

Ms. G. Leamy
Land Use Planning
Transport Infrastructure Ireland
Parkgate Business Centre, Parkgate Street
Dublin 8, D08 DK10

24th March 2022

Dear Ms. Leamy,

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

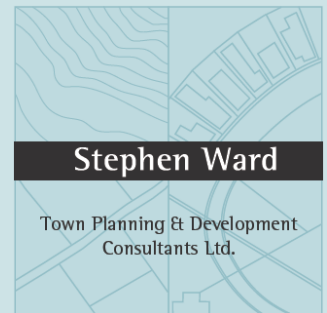
Consdorf Investments ICAV intend to make a planning application to An Bord Pleanála under Section 4 of the Planning and Development (Housing) and Residential Tenancies Act 2016 for a Strategic Housing Development west of Ballinderry Road, Mullingar, Co. Westmeath on a site extending to c.4.015 hectares including lands under the control of Westmeath County Council.

Pursuant to Article 285 (5) (a) of the Planning and Development (Strategic Housing Development) Regulations 2017, and Section 8(1) (b) of the Planning and Development (Housing) and Residential Tenancies Act 2016, a copy of the application is enclosed.

The application contains a statement setting out how the proposal will be consistent with the objectives of the Mullingar Local Area Plan 2014-2020 (as varied and extended) and the Westmeath County Development Plan 2021-2027. The site is zoned 'Residential' the zoning of which facilitates the proposed uses.

The proposed development is described in the public notices as follows:

The proposed Strategic Housing Development will consist of the construction of 130 no. dwellings comprising 36 no. apartment/duplex dwellings accommodated in 5 no. blocks and 94 no. houses in semi-detached and terraced format. Buildings range in height from 2 to 2.5 storeys (including some that incorporate attic floor living space) in the following mix - 23 no. 2 bedroom; 74 no. 3 bedroom and 33 no. 4 bedroom. The overall quantum of public open space provided to serve the development extends to c. 0.665 sq.m.



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The proposed development also provides for the construction of a section (c. 187 m) of a new landscaped link street, incorporating cycle tracks and footpaths either side, in accordance with the Development Framework for the Mullingar South Framework Plan as contained within the Mullingar Local Area Plan 2014-2020 (as extended). In addition to serving the development itself, the proposed link street provides a potential future connection to residentially zoned lands to the west of the application site. Two new no. pedestrian / cyclist connections are also proposed along the northern site boundary providing pedestrian / cycle access only to the adjoining Chestnut Drive residential development.

Vehicular access to the development is provided via a new single access point off the Ballinderry Road (L1132) along the eastern site boundary onto the proposed new link street. The development also provides for the construction of a section of footpath (c. 70 metres) in a northerly direction on the western side of the Ballinderry Road from the application site entrance to connect to the existing footpath to the north.

The planning application also includes the demolition of an existing habitable dwelling and ancillary outbuildings and for all associated site development works including the provision of a pumping station and rising main to serve the development and associated infrastructure and service provision, landscaping, boundary treatments, roads, footpaths public lighting, the provision of 3 no. ESB substations, downing of ESB powerline, Electrical Vehicle charging points and ducting. The site development works also provide for regrading/infilling of land levels within the site and construction of retaining walls.

The application contains a statement setting out how the proposal will be consistent with the objectives of the Mullingar Local Area Plan 2014 – 2020 (as extended) and the Westmeath County Development Plan 2021-2027.

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.ballinderryshd.ie

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, or online at www.pleanala.ie 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.

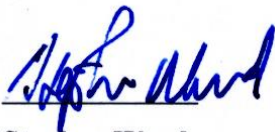
An Bord Pleanála may grant permission for the strategic housing development as proposed, or may grant permission subject to such modifications as it specifies in its decision, or may grant permission in part only, with or without any other modifications it may specify in its decision, or may refuse to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

A person may question the validity of a decision of An Bord Pleanála by way of an application for judicial review, under Order 84 of the Rules of the Superior Courts (S.I. No. 15 of 1986), in accordance with sections 50 and 50A of the Planning and Development Act 2000 (No. 30 of 2000), as amended. Practical information on the review mechanism can be found in the Judicial Review Notice on the An Bord Pleanála's website: www.pleanala.ie or on the Citizens Information Service website: www.citizensinformation.ie.

Where a prescribed authority to whom a copy of a strategic housing development application is sent pursuant to section 8(1)(b)(ii) of the Act of 2016 does not make a submission or observations in relation to the application within the period of 5 weeks beginning on the date of receipt by the Board of the application, the Board may determine the application without further notice to that authority.

Yours faithfully,



Stephen Ward