



APPLICANT RESPONSE TO NOTICE OF OPINION OF AN BORD
PLEANALA ABP 310247-21

On behalf of
Consdorf Investments ICAV

For

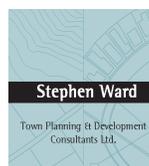
**Proposed Strategic Housing Development Consisting of 130 no. Dwellings
On Lands Zoned for Residential Uses**

At

Ballinderry Road, Mullingar, Co. Westmeath

By

Stephen Ward Town Planning and Development Consultants Limited



March 2022

A pre-application consultation request was made by the applicant to An Bord Pleanála on 17th May 2021. By letter dated 31st May 2021 An Bord Pleanála informed the applicant that in accordance with Section 6 of the Planning and Development (Housing) and Residential Tenancies Act 2016, An Bord Pleanála has decided to accept the request to enter into consultation.

A pre-application tri-partite meeting under Section 5 of the Planning and Development (Housing) and Residential Tenancies Act 2016 took place remotely via Microsoft Teams on the 29th September 2021 (Case Ref. No. ABP. 310247-21). Following this meeting the applicant received a Notice of Pre-Application Consultation Opinion from An Bord Pleanála in accordance with Section 6(7) of the 2016 Act on 6th October 2021. In compliance with Article 297(3) of the Planning and Development Regulations 2011 (as amended), this Statement addresses the issues set out in the notice.

The Notice of Opinion (NOO) states that An Bord Pleanála considers the documents submitted with the request to enter into consultations require further consideration and amendment to constitute a reasonable basis for an application for a strategic housing development. Specifically, it highlights five elements of the proposed development that require further consideration and/or amendment. These are -

1. **Proposed Link Street** – Further consideration/ justification of the documents as they relate to the horizontal alignment of the proposed Link Street, overall design of the street, and design of cycle infrastructure, against the Design Manual for Urban Roads and Streets 2013 (as updated).
2. **Surface Water Management and Flood Risk** – Further consideration/justification of the documents in relation to the Flood Risk Management, in accordance with the Guidelines for Planning Authorities on the Planning System and Flood Risk Management issued by the Department of the Environment, Heritage and Local Government in 2009.
3. **Design of Proposed Dwellings and Character Areas** – Further consideration of the Urban Design Manual Best Practice Guide in particular criteria No. 6 Distinctiveness and No. 7 Layout in the design of the proposed dwellings and creation of character areas; overlooking and activation of open spaces; and consideration of connections to adjoining lands to the west.
4. **Environmental Assessments** – Further consideration of environmental assessments. The further consideration of these issues may require an amendment to the documents and/or design proposals submitted.

5. Specific Information to be Submitted with the Planning Application Pursuant to Article 285(5)(b) - In addition to further consideration and elaboration of the above items, the NOO also set out specific information to be submitted with the planning application as follows –
- i. Further consideration of Ecological Impact Assessment, habitat bird and bat surveys, and appropriateness of timing of all surveys, specifically the bird survey.
 - ii. Further consideration and elaboration of the documents as they relate to the risk of flooding, ground conditions including marsh area, location of ditches on the site, in addition to information relating to SUDS and the requirement for additional nature based solutions.
 - iii. A report, including CGIs, visualisations and cross sections as necessary, which further elaborates upon the topography of the site and relationship of all adjoining houses.
 - iv. Sunlight, daylight and overshadowing analysis, having regard to the requirements of BRE209/BS2011, showing an acceptable level of residential amenity for neighbours of the proposed development as well as future occupiers, which includes details on the standards achieved within adjacent properties and their gardens and within the proposed residential units, and in private shared open space.
 - v. A social infrastructure assessment, including childcare audit.
 - vi. Details of proposed materials and finishes to the scheme. Particular regard should be had to the requirement to provide high quality finishes.
 - vii. A building life cycle report shall be submitted in accordance with Section 6.3 of the Sustainable Urban Housing: Design Standards for New Apartments (2020). The report should have regard to the long-term maintenance of the proposed development.
 - viii. A detailed Construction Environmental Management Plan.
 - ix. Detailed schedule of accommodation which shall indicate compliance with relevant standards in the Sustainable Urban Housing: Design Standards for New Apartments, Guidelines for Planning Authorities, including its specific policy requirements.
 - x. The information referred to in Article 299B(1)(b)(ii)(II) and Article 299B(1)(c) of the Planning and Development Regulations 2001-2018, unless it is proposed to submit an EIAR at application stage.
 - xi. Where the applicant considers that the proposed strategic housing development would materially contravene the relevant development plan or local area plan, other than in relation to zoning of the land, a statement indicating the plan objectives(s) concerned and why permission should, nonetheless be granted in Section 37(2)(b) of the Planning and Development Act 2000. Notices published pursuant to Section 8(1)(a) of the Act 2016 and Article 292 (1) of the Regulations 2017, shall refer to any such statement in the prescribed format.

Applicant Response to Notice of Opinion

- 1. Proposed Link Street** – Further consideration/justification of the documents as they relate to the horizontal alignment of the proposed Link Street, overall design of the street, and design of cycle infrastructure, against the Design Manual for Urban Roads and Streets 2013 (as updated).

The proposed link street has been subject to a complete re-design so that it better reflects its intended function. The re-designed road, as now proposed, is as a result of further input from and consultation with Officials of the Roads and Planning Sections of Westmeath County Council and also has regard to the most up-to-date iteration of DMURS (2013)(version 1.1 2019), the National Cycle Manual (2011) and the Urban Design Manual (2013), specifically Criterion 7 (Layout) and Criterion 8 (Public Realm) of that document.

Following the tri-partite meeting and analysis of the Notice of Opinion the design team went ‘back to the drawing board’ and a revised proposal was circulated to the Roads and Planning Sections of Westmeath County Council for consideration on 15th October 2021.

The principal revision compared to that submitted at pre-application stage was in relation to the horizontal alignment of the link road itself. Whereas the alignment of the original proposal was characterised by a sharp curve southwards at a point approximately midway along its length before continuing westwards towards the site boundary, the revised layout, as circulated, followed a ‘straighter’ alignment with more subtle curvature. In terms of width and design it encompassed a 6 m wide carriageway, 1.8m wide footpaths, 1.8 m wide cycle tracks either side, with limited sections of parallel parking along both edges of the carriageway interspersed with sections of grass margins and with front doors of dwellings facing the road.

The proposed re-alignment resulted in changes to the positioning of some dwellings, eliminated all direct access driveways and resulted in revisions to the design, configuration and distribution of open space across the site, including an increase in the area of open space provided to the north of the site where it adjoins the residential development known as ‘Chesnut Drive/Chestnut Grove’ The proposed road was also extended as far as the western site boundary.

Not-to-scale extracts of both proposed layouts are provided overleaf for information and comparative purposes.

Figure 2 – Originally Proposed Layout as Submitted at Pre-Application Stage



Figure3 – Draft Layout Circulated to Westmeath County Council on 15th October 2021



A follow-up meeting between the applicant's design team and officials from the Planning and Road's Section of Westmeath County Council was held remotely via Microsoft Teams on 19th January 2022.

On foot of that meeting, the design and layout to the design and layout was further revised. These revisions consisted of a further refinement of the horizontal alignment of the road, repositioning and redesign of dwellings to achieve maximum street enclosure and animation and the incorporation of a raised cycle track either side of the carriageway in accordance with National Cycle Manual recommendations. The northern edge of the public open space in the southern part of the site fronting the road will be planted with tall trees ensuring a continuous 'street wall' along both sides of the street.

Full details of the rationale for the layout, as now proposed, are set out in the enclosed Statement of Compliance with DMURS and the Architect's Design Statement by Coughlan Architects. A section of the proposed road is also provided under separate cover.

It is the submission of the applicant that the design proposed creates a link street that is fully DMURS compliant, prioritising pedestrian and cyclist movement and better reflects the intended function of the road, which is to connect to other residentially zoned lands (outside the control of the applicant) to the west and eventually connect to Old Rochfortbridge Road. It forms the principal movement spine in a new network of urban places that make up the application site area off which a network of local streets radiate each with their own distinct character area. These streets, in conjunction with the link street itself, facilitate new sustainable connections to existing and proposed residential areas consistent with the specific development objectives for Ballinderry as set out in at Section 8.2.2 of the Mullingar LAP 2014-2020. The link street also acts as a place in its own right. Building height and design along the street in conjunction with landscaping and design of footpaths and crossing points not only induces drivers to slow down through the provision of a strong and active urban frontage ensuring a street that is animated, safe and allowing it to function as social place.

It is submitted the design of the proposed link street is fully compliant with DMURS principles in all aspects. Please refer to enclosed Statement of Compliance with DMURS which provides a detailed design rationale, analysis and justification for this element of the development.

It has also been subject to a full safety audit. The audit was undertaken by Bruton Consulting Engineers and is enclosed under separate cover.

Figure 3 - Proposed Layout



2. Surface Water Management and Flood Risk – Further consideration/justification of the documents in relation to Flood Risk Management, in accordance with the Guidelines for Planning Authorities on the Planning System and Flood Risk Management issued by the Department of the Environment, Heritage and Local Government in 2009.

The proposed development is not located within an area identified as being at risk from flooding and there is no record of any flood events occurring in the site or the immediate vicinity. A Site Specific Flood Risk Assessment (SFRA) has been undertaken in accordance with the Planning System and Flood Risk Management Guidelines (2009) and relevant technical appendices. The SFRA is contained within the Services Design Report and Flood Risk Assessment by SDS Engineers.

Ground investigation works in the form of trial pit testing were undertaken on the site, however infiltration rates to BRE 365 were not able to determine infiltration rates for subsoils. Trial pit logs are contained at Appendix F of the Services Design Report and Flood Risk Assessment by SDS Engineers.

Notwithstanding this, in order to ensure a robust flood risk management scheme in the catchment area as well as on-site, the approach to the management of surface water has been revised so that water is conveyed to the drainage system in part via an appropriate range of SUDS measures, having regard to the existing ground conditions. It is now proposed to reduce the proportion of the site that is impermeable and attenuate the rate of runoff of rainwater using sustainable methods that replicate a natural catchment.

Rather than reliance on an underground attenuation tank alone, the proposed attenuation tank has been reduced in size and it is proposed to incorporate a network of dry swales across the site. Furthermore, permeable paving is now proposed in all driveways and in parking areas along the public roads. Please refer to enclosed drawing by SDS Engineers C100 identifying the location of the SUDS features in conjunction with Services Design Report.

In this regard the proposed development is fully consistent with the objectives of the Westmeath County Council Development Plan 2021-2027, specifically CPO 10.118, CPO 10.119, CPO 10.120 (Flood Source and Climate) and CPO 16.61 (Development Management Standards Policy Objectives – Climate).

3. Further consideration of the Urban Design Manual – A Best Practice Guide in particular criteria No. 6 Distinctiveness and No. 7 Layout in the design of proposed dwellings and creation of character areas, overlooking and activation of open spaces and consideration of connections to adjoining lands to the west.

Criterion 6 of 12 – Distinctiveness - At present, the application site consists of 3.97 hectares (excluding area for footpath connection on Ballinderry Road) of urban fringe lands and has no distinct or discernible identity.

It has been subject to ecological, arboricultural and archaeological assessment and these studies confirm that it does not contain any distinctive landscape features natural, architectural, historical or otherwise. (Copies of these assessments are provided under separate cover.)

The arboricultural report notes that whilst there is a diverse range of species on the site, none would be regarded as “rare” or “special”. The report also notes that much of the vegetation and trees on the site are of poor quality and not worthy of retention. In the case of the latter, there is evidence of canker disease which means the life span and longevity of these trees is already compromised.

The most distinctive feature of the site is its topography. There is a level difference of approximately 5-6m between the southern, western and north-eastern parts of the site, with the highest point being located in the north – eastern area (+104m). Broadly this is the area between Chestnut Drive and the rear boundaries of dwellings fronting Ballinderry Road.

As acknowledged by the Urban Design Manual, where sites do not have an established or positive identity it may be appropriate to create a new sense of place (Section 06:pg. 48). It is strongly submitted that the design and layout of proposed dwellings in conjunction with landscaped public open space areas and new and supplementary boundary planting will establish a new sense of place at this urban fringe location whilst complementing the established residential area.

The design and layout of the scheme has been amended in order to create a greater sense of distinctiveness. This is achieved by way of a reconfigured street network, public open space areas, reconsidered landscape plan, repositioning and redesign of dwellings as well as greater variety in the materiality of dwellings and apartment/duplex buildings proposed through the introduction of character areas.

The link street through the development has been revised not only in terms of its alignment but also in terms of landscaping, the level of active frontage that defines it and the level of car parking that runs alongside it as well as the introduction of raised cycle tracks on both sides of the road. With direct driveway access omitted, it is now defined either side by frequent doors and windows ensuring it functions as a public space and part of the public realm where people feel safe, comfortable and encouraged to linger and interact whilst still maintaining its locally strategic movement function.

There are now three character areas proposed and these are distinguished by way of building form, density and materiality. Please refer to enclosed Architect Design Statement for full details.

Whereas previously public open space serving the site was distributed across three areas, there are now five proposed, each with their own distinct character and function. The incorporation of five areas means that all dwellings are proximate and accessible to public open space. Apartment /duplex buildings overlook all open space areas and the dual frontage nature of all apartment blocks means that future occupants have easy and direct access to this recreational space in addition to private balconies / communal areas.

These are identified as follows –

1. Area 1 – Central Open Space – 1,630 sq.m
2. Area 2 – Oval Pocket Park – 705 sq.m
3. Area 3 – Nature Trail Park – 1,220 sq.m
4. Area 4 – Western Green – 1,230 sq.m
5. Area 5 – Ballinderry Pocket Park – 1,870 sq.m

All five areas are characterised by a mix of hard and soft landscaping each with its own tailored planting plan, with play and exercise equipment suitable for all age groups provided in three of the five areas proposed.

The function and purpose of each space is as set out in the landscape design which has been prepared by a firm of qualified and experienced landscape architects. Landscaping and planting varies depending on location and function. For example, it is proposed to conserve part of the existing hedgerow at the northern site boundary adjoining Chestnut Drive and 'link it up' with new native species planting. Strengthening this hedgerow over the

majority of its length whilst providing pedestrian / cycle only connections also means that a local visual marker is maintained for the benefit of the Chestnut Drive/Grove residents and those who visit and use the area.

Please refer to enclosed landscape drawings by Doyle O'Troithigh Architects in conjunction with the Landscape Strategy and Architectural Design Statement by Coughlan Architects.

Through this revised set of design measures, it is submitted the development results in a characterful and high quality extension to the residential landscape of the southern environs of Mullingar fully consistent with Criteria 06 of the Urban Design Manual.

Criterion 07 of 12 – Layout - In response to Criterion 07, the proposed layout seeks to promote walking and cycling within the site, and beyond, through the incorporation of a network of permeable, active and direct connections through the site and to adjoining lands to the west, north and east. As noted in the response to Item No. 1 the principal link street has been revised to incorporate a raised cycle track either side of the carriageway in addition to 2m wide footpaths. From an urban design perspective, this is very much the preferred design approach in accordance with Section 6.0, page 57 of the Urban Design Manual where it is stated,

“A well laid out development is one where people who live there are encouraged to walk and cycle in preference to using the private car for short journeys. As well as increasing the sustainability of the development encouraging people to walk will bring significant benefit in terms of on-street activity. On the whole, this means integrating pedestrian, cycle and vehicular facilities along the same route”.

Along the majority of its length either side, the link street is landscaped and benefits from a well-defined edge in the form of either buildings or trees or a combination of both. Front doors of dwellings are orientated towards and accessed from the street. Limited sections of parallel parking are also provided to increase activity. These design elements have the dual benefit of providing both animation and enclosure whilst also acting as a natural traffic calming measure.

Local streets leading off the main link street are all well overlooked, with front doors and windows serving habitable rooms orientated towards the street, without exception. In the majority of cases these streets are characterised by off-street parking in the form of a front driveway and soft landscaped area to serve houses. Grouped parking areas, however are also provided to serve apartment/duplex dwellings and some of the terraced blocks. These grouped parking areas will also contribute towards higher levels of activity in the public realm. Where grouped car parking arrangements are provided these are all well supervised being located to the front of dwellings and softened with landscaping where 10 or more spaces are proposed.

Similarly, all public open space areas are overlooked by dwellings and where children's play areas are provided these are located away from the main link street in those parts of the site where traffic levels are lower and where there is a high degree of natural surveillance arising from dwelling orientation or where there is likely to be pedestrian activity.

Please refer to enclosed Architects drawings, Architect Design Statement in conjunction with Landscape Architect drawings and Landscape Strategy.

Figure 4 – Proposed Layout and Overlooking of Public Realm and Public Open Spaces



➡ Public Open Space /Realm overlooked by front door of dwelling and/or First Floor Terrace

4. Further consideration of environmental assessments. The further consideration of these issues may require an amendment to the documents and/or design proposals.

Site Ecology - The application site and potential impacts of the proposed development have been subject to additional environmental assessment and analysis. The additional assessments undertaken include an ecological assessment of the application site and additional survey work. All assessments were undertaken by Roger Goodwillie MIEEM.

As highlighted in the earlier sections of this Report, the site was also subject to arboricultural assessment which concludes that whilst the site accommodates a diverse range of species, none would be regarded as “rare” or “special”. The report also notes that much of the vegetation and trees on the site are of poor quality and not worthy of retention. In the case of the latter, there is evidence of canker disease which means these trees have a limited life span even in a no-development scenario.

In terms of the site flora, the Ecological Assessment is similar to the conclusions of the Aboricultural Assessment in that it finds the application site contains typical species of its pastureland nature and is most unlikely to contain any “rare” species.

No invasive species were identified during field visits undertaken by Mr. Goodwillie in March 2019 and February 2022.

Whilst the proposed development will involve some filling of the low-lying ground in the NW part of the site which contains areas of marsh ground, this marsh ground does not contain any protected plant species. Furthermore, the marsh area extends beyond the site boundaries into adjoining lands to the west and south-west. All the flora found here is replicated elsewhere to the south-west. The Assessment also notes that while the marsh community shares some plants with Alkaline fens, there are none of the specially characteristic ones.

In terms of fauna, likewise the site has no features of interest. There were no burrows or earths of large mammals found on site, except rabbits in the northern half, and it is likely that an occasional fox is the only visiting species. There are records of both badger and pine marten within 1km (NBDC data) but conditions on-site do not favour them. Animal paths and footprints were looked for without success.

The site would have little importance for bats as the hedges are low and the only trees consist of a belt of Leyland cypress which support little insect food. There is no likely roosting site available for pipistrelles but individuals may occasionally feed along the southern hedge. Lesser noctule bats have been seen within 5km (NBDC data) and may over-fly the site at times.

The birds seen were mainly common garden species associated with the hedges, i.e. blackbird, robin, great tit, blue tit, wren, goldcrest, house sparrow and chaffinch. Collared doves and woodpigeon were noted in trees while rook, hooded crow, magpie, jackdaw and starling flew over. Snipe were also noted. There is no suitable ground for other waders or wildfowl and none would be expected to occur

Whilst the proposed development will result in a permanent change to the landscape from predominantly agricultural to residential use, the planning application includes a comprehensive landscape scheme for the site which includes an extensive planting plan for site boundaries, proposed public open space areas, residential streets and garden areas.

The range of planting is broad and varied and consists of specimen tree planting, street tree planting, woodland planting, native hedge planting, hedge planting, shrub planting, swale planting, wildflower seeding, amenity lawns and bulb and herb planting. Full details are provided on the enclosed planting plan by Doyle O’Troithigh Landscape Architects (PP-01-PP).

Having regard to current site characteristics and conditions, it is strongly submitted that the proposed development will actually result a net bio-diversity gain for the area by enhancing existing and creating new habitat, pollinators and by protecting existing and establishing new ecological corridors and connections across the site.

Natura 2000 - None of the designated habitats in the SAC occurs on the project site and following site visits under taken in March 2019 and February 2022, there is also no regular use of the application site by any of the bird species listed for the SPA. Furthermore, based on best available scientific evidence the conclusions reached are that the development by itself or in combination with other plans or projects would not adversely affect the integrity of European Sites in view of the sites' Conservation Objective. This conclusion is based on a complete assessment of all aspects of the proposed project and there is no reasonable scientific doubt as to the absence of adverse effects and a Stage 2 Appropriate Assessment (and submission of an NIS) is not therefore required.

2.0 SPECIFIC INFORMATION TO BE SUBMITTED WITH APPLICATION IN ACCORDANCE WITH ARTICLE 285(5)(B) OF THE PLANNING AND DEVELOPMENT (STRATEGIC HOUSING DEVELOPMENT) REGULATIONS (2017).

Pursuant to Article 285 of the 2017 Regulations the following specific information is required to be submitted with the application. The following sections of this Statement sets out the response of the Applicant in this regard.

1. Further consideration of Ecological Impact Assessment, habitat, bird and bat surveys, specifically the bird survey.

A revised Ecological Assessment and AA Screening report, taking account of these matters is submitted in support of the planning application.

2. Further consideration and elaboration of the documents as they relate to the risk of flooding, ground conditions including marsh area, location of the ditches on the site, in addition to information relating to SUDS, and requirement for additional nature based solutions.

A Stage 1 Site Specific Flood Risk Assessment (SFRA) has been undertaken. The Assessment is contained in the Infrastructure Design Report by SDS Engineers and concludes that the proposed development will not result in flood risk of the site or increase the risk of flooding downstream.

The application site has been subject to ground investigations in the form of trial pit testing. Trial pit logs are provided at Appendix F of the Infrastructure Design Report by SDS Engineers. The proposed development

3. A report, including CGIs, visualisations and cross sections as necessary, which further elaborates upon the topography of the site and the relationship of all adjoining houses.

Please refer to enclosed Architects Design Statement in conjunction with the following cross section drawings by Coughlan Architects.

Coughlan Architects – Cross Section Drawings			
No.	Size	Name	Scale
14	A1	Contextual elevations – section 1/5	1:200
15	A1	Contextual elevations – section 2/5	1:200
16	A1	Contextual elevations – section 3/5	1:200
17	A1	Contextual elevations – section 4/5	1:200
18	A1	Contextual elevations – section 5 /5	1:200

- 4. Sunlight, daylight and overshadowing analysis having regard to the requirements of BRE209/BS2011, showing an acceptable level of residential amenity for neighbours of the proposed development as well as future occupiers, which includes details of standards achieved within adjacent properties and their gardens and in private and shared open space.**

A sunlight, daylight and overshadowing analysis has been undertaken by John Healy MSc of Digital Dimensions. The analysis assesses the potential impacts of the proposed development on daylight and sunlight levels of adjacent dwellings to the north east of site on Ballinderry Road, and to the north of the site in Chesnut Drive. The analysis also assesses sunlight levels to proposed public amenity areas and sunlight, daylight levels to proposed duplex dwellings.

The Assessment demonstrates compliance with BRE Guide ‘Site Layout for Daylight and Sunlight’ (2nd Edition) and BS 8206-2:2008 – ‘Lighting for Buildings – Part 2: Code of Practice for Daylighting’ and in accordance with Section 6.6 of the Sustainable Urban Housing: Design Standards for New Apartments (2020) and Section 3.2 of the Urban Development and Building Height Guidelines for Planning Authorities (2018) in all aspects.

The Assessment is enclosed under separate cover.

- 5. A social infrastructure assessment including childcare audit.**

Please refer to enclosed Social Infrastructure Audit by Stephen Ward Planning Consultants.

- 6. Details of proposed materials and finishes to the scheme. Particular regard should be had for the requirement to provide high quality and sustainable houses.**

Please refer to the Architects Design Statement prepared by Coughlan Architects for details of the proposed materials and finishes of dwellings in conjunction with the architect's drawings.

Materials used for landscaping have also been considered in detail as part of the Landscape Strategy Report by Doyle O'Troighith and accompanying drawings (extracts overleaf).

Please also refer to SDS Engineering drawing ref. no. C130 for external pavement details and samples.

7. A building lifecycle report shall be submitted in accordance with section 6.3 of the Sustainable Urban Housing; Design Standards for New Apartments (2020). The Report should have regard to the long-term maintenance and management of the proposed development.

Building lifecycle report is included with the planning application detailing the preliminary long term management and maintenance costs associated with the apartments proposed. This report has been prepared by BPL Management Limited with input from Morley Walsh Consulting Engineers. An Energy Statement is also provided separately by Morley Walsh.

8. A detailed Construction and Environmental Management Plan.

A preliminary Construction and Environmental Management Plan has been prepared by SDS Engineers and is submitted under separate cover.

9. A detailed schedule of accommodation which shall indicate compliance with relevant standards in the Sustainable Urban Housing; Guidelines for Planning Authorities 2018, including its specific planning policy requirements.

A detailed schedule of accommodation demonstrating compliance with relevant standards is provided in the enclosed Quality Housing Assessment by Coughlan Architects. All proposed dwellings meet and in some cases exceed these standards.

10. The information referred to in Article 299B (1)(b) (ii)(II) and article 299B(1)(c) of the Planning and Development Regulations 2001-2018, unless it is proposed to submit an EIAR at application stage.

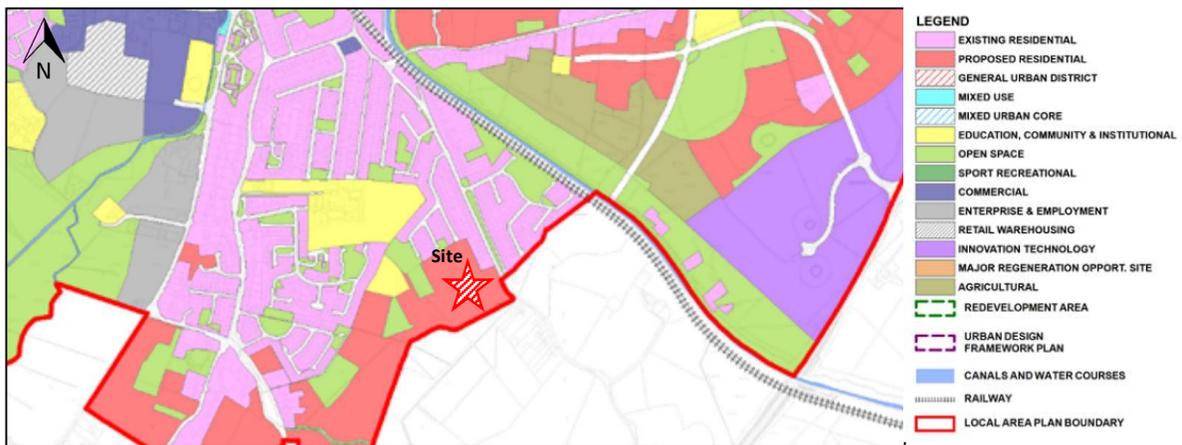
An Environmental Screening Statement providing a preliminary examination of the proposed development to establish if would be likely to have significant effects on the environment and if there is a requirement for the preparation of an Environmental Impact Assessment Report has been prepared by Stephen Ward Consultants. The report includes information listed under Schedule 7A of the Planning and Development Regulations 2001 (as amended) to enable An Bord Pleanála as the

competent authority to undertake a screening determination with reference to the criteria set out under Schedule 7 of those Regulations.

11. Where the applicant considers that the proposed strategic housing development would materially contravene the relevant development plan or local area plan, other than in relation to the zoning of land, a statement including the plan objective(s) concerned and why permission should be, nonetheless, be granted for the proposed development, having regard to a consideration specified in section 37(2)(b) of the Planning and Development Act 2000. Notices pursuant to Section 8(1)(a) of the Act of 2016 and Article 292 (1) of the Regulations of 2017, shall refer to any such statement in the prescribed format.

Under the Mullingar Local Area Plan (MLAP) 2014-2020, the application site in its entirety is zoned 'Proposed Residential', with the stated development objective being, "To provide for residential development, associated services and to protect and improve residential amenity."

Figure 5 - Extract from Mullingar LAP 2014-2020 (Site location is indicative)



Having regard to the residential nature of the development, the principle of the development is entirely acceptable and fully consistent with the zoning objectives for the site as such a statement of material contravention is not required in this case.