

Planning and Development (Housing) and Residential Tenancies Act 2016
Planning and Development (Strategic Housing Development) Regulations 2017

Notice of Strategic Housing Development
Application to An Bord Pleanála

Castlestar (Athlone) Limited, intend to apply to An Bord Pleanála for permission for a strategic housing development on a site which extends to 15.615 ha of land located within the townlands of Cornamagh, Clonbrusk and Coosan Athlone, Co. Westmeath.

development will consist of

- 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

The application may be inspected, or purchased at a fee not exceeding the reasonable cost of making a copy, during public opening hours at the offices of An Bord Pleanála and Westmeath County Council. The application may also be inspected online at the following website set up by the applicant: www.dunanriathloneshd.com

Any person may, within the period of 5 weeks beginning on the date of receipt by An Bord Pleanála of the application and on payment of the prescribed fee of €20 (except for certain prescribed bodies), make a submission or observations in writing to An Bord Pleanála, 64 Marlborough Street, Dublin 1, relating to the implications of the proposed development, if carried out, for proper planning and sustainable development in the area or areas concerned, and the likely effects on the environment or the likely effects on a European site, as the case may be, of the proposed development, if carried out. Submissions or observations duly made will be considered by An Bord Pleanála in making a decision on the application. Such submissions or observations must also include the following information:

- (a) the name of the person, authority or body making the submission or observations, the name of the person, if any, acting on behalf of that person, authority or body, and the address to which any correspondence relating to the application should be sent,
- (b) the subject matter of the submission or observations, and
- (c) the reasons, considerations and arguments on which the submission or observations is or are based.

An Bord Pleanála may grant permission for the strategic housing development as proposed, or may grant permission subject to such modifications as it specifies in its decision, or may grant permission in part only, with or without any other modifications it may specify in its decision, or may refuse to grant permission for the proposed development. An Bord Pleanála may attach to a grant of permission such conditions as it considers appropriate.

Any enquiries relating to the application process should be directed to the Strategic Housing Development Section of An Bord Pleanála (Tel. 01-8588100).

Signed:



Pamela Harty (Senior Planner), MKO, Tuam Road, Galway, H91 VW84 (Agent)

Date of erection of site notice 7th July 2020