two-beds, 207 no. three-beds, 26 no. four-beds. Typical B-Type three bed housing units can be converted by the occupiers into a four bed unit)
 - 15 no. apartments in Block A (4 no. one-beds, 10 no. two-beds, 1 no. three-beds)
 - 20 no. Apartments in Block B (5 no. one-beds, 15 no. two-beds)
 - 18 no. Apartments in Block C (4 no. one-beds, 14 no. two-beds)
 - 18 no. Apartments in Block D (4 no. one-beds, 14 no. two-beds)
 - 15 no. Apartments in Block E (4 no. one-beds, 10 no. two-beds, 1 no. three beds)
 - 16 no. Duplex Apartments in Block F (8 no. two-beds, 8 no. three-beds)
 - 11 no. Apartments in Block G (3 no. one-bed, 8 no. two-beds)
 - 16 no. Duplex Apartments in Block H (8 no. one-beds, 8 no. three-beds)
 - 12 no. Apartment Units in Block J (4 no. one-beds, 8 no. two-beds)
 - 12 no. Apartments in Block K (4 no. two-beds, 8 no. three-beds)
 - 14 no. Duplex Apartments in Block K1 (7 no. two-beds, 7 no. three-beds)
 - 12 no. Apartments in Block L (4 no. one-beds, 8 no. two-beds)
 - 10 no. Duplex Apartments in Block L1 (5 no. two-beds, 5 no. three-beds)
- 2) Development of a creche facility (545 sqm), associated outdoor play areas and parking.
- 3) Construction of a 430m section of a new distributor road linking Coosan and Cornamaddy.
- 4) Provision of shared communal and private open space, car and bicycle parking, site landscaping and public lighting, services, access with the Coosan Road and new distributor road, and all associated site development works.
- 5) The application will be supported by an Environmental Impact Assessment Report and a Natura Impact Statement

Please submit a site location map sufficient to identify the land, at appropriate scale.	Enclosed: Yes: [<input checked="" type="checkbox"/>] No: [<input type="checkbox"/>]
Please submit a layout plan of the proposed development, at appropriate scale.	Enclosed: Yes: [<input checked="" type="checkbox"/>] No: [<input type="checkbox"/>]

10. Pre-Application Consultations

(A) Consultation with Planning Authority:	
State the date(s) and planning authority reference number(s) of the consultation meeting(s) held with the planning authority under section 247 of the Planning and Development Act 2000:	
Planning Authority reference number:	SHD 19/2
Meeting date(s):	<ul style="list-style-type: none"> - Stage 1 SHD meeting with the Planning Authority – 28th November 2018; - Stage 1 SHD meeting with the Local Authority – 9th May 2019 - Pre-Application discussions with Westmeath County Council Roads Section – 7th August 2019; - A further consultation meeting WCC Water Services was held on the 6th March 2020 in order to discuss and agree finalisation of the proposed surface water drainage design strategy
(B) Consultation with An Bord Pleanála:	
State the date(s) and An Bord Pleanála reference number(s) of the pre-application consultation meeting(s) with An Bord Pleanála:	
An Bord Pleanála reference number:	- ABP 305981-19
Meeting date(s):	- Tripartite Meeting with Westmeath County Council and An Bord Pleanála on the 8 th of January 2020

(C) Any Consultation with Prescribed Authorities or the Public:

Provide details of any other consultations the applicant had with authorities prescribed under section 8(1)(b) and (c) of the Act of 2016 or with the public:

Please see Section 4 of the enclosed 'Planning Report and Statement of Consistency.'

11. Application Requirements

(a) Is a copy of the page from the newspaper containing the notice relating to the proposed strategic housing development enclosed with this application?	Enclosed: Yes: [X] No: []
If the answer to above is "Yes", state name(s) of newspaper(s) and date(s) of publication:	Westmeath Independent dated 4 th July 2020
(b) Is a copy of the site notice relating to the proposed development enclosed with this application?	Enclosed: Yes: [X] No: []
If the answer to above is "Yes", state date on which the site notice(s) was erected:	7 th July 2020
Note: The location of the site notice(s) should be shown on the site location map enclosed with this application.	
(c) Is an Environmental Impact Assessment Report (EIAR) required for the proposed development?	Yes: [X] No: [] Please see enclosed 'Environmental Impact Assessment Report'
If the answer to above is "Yes", is an EIAR enclosed with this application?	Enclosed: Yes: [X] No: []

Please provide a copy of the Confirmation Notice obtained from the EIA Portal where an EIAR accompanies the application.	Enclosed: Yes: [<input checked="" type="checkbox"/>] No: [<input type="checkbox"/>]
(d) Is the proposed development, in whole or in part, within or close to a European site or Natural Heritage Area?	Yes: [<input checked="" type="checkbox"/>] No: [<input type="checkbox"/>] Please see enclosed Natura Impact Statement
(e) Is a Natura Impact Statement (NIS) required for the proposed development?	Yes: [<input checked="" type="checkbox"/>] No: [<input type="checkbox"/>]
If the answer to above is “Yes”, is an NIS enclosed with this application?	Yes: [<input checked="" type="checkbox"/>] No: [<input type="checkbox"/>]
(f) Has a copy of this application, and any EIAR and/or NIS required, been sent to the relevant planning authority, in both printed and electronic form?	Yes: [<input checked="" type="checkbox"/>] No: [<input type="checkbox"/>]
(g) Has a copy of this application, and any EIAR and/or NIS required, together with a notice stating that submissions or observations may be made in writing to An Bord Pleanála (ABP) during the period of 5 weeks from the receipt by ABP of the application, been sent to the relevant prescribed authorities, in both printed and electronic format?	Yes: [<input checked="" type="checkbox"/>] No: [<input type="checkbox"/>] N/A: [<input type="checkbox"/>]
If the answer to the above is “Yes”, list the prescribed authorities concerned:	<ol style="list-style-type: none"> 1. Irish Water 2. The Minister for Culture, Heritage and the Gaeltacht 3. The Heritage Council 4. An Taisce 5. Transport Infrastructure Ireland 6. Westmeath County Childcare Committee
If the answer to the above is “Yes”, state the date on which the required documents and electronic copy were sent to the relevant prescribed authorities:	7th July 2020
(h) Is the proposed development likely to have significant effects on the environment of a Member State of the European Union or a state that is a party to the Transboundary Convention?	Yes: [<input type="checkbox"/>] No: [<input checked="" type="checkbox"/>]

<p>If the answer to the above is “Yes”, has a copy of this application, and the accompanying EIAR, together with a notice stating that submissions or observations may be made in writing to An Bord Pleanála (ABP) during the period of 5 weeks from the receipt by ABP of the application, been sent to the relevant authority in the state or states concerned, in both printed and electronic format?</p>	<p>Yes: [] No: []</p> <p>N/A</p>
<p>If the answer to the above is “Yes”, list the state(s) and the prescribed authorities concerned:</p>	<p>N/A</p>
<p>If the answer to the above is “Yes”, state the date on which the required documents and electronic copy were sent to the relevant prescribed authorities:</p>	<p>N/A</p>

12. Statements Enclosed with the Application Which:

<p>(a) Set out how the the proposed strategic housing development is consistent with the relevant objectives of the relevant development plan:</p>	<p>Enclosed: Yes: [<input checked="" type="checkbox"/>] No: [<input type="checkbox"/>] Please see enclosed Planning Report and Statement of Consistency</p>
<p>Note: The statement should be accompanied by a list of each relevant development plan objective considered by the prospective applicant in making the statement and proposals forming part of the application that demonstrate the consistency of the proposed development with that objective.</p>	
<p>(b) Set out, where applicable how the proposed strategic housing development will be consistent with the objectives of the relevant local area plan:</p>	<p>Enclosed: Yes: [<input checked="" type="checkbox"/>] No: [<input type="checkbox"/>] Please see enclosed Section 6.4.1 and Section 7 of the 'Planning Report and Statement of Consistency'</p>
<p>Note: The statement should be accompanied by a list of each relevant local area plan objective considered by the prospective applicant in making the statement and any proposals forming part of the application that demonstrate the consistency of the proposed development with that objective.</p>	
<p>(c) Set out, where applicable that the proposed strategic housing development is, in the applicant's opinion, consistent with the planning scheme for a strategic development zone:</p>	<p>Enclosed: Yes: [<input type="checkbox"/>] No: [<input type="checkbox"/>] N/A: [<input checked="" type="checkbox"/>]</p>
<p>Note: The statement should be accompanied by a list of the principal provisions of the planning scheme considered by the prospective applicant in making the statement.</p>	
<p>(d) Set out how the the proposed strategic housing development is, in the applicant's opinion, consistent with any relevant guidelines issued by the Minister under section 28 of the Act of 2000:</p>	<p>Enclosed: Yes: [<input checked="" type="checkbox"/>] No: [<input type="checkbox"/>] N/A: [<input type="checkbox"/>] Please see Section 6.2 of the 'Planning Report and Statement of Consistency'</p>

Note: The statement should be accompanied by a list of the guidelines considered by the applicant in making the statement and proposals forming part of the application that demonstrate the consistency of the proposed development with the guidelines.

<p>(e) Where An Bord Pleanála notified the applicant of its opinion that the documents enclosed with the request for pre-application consultations required further consideration and amendment in order to constitute a reasonable basis for an application for permission, a statement setting out any changes made to the proposals in consequence.</p>	<p>Enclosed: Yes: [] No: [] N/A: [X]</p>
<p>(f) Where An Bord Pleanála notified the applicant that specified additional information should be submitted with any application for permission, a statement setting out that such information accompanies the application.</p>	<p>Enclosed: Yes: [X] No: [] N/A: []</p> <p>Please see the enclosed 'Statement of Response'</p>

13. Material Contravention of Development Plan/Local Area Plan:

<p>Where the proposed strategic housing development materially contravenes the relevant development plan or local area plan other than in relation to the zoning of land, is a statement included with the application indicating the plan objective concerned and why permission should, nonetheless, be granted, having regard to a consideration specified in section 37(2)(b) of the Act of 2000?</p>	<p>Enclosed: Yes: [X] No: []</p> <p>Please see the enclosed 'Material Contravention Report'</p>
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14. Proposed Residential Development:

(a) Provide a breakdown of the proposed residential content of the strategic housing development, as follows:

Houses		
Unit Type	No. of Units	Gross floor space in m ²
1-bed		
2-bed	4	172.4

3-bed	207	22,256.2
4-bed	26	3,296.5
4+ bed		
Total	237	25,725.1

Apartments		
Unit Type	No. of Units	Gross floor space in m²
Studio		
1-bed	44	2,210.9
2-bed	115	9,562.3
3-bed	30	3,543.2
4-bed		
4+ bed		
Total	189	15,316.4

Student Accommodation			
Unit Types	No. of Units	No. of Bedspaces	Gross floor space in m²
Studio			
1-bed			
2-bed			
3-bed			
4-bed			
4+ bed			
Total			

(b) State total number of residential units in proposed development:	426
(c) State cumulative gross floor space of residential accommodation, in m ² :	41,041 sqm

15. Proposed Ancillary and Other Uses in the Proposed Strategic Housing Development:

(a) Please provide details of the different classes of development proposed as ancillary to residential development and other uses on the land, the zoning of which facilitates such uses, as follows:	
Class of Development:	Gross Floor Space in m²
Creche	545sqm
Note: Where it is not proposed to provide one childcare facility for each 75 houses in the proposed development, the application should be accompanied by a statement of the rationale for this.	
(b) State cumulative gross floor space of non-residential development in m ² :	545sqm
(c) State cumulative gross floor space of residential accommodation and other uses in m ² :	41,041 sqm
(d) Express 15(b) as a percentage of 15(c):	1.3%

16. Strategic Housing Development Details:

Note: If the answer to any of the below statements is “Yes”, please submit a brief statement in support of your application.

Please tick appropriate box:	Yes	No
(a) Are details of housing density, plot ratio, site coverage, building heights, proposed layout and aspect enclosed with the application?	<p style="text-align: center;">X</p> <p>Please see Section 7 of Planning Report and Statement of Consistency, Planning Drawings and ‘Architectural Design Statement’ for details</p>	
(b) Are details of public and private open space provision, landscaping, play facilities, pedestrian permeability, vehicular access and parking provision, where relevant, enclosed with the application?	<p style="text-align: center;">X</p> <p>Please see Section 5 of enclosed Planning Report and Statement of Consistency, Planning Drawings and Architectural Design Statement for details</p>	
(c) Are details of any proposals to address or, where relevant, integrate the proposed development with surrounding land uses enclosed with the application?	<p style="text-align: center;">X</p> <p>Please see Section 5 of enclosed Planning Report and Statement of Consistency and Planning Drawings for details</p>	
(d) Are details of any proposals to provide for services infrastructure other than water, such as cabling (including broadband provision) and any phasing proposals enclosed with the application?	<p style="text-align: center;">X</p>	
(e) Does the proposed development include an activity requiring an integrated pollution control licence or a waste licence? If “Yes”, enclose a brief explanation with this application.		<p style="text-align: center;">X</p>
(f) Does the proposed development involve the demolition of any structure (including a habitable house), in whole or in part?		<p style="text-align: center;">X</p>

<p>If “Yes”, enclose a brief explanation with this application.</p>		
<p>(g) Does the proposed development involve the demolition of a Protected Structure(s), in whole or in part?</p> <p>If “Yes”, an explanation as to the need for the demolition of a Protected Structure(s) should be enclosed with this application.</p>		X
<p>(h) Does the proposed development consist of work to a Protected Structure and/or its curtilage or proposed Protected Structure and/or its curtilage?</p> <p>If “Yes”, provide photographs, plans and other particulars necessary to show how the proposed development would affect the character of the structure.</p>		X
<p>(i) Does the proposed development consist of work to the exterior of a structure which is located within an architectural conservation area (ACA)?</p> <p>If “Yes”, provide photographs, plans and other particulars necessary to show how the proposed development would affect the character of the structure.</p>		X
<p>(j) Does the proposed application development affect, or is close to, a national monument or place in the ownership or guardianship of the Minister for Culture, Heritage and the Gaeltacht or a local authority, or is it the subject of a preservation order or temporary preservation order under the National Monuments Acts 1930 to 2014?</p> <p>If “Yes”, enclose a brief explanation with this application.</p>		X
<p>(k) Is the proposed development in a Strategic Development Zone?</p> <p>If “Yes”, enclose a statement of how the proposed development is consistent with the planning scheme for the Zone.</p>		

<p>(l) Do any statutory notices (e.g. Fire Safety, Enforcement, Dangerous Buildings, Derelict Sites, Building Control, etc.) apply to the site and/or any building thereon?</p> <p>If “Yes”, enclose details with this application.</p>		X
<p>(m) Do the Major Accident Regulations apply to the proposed development?</p>		X
<p>(n) Is information specified by An Bord Pleanála as necessary for inclusion in any application for permission for the proposed development, so included?</p> <p>If “Yes”, give details of the specified information accompanying this application.</p>		X

17. Where the Proposed Development Relates to Existing Building(s) / Structure(s):

State gross floor space of any existing building(s) / structure(s) in m ² :	N/A
State gross floor space of any proposed demolition, in m ² :	N/A
State gross floor space of any building(s) / structure(s) to be retained in m ² :	N/A
State total gross floor space of proposed works in m ² :	41,586sqm

18. Where the Application relates to Material Change of Use of Land or Structure:

(a) State existing use of land or structure:	N/A
(b) Where the existing land or structure is not in use, state the most recent authorised use of the land or structure:	N/A
(c) State proposed use(s):	N/A
(d) State nature and extent of any such proposed use(s):	N/A
<p>(e) Plans (including a site or layout plan and drawings of floor plans, elevations and sections that comply with the requirements of Article 297 and 298) and other particulars required describing the works proposed should be enclosed with this application:</p> <p>Enclosed: Yes: [<input type="checkbox"/>] No: [<input type="checkbox"/>] N/A: [<input checked="" type="checkbox"/>]</p>	

19. Social Housing (Part V)

Please tick appropriate box:	Yes	No
(a) Does Part V of the Planning and Development Act 2000 apply to the proposed development?	X	
<p>(b) If the answer to Question 19(A) is “Yes”, are details enclosed as to how the applicant proposes to comply with section 96 of Part V of the Act including, for example—</p> <p>(i) details of such part or parts of the land for the proposed development or is or are specified by the Part V agreement, or houses situated on such aforementioned land or elsewhere in the planning authority’s functional area proposed to be transferred to the planning authority, or details of houses situated on such aforementioned land or elsewhere in the planning authority’s functional area proposed to be leased to the planning authority, or details of any combination of the foregoing, and</p>	<p>X</p> <p>Please see section 5.3 and Appendix 3 of the Planning Report and Statement of Consistency</p>	
<p>(ii) details of the calculations and methodology for calculating values of land, site costs, normal construction and development costs and profit on those costs and other related costs such as an appropriate share of any common development works as required to comply with the provisions in Part V of the Act, and</p>	X	

(iii) a layout plan showing the location of proposed Part V units in the development?	X Please see drawings included in Appendix 3 of the 'Planning Report and Statement of Consistency	
(c) If the answer to Question 19(A) is "No" by virtue of section 96(13) of the Planning and Development Act 2000, details must be enclosed with this application form indicating the basis on which section 96(13) is considered to apply to the development.	N/A	

20. Water Services:

(A) Proposed Source of Water Supply:
Please indicate as appropriate:
(a) Existing Connection: <input type="checkbox"/> New Connection: <input checked="" type="checkbox"/>
(b) Public Mains: <input checked="" type="checkbox"/>
Group Water Scheme: <input type="checkbox"/> Name of Scheme: _____
Private Well: <input type="checkbox"/>
Other (please specify): _____
(B) Proposed Wastewater Management / Treatment:
Please indicate as appropriate:
(a) Existing Connection: <input type="checkbox"/> New Connection: <input checked="" type="checkbox"/>
(b) Public Sewer: <input checked="" type="checkbox"/>
Conventional septic tank system: <input type="checkbox"/>
Other on-site treatment system (please specify): _____

Where the disposal of wastewater for the proposed development is other than to a public sewer, provide information on the on-site treatment system proposed and evidence as to the suitability of the site for the system proposed:

(C) Proposed Surface Water Disposal:

Please indicate as appropriate:

- (a) Public Sewer/Drain: []
 Soakpit: []
 Watercourse: []
 Other (please specify): _____

(D) Irish Water Requirements:

Please submit the following information:

(a) Where the proposed development has the potential to impact on a public water supply source, irrespective of whether or not a connection to a water/wastewater network is required, this application must be accompanied by evidence of engagement with Irish Water and its outcome.

Enclosed:

Yes: [] No: []

Please see enclosed Appendix A and E of the Engineering Services Report which includes correspondence from Irish Water

(b) A current/valid Confirmation of Feasibility Statement from Irish Water in relation to the proposed development confirming that there is or will be sufficient water network treatment capacity to service the development.

Enclosed:

Yes: [] No: []

(c) A Statement of Compliance with Irish Water's Standard Details and Codes of Practice for water and/or wastewater infrastructure proposals (designs, layouts, etc.).

Enclosed:

Yes: [] No: []

(d) An indication of timelines and phasing for water demand or wastewater collection requirements, or both, as appropriate.

Enclosed:

Yes: [] No: []

(e) Where the proposed development will impact on assets of Irish Water, details of proposals for protection or diversion of such assets.	Enclosed: Yes: [<input type="checkbox"/>] No: [<input type="checkbox"/>] N/A
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21. Traffic and Transportation

(a) Is a Traffic / Transportation Impact Assessment included with the application, having regard to the relevant Development Plan / Local Area Plan requirements and the Traffic Management Guidelines (DoT / DoEHLG / DTO, 2003)?	Enclosed: Yes: [<input checked="" type="checkbox"/>] No: [<input type="checkbox"/>]
(b) Is a Travel Plan included with the application, having regard to the relevant Development Plan / Local Area Plan requirements?	Enclosed: Yes: [<input checked="" type="checkbox"/>] No: [<input type="checkbox"/>]
(c) Is a Road Safety Audit included with the application, having regard to the relevant Development Plan / Local Area Plan requirements?	Enclosed: Yes: [<input checked="" type="checkbox"/>] No: [<input type="checkbox"/>]

22. Taking in Charge

Is it intended that any part of the proposed development will be taken in charge by the planning authority?	Yes: [<input checked="" type="checkbox"/>] No: [<input type="checkbox"/>] Please see attached Taken in Charge drawing Drawing No. 18029 PL 42A.
If the answer is "Yes", please attach site plan clearly showing area(s) intended for taking in charge.	

23. Maps, Plans and Drawings

List in a schedule accompanying this application all maps, plans and drawings enclosed with the application, stating title, scale and number.

24. Application Fee:


(a) State fee payable for application:	€79,304.00
(b) Set out basis for calculation of fee:	<p>HA1A: €130.00 (Fee per unit/sqm) X 426 no. units = €55,380</p> <p>HA1B: €7.20 X 545sqm = €3,924.00</p> <p>HA2: Submission of EIAR = €10,000.00</p> <p>HA3: Submission of NIS = €10,000.00</p> <p>Total Cost is therefore: €79,304.00</p>
(c) Is the fee enclosed with the application?	<p>Enclosed:</p> <p>Yes: [<input checked="" type="checkbox"/>] No: [<input type="checkbox"/>]</p> <p>See enclosed cheque</p>

25. Universal Design:

<p>Please provide a statement as to how the proposed Strategic Housing Development has sought to comply with the principles of Universal Design (to encourage access and use of the development regardless of age, size, ability or disability). For assistance and general information on such matters please refer for example to the National Disability Authority’s “Building for Everyone: A Universal Design Approach” and “Universal Design Guidelines for Homes in Ireland” at www.universaldesign.ie</p>	<p>Enclosed:</p> <p>Yes: [<input checked="" type="checkbox"/>] No: [<input type="checkbox"/>]</p> <p>Please see enclosed Architectural Design Statement</p>
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Declaration

I hereby declare that, to the best of my knowledge and belief, the information given in this form is correct and accurate and fully compliant with the requirements of the Planning and Development Act 2000 and Chapter 1 of Part 2 of the Planning and Development (Housing) and Residential Tenancies Act 2016 and the Regulations made thereunder. In this regard, I also hereby declare that, to the best of my knowledge and belief, the copies of the application documents sent to the planning authority, prescribed bodies, etc., and displayed on any website under the applicant's control are identical to the application documents being deposited with An Bord Pleanála.

Signed: (Applicant or Agent as appropriate)	 Pamela Harty, Senior Planner, MKO, Tuam Road, Galway H91 VW84
Date:	7 th July 2020

26. Contact Details- Not to be Published

Applicant(s):

First Name:	
Surname:	
Address Line 1:	
Address Line 2:	
Address Line 3:	
Town / City:	
County:	
Country:	
Eircode:	
E-mail address (if any):	
Primary Telephone Number:	
Other / Mobile Number (if any):	

Where the Applicant(s) is a Company:

Name(s) of Company	Castlestar (Athlone)Limited
Director(s):	
Company Registration Number (CRO):	632197
Contact Name:	Ronan Barrett
Primary Telephone Number:	
Other / Mobile Number (if any):	
E-mail address:	RonanBarrett@citadel-corp.ie

Person/Agent (if any) acting on behalf of the Applicant(s):

First Name:	Pamela
Surname:	Harty
Address Line 1:	MKO
Address Line 2:	Tuam Road
Address Line 3:	
Town / City:	Galway
County:	Galway
Country:	Ireland
Eircode:	H91 VW84
E-mail address (if any):	pharty@mkoireland.ie
Primary Telephone Number:	091 735611
Other / Mobile Number (if any):	

Person responsible for preparation of maps, plans and drawings:

First Name:	Tony
Surname:	O'Reilly
Address Line 1:	1 Grantham Street
Address Line 2:	Saint Kevins
Address Line 3:	
Town / City:	Dublin 8
County:	Dublin
Country:	Ireland
Eircode:	D08 RC98
E-mail address (if any):	TOReilly@mcorm.com
Primary Telephone Number:	(01) 478 8700
Other / Mobile Number (if any):	

Contact for arranging entry on site, if required:

Name:	Pamela Harty
Mobile Number:	091 735611
E-mail address:	pharty@mkoireland.ie