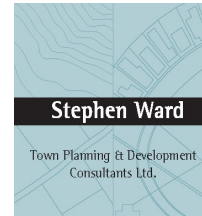


Strategic Housing Development Section,
An Bord Pleanála,
64 Marlborough Street,
Dublin 1.



22nd of March 2022

Dear Sir / Madam,

RE: PLANNING APPLICATION FOR STRATEGIC HOUSING DEVELOPMENT – 130 NO. UNITS DWELLINGS AT BALLINDERRY ROAD, MULLINGAR, CO. WESTMEATH.

Please find enclosed an application under section 4 of the Planning and Development (Housing) and Residential Tenancies Act 2016 for a Strategic Housing Development consisting of 130 No. dwellings at Ballinderry Road, Mullingar, Co. Westmeath. The subject site is located within the administrative area of Westmeath County Council.

The application is made by Stephen Ward Town Planning and Development Consultants Limited, Jocelyn Street, Jocelyn House, Dundalk, Co. Louth on behalf the applicant, Steinfort Investment Fund (a wholly owned sub-fund of Consdorf Investments ICAV), the applicant. In the interests of brevity, the applicant is referred to as 'Consdorf Investments ICAV' in this and other accompanying reports submitted in support of the application.

Pursuant to section 8 (1) of the Act of 2016, the intention to make this application has been advertised in the Daily Star, an approved newspaper for planning applications in the area of Mullingar, Co. Westmeath, published on the 24th March 2022. The newspaper notice and a copy of the site notices erected on site on the 22nd March 2022 is enclosed. The application fee of €16,900 is enclosed.

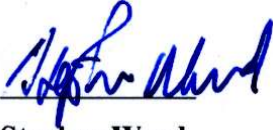
Two hard copies of all drawings and documentation are provided along with three copies in electronic format.

A schedule of all documents/reports accompanying the application is provided overleaf. A separate schedule of drawings is also included where relevant by individual consultants.

Confirmation of Feasibility and of Design Acceptance are provided in the enclosed Services Report by SDS Engineers.

All further correspondence should be addressed to Stephen Ward Town Planning and Development Consultants Limited Jocelyn House, Jocelyn Street, Dundalk, Co. Louth.

Yours faithfully,



Stephen Ward

(cc. 6 hard copies and 1 disc copy to Westmeath County Council)

Schedule of Documents

Pursuant to article 297 of the Planning and Development Regulations 2001 (as amended), the following required information is enclosed in addition to information specified by the Board under article 285 (5) (b).

- Strategic Housing Development Application Form
- Application Fee
- Copy of Site Notice
- Newspaper Notice
- Part V Proposals
- Response to Notice of Opinion by Stephen Ward Town Planning & Development Consultants Ltd.
- Statement of Consistency and Planning Statement by Stephen Ward Town Planning & Development Consultants Ltd.
- Social Infrastructure Audit by Stephen Ward Town Planning & Development Consultants Ltd.
- EIAR Screening by Stephen Ward Town Planning & Development Consultants Ltd.

Other Information

- (i) Archaeological Impact Assessment by Archer Heritage
- (ii) Services Design Report & Flood Risk Assessment by SDS (Structural Design Solutions) Ltd
- (iii) Preliminary Construction Environmental Management Plan – (CEMP) by SDS Ltd
- (iv) Outdoor Lighting Report by Morley Walsh Consulting Engineers
- (v) Energy Statement by Morley Walsh Consulting Engineers
- (vi) Landscape Design Report by Doyle & O’Troithigh Landscape Architecture
- (vii) Road Safety Audit by Bruton Consulting Engineers
- (viii) Traffic and Transport Assessment by Alan Lipscombe Traffic & Transport Consultants
- (ix) DMURS Statement of Compliance by Alan Lipscombe Traffic & Transport Consultants
- (x) Daylight & Sunlight Assessments by Digital Dimensons
- (xi) Arboricultural Report by The Tree File Ltd.

Schedule of Drawings			
Coughlan Associates Architects			
Drawing Number	Drawing Title	Size	Scale
01	Site Location Map	A4	1:10560
02	Site Location Map	A4	1:1000
03	TopoSurvey & Existing Dwelling Elevations	A1	1:500 & 1:100
04	Site Layout	A1	1:500
05	Site Levels	A1	1:500
06	Site Ducting	A1	1:500
07	Site Phasing	A1	1:500
08	Site Boundaries	A1	1:500
09	Character Areas	A1	1:500
10	Site Details 1/2	A1	1:25
11	Site Details 2/2	A1	1:25 & 1:200
12	Site – Part V	A1	1:250
13	Site Sections Reference	A1	1:500
14	Site Sections 1	A1	1:200
15	Site Sections 2	A1	1:200
16	Site Sections 3	A1	1:200
17	Site Sections 4	A1	1:200
18	Site Sections 5	A1	1:200
19	Boundary Sections	A1	1:200
20	Site – Taking In Charge	A1	1:500
21	House Type A	A2	1:100
22	House Type A1	A2	1:100
23	House Type B	A2	1:100
24	House Type B1	A2	1:100
25	House Type B2	A2	1:100
26	House Type C	A2	1:100
27	House Type C1	A2	1:100
28	Apartment Type DE	A2	1:100
29	Apartment Type D1E1	A2	1:100
30	Apartment Type FG	A2	1:100
31	Apartment Type F1G1	A2	1:100
32	Apartment Type HJ	A2	1:100
33	Block 1	A2	1:200
34	Block 2	A2	1:200

35	Block 3, 16, 27 & 29	A2	1:200
36	Block 4, 7 & 20	A2	1:200
37	Block 5 & 25	A2	1:200
38	Block 6 & 23	A2	1:200
39	Block 8, 9, 11, 12, 17, 18 & 28	A2	1:200
40	Block 10	A2	1:200
41	Block 13	A2	1:200
42	Block 14 & 24	A2	1:200
43	Block 15	A2	1:200
44	Block 19	A2	1:200
45	Block 21, 22 & 26	A2	1:200
46	Block 30	A2	1:200
47	Block 31	A2	1:200

SDS (Structural Design Solutions) Ltd			
C100	Site Layout Plan – Foul & Surface Water Sewer Layout	A1	1:500
C101	Site Layout Plan – Water Main Layout	A1	1:500
C102	Site Layout Plan – Visibility Splay	A1	1:500
C110	Pumping Station – Layout Plan	A3	1:50
C120	Longitudinal Sections – Proposed Surface Water Sewers	A1	V=1:100; H=1:1000
C121	Longitudinal Sections – Proposed Foul Sewers	A1	V=1:100; H=1:1000
C130	External Pavement Details	A1	1:10
C131	Primary Access Road – Typical Section	A1	1:50
C140	Typical Manhole Details	A1	1:200, 1:10
C141	Attenuation Tank using Graf Ecobloc Flex	A3	Various @ A3
C151	Approved Irish Water Standard Details for Wastewater Infrastructure Standard Details; Sheet 1 of 5	A3	N.T.S.
C152	Approved Irish Water Standard Details for Wastewater Infrastructure Standard Details; Sheet 2 of 5	A3	N.T.S.
C153	Approved Irish Water Standard Details for Wastewater Infrastructure Standard Details; Sheet 3 of 5	A3	N.T.S.
C154	Approved Irish Water Standard Details for Wastewater Infrastructure Standard Details; Sheet 4 of 5	A3	N.T.S.
C155	Approved Irish Water Standard Details for Wastewater Infrastructure Standard Details; Sheet 5 of 5	A3	N.T.S.

C160	Approved Irish Water Standard Details for Water Infrastructure; Sheet 1 of 7	A3	N.T.S.
C161	Approved Irish Water Standard Details for Water Infrastructure; Sheet 2 of 7	A3	N.T.S.
C162	Approved Irish Water Standard Details for Water Infrastructure; Sheet 3 of 7	A3	N.T.S.
C163	Approved Irish Water Standard Details for Water Infrastructure; Sheet 4 of 7	A3	N.T.S.
C164	Approved Irish Water Standard Details for Water Infrastructure; Sheet 5 of 7	A3	N.T.S.
C165	Approved Irish Water Standard Details for Water Infrastructure; Sheet 6 of 7	A3	N.T.S.
C166	Approved Irish Water Standard Details for Water Infrastructure; Sheet 7 of 7	A3	N.T.S.
N/A	Preliminary Construction Environmental Management Plan-(CEMP)	N/A	N/A
N/A	Services Design Report & Flood Risk Assessment	N/A	N/A
The Tree File Ltd			
N/A	Tree Constraints Plan Drawing Pre-development tree / site scenario	A1	1:500 @ A1
N/A	Tree Impacts Plan Drawing Effect of proposed development on recorded trees	A1	1:500 @ A1
N/A	Tree Protection Plan Drawing Protection of trees during development works	A1	1:500 @ A1
Morley Walsh Consulting Engineers			
3187[6-]01	Proposed Public Lighting Layout	A1/ A3	500/1000
3187[60]01	Proposed ESB Infrastructure and Downing of Overhead Lines	A1/ A3	500/1000
3187[60]02	Proposed Electric Vehicle Infrastructure	A1/ A3	500/1000
Doyle & O'Troithigh Landscape Architecture			
LP-01-PP	Overall Landscape Plan	A1	1:500
LP-02-PP	Landscape Plan (1 of 5)	A1	1:200
LP-03-PP	Landscape Plan (2 of 5)	A1	1:200
LP-04-PP	Landscape Plan (3 of 5)	A1	1:200
LP-05-PP	Landscape Plan (4 of 5)	A1	1:200
LP-06-PP	Landscape Plan (5 of 5)	A1	1:200
PG-01-PP	Playground Equipment (1 of 3)	A1	1:100
PG-02-PP	Playground Equipment (2 of 3)	A1	1:100
PG-03-PP	Playground Equipment (3 of 3)	A1	1:100

LS-01-PP	Landscape Sections (1 of 3)	A1	1:125
LS-02-PP	Landscape Sections (2 of 3)	A1	1:125
LS-03-PP	Landscape Sections (3 of 3)	A1	1:125
LD-01-PP	Landscape Details (1 of 3)	A1	1:25
LD-02-PP	Landscape Details (2 of 3)	A1	1:20
LD-03-PP	Landscape Details (3 of 3)	A1	As shown
PP-01-PP	Planting Plan	A1	1:500
N/A	Landscape Design Report	A3	N/A