



ASSOCIATES

4<sup>th</sup> July 2022.

Strategic Housing Unit,  
An Bord Pleanála,  
64 Marlborough Street,  
Dublin 1,  
D01 V902.

**Re:**

**Application for a Strategic Housing Development**

**Site Location: In the townland of Rathgowan or Farranshock,  
Rathgowan, Mullingar, Co. Westmeath**

**Applicant: DSPL Limited.**

**An Bord Pleanála Pre-Application Consultation Ref: ABP-312089-21**

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Dear Sir / Madam,

On behalf of our client, DSPL Ltd. please find enclosed an application for a Strategic Housing Development (hereafter 'SHD') on a site located in the townland of Rathgowan or Farranshock, at Rathgowan, Mullingar, Co. Westmeath. The SHD application is being made under the Planning and Development (Housing) and Residential Tenancies Act 2016, and pursuant to the Notice of Pre-Application Consultation Opinion issued by An Bord Pleanála on 15<sup>th</sup> March 2022 (Case Reference ABP-312089-21).

In accordance with Section 4(1) of the Planning and Development (Housing) and Residential Tenancies Act (as amended)(the "2016 Act"), the applicant intends to apply for planning permission in respect of a proposed Strategic Housing Development (SHD) at Rathgowan, Mullingar, Co. Westmeath. Section 17(1) of the Planning and Development (Amendment) (Large-scale Residential Development) Act 2021 (the "Act of 2021") repealed Section 4(1) of the 2016 Act, however, the proposed SHD application is being made pursuant to the transitional arrangements of Section 17(3) of the Act of 2021 i.e. Sections 17(3)(a) & 17(3)(b) as follows:

*(3) Notwithstanding the repeal of section 4(1) of the Act of 2016, a prospective applicant who on the date on which subsection (1) comes into operation—*

*(a) has made a request to the Board in accordance with section 5 of the Act of 2016 to enter into consultations with the Board in relation to a proposed strategic housing development, and*



*(b) has not been issued with a notice under section 6(7)(b) of the Act of 2016 in relation to the proposed strategic housing development, may, subject to complying with Part 2 of the Act of 2016, proceed to apply for permission in relation to such development in accordance with that subsection provided that—*

*(i) the prospective applicant notifies the Board of the prospective applicant's intention to proceed with the application as soon as practicable after the date on which subsection (1) comes into operation, and*

*(ii) the application is made within the period of 16 weeks beginning on the date on which a notice under section 6(7)(b) of the Act of 2016 is issued in relation to the proposed strategic housing development.*

With regard to 3(b)(i) above, Armstrong Fenton Associates submitted a letter to An Bord Pleanála, dated 11<sup>th</sup> May 2022, which informed An Bord Pleanála that the applicant intended to proceed with the application (copy attached in Appendix B to this cover letter). With regard to 3(b)(ii) above, the application is being made within the period of 16 weeks beginning on the date the notice under section 6(7)(b) of the Act of 2016 is issued in relation to the proposed strategic housing development.

The application submitted consists of 2 no. hard copies together with 3 no. soft copies (on USB stick) in machine readable format, as required under Article 297(5) of the Planning and Development (Strategic Housing Development) Regulations 2017. A full list of enclosures is set out in Appendix A to this cover letter – please refer to same.

A dedicated website for the application has been set up by the applicant which contains links to all the documentation, drawings, technical reports, and details, submitted as part of the application. This website can be viewed online at [www.rathgowanshd.ie](http://www.rathgowanshd.ie)

## **2.0 Proposed Development**

The proposed development is described in full below, as per the public notices:

**DSPL Limited intends to apply to An Bord Pleanála for permission for a strategic housing development, on a site area of 6.37Ha located at Rathgowan, Mullingar, Co. Westmeath. The site is located north and east of existing housing at Ardilaun Heights and Rathgowan Wood/Rathgowan Park, north-west of the R394, which is known as the Mullingar Western Relief Road and south of the R393 Ashe Road, all in the townland of Rathgowan or Farranshock. The proposed development will consist of 212 no. dwellings and a creche. The residential dwellings are comprised of 107 no. 2 & 3 storey houses, 86 no. 2 & 3 bed duplex units in 8 no. 3 storey blocks and 19 no. 1 & 2 bed apartments accommodated in 1 no. 4 storey building, which also accommodates a crèche at ground floor level (428sq.m), with associated outdoor play area (c.258sq.m). The proposed houses consist of 31 no. 2 bed, 70 no. 3 bed and 6 no. 4 bed detached, semi-detached and terraced houses. The proposed development provides for all associated site development works, relocation of existing underground surface water attenuation tank, surface car parking (Total: 290 no. spaces), bicycle parking, bin & bicycle storage, public open space (c. 1.06Ha) & communal open space, hard & soft landscaping and boundary treatments, underground utilities, 3 no. substations and public lighting. Vehicular access to the development will be off the R394, via Rathgowan Park with pedestrian & cyclist access also proposed onto the R393 Ashe Road to the north.**

The application contains a statement setting out how the proposal is consistent with the objectives of the Westmeath County Development Plan (2021-2027) and the Mullingar Local Area Plan (2014-2020), and also contains a statement indicating why permission should be granted for the proposed development, having regard to a consideration specified in section 37(2)(b) of the Planning and Development Act, 2000, as amended, notwithstanding that the proposed development materially contravenes a relevant development plan or local area plan other than in relation to the zoning of the land.



A Natura Impact Statement (NIS) has been prepared in respect of the development proposal and accompanies the application. The application, together with the Natura Impact Statement, 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.rathgowanshd.ie](http://www.rathgowanshd.ie)

### 3.0 Application Fee

The applicant has paid the application by way of EFT to An Bord Pleanála for €30,641.60 being the appropriate SHD application fee on 28.06.2022. The SHD application fee is based upon the following calculation:

Category	Basic Fee	Calculations	Fee
HA1A - Housing	€130 per unit	212 no. dwellings x €130	€27,560.00
HA1B - Other Uses	€7.20 per sq.m	428 sq.m (creche building) x €7.20	€3,081.60
<b>Total Fee Calculation</b>			<b>€30,641.60</b>

Table 1: Application Fee Calculation

### 4.0 Planning Authority & Prescribed Bodies Notification

4.1 In accordance with the requirements of the Planning and Development (Strategic Housing Development) Regulations 2017, 6 no. hard copies and 1 no. soft copy of the application has been sent to the relevant Local Authority i.e. Westmeath County Council.

4.2 As requested by An Bord Pleanála in their Pre-Application Consultation Opinion, issued in March 2022, under Case Reference ABP-312089-21, a copy of the application has also been sent to the following prescribed bodies:

1. Irish Water.
2. Transport Infrastructure Ireland.
3. National Transport Authority
4. Westmeath County Childcare Committee

4.3 Given the circumstances surrounding the Covid-19 pandemic, prior to the submission of the application, the above-named prescribed bodies were contacted directly and asked if, given the Covid-19 pandemic and associated working restrictions related to same, 1 no. digital copy only of the application would be sufficient for their assessment of the application. We also enclose as part of this application copies of the cover letters sent to each prescribed body which gives details of the proposed development and the process for making a submission on the application to An Bord Pleanála and enclosed in each was a soft copy of this SHD planning application.



## 5.0 Conclusion

5.1 We trust that the documentation submitted meets the requirements of the Planning and Development (Housing) and Residential Tenancies Act 2016, the Planning and Development (Strategic Housing Development) Regulations 2017, and SHD application guidance documents issued by An Bord Pleanála.

5.2 In preparing this application for permission, including all drawings and documentation, we had regard to the issues raised during pre-planning consultation meeting with Westmeath County Council and the tri-partite meeting with An Bord Pleanála and the requirements of relevant national planning policy including Section 28 Ministerial Guidelines, and the Westmeath County Development Plan 2021-2027 and Mullingar Local Area Plan 2014-2022.

5.3 We look forward to hearing from An Bord Pleanála in due course; however, if you have any queries in the meantime, please do not hesitate to contact us using the details supplied on the enclosed SHD planning application form.

5.4 Please refer to the pages over for a full list of the documentation, drawings, technical reports, and details, enclosed as part of the application.

Yours faithfully,

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**Tracy Armstrong,**  
**Planning Consultant**  
**Armstrong Fenton Associates**



## Appendix A:

A list of the enclosed documents/drawings that form this application (in duplicate in print form and in triplicate in electronic form, including a .dwg ITM file) are set out as follows:

### **Prepared by Armstrong Fenton Associates**

- SHD Planning Application Form
- Newspaper Notice published in the Irish Daily Star dated 2<sup>nd</sup> July 2022
- Site Notice dated 1<sup>st</sup> July 2022
- Planning Statement
- Statement of Consistency
- Material Contravention Statement
- Statement of Response to An Bord Pleanála Opinion
- Social Infrastructure Assessment
- Building Life Cycle Report
- Universal Design Statement
- Prescribed Bodies Notification to Irish Water
- Prescribed Bodies Notification to Transport Infrastructure Ireland
- Prescribed Bodies Notification to National Transport Authority
- Prescribed Bodies Notification to Westmeath County Childcare Committee
- Copy of Cover Letter to Westmeath County Council

### **Prepared by Westmeath County Council:**

- 2 no. letters of consent with associated maps attached dated 23<sup>rd</sup> June 2022 & 24<sup>th</sup> June 2022

### **Prepared by Applicant:**

- Part V Proposal

### **Drawings & details prepared by BKD Architects:**

- Architectural Design Rationale
- Overall Schedule of Areas
- Housing Quality Assessment
  
- 6253-P-001 Site Location Map – OS Map 1:1000@A0
- 6253-P-002 Existing Site Layout Plan 1:500@A0
- 6253-P-003 Proposed Site Layout Plan 1:500@A0
- 6253-P-004 Proposed Site Layout Plan – Construction Phases 1:2000@A3
- 6253-P-005 Taken In Charge Drawing 1:500@A0
- 6253-P-006 Land Zoning Map & Infrastructure 1:2000@A3
- 6253-P-007 Proposed Site Block Plan Sheet 1 of 4 1:500@A0
- 6253-P-008 Proposed Site Block Plan Sheet 2 of 4 1:500@A0
- 6253-P-009 Proposed Site Block Plan Sheet 3 of 4 1:500@A0
- 6253-P-010 Proposed Site Block Plan Sheet 4 of 4 1:500@A0
- 6253-P-011 Part V Units 1:2000@A3
  
- 6253-P-051 Street Elevations – Sheet 1 of 6 1:200@A1
- 6253-P-052 Street Elevations – Sheet 2 of 6 1:200@A1
- 6253-P-053 Street Elevations – Sheet 3 of 6 1:200@A1
- 6253-P-054 Street Elevations – Sheet 4 of 6 1:200@A1
- 6253-P-055 Street Elevations – Sheet 5 of 6 1:200@A1
- 6253-P-056 Street Elevations – Sheet 6 of 6 1:200@A1



- 6253-P-061 Street Sections – Sheet 1 of 3 1:200@A1
- 6253-P-062 Street Sections – Sheet 2 of 3 1:200@A1
- 6253-P-063 Street Sections – Sheet 3 of 3 1:200@A1
  
- 6253-P-101 House Type A1 Plans, Elevations & Section 1:100@A1
- 6253-P-102 House Type B1 Plans 1:100@A1
- 6253-P-103 House Type B1 Elevations & Section 1:100@A1
- 6253-P-104 House Type C1, C2, C4 Plans 1:100@A1
- 6253-P-105 House Type C1, C2, C4 Elevations & Section 1:100@A1
- 6253-P-106 House Type D1 Plans 1:100@A1
- 6253-P-107 House Type D1 Elevations & Section 1:100@A1
- 6253-P-108 House Type D1, D5 Plans 1:100@A1
- 6253-P-109 House Type D1, D5, Elevations & Section 1:100@A1
- 6253-P-110 House Type D1, D2 Ground Floor Plan 1:100@A1
- 6253-P-111 House Type D1, D2 First Floor & Roof Plan 1:100@A1
- 6253-P-112 House Type D1, D5 Elevations & Section 1:100@A1
- 6253-P-113 House Type E3, E2, E4 Plans 1:100@A1
- 6253-P-114 House Type E3, E2, E4 Elevations & Section 1:100@A1
- 6253-P-115 House Type E3, E2, E1 Plans 1:100@A1
- 6253-P-116 House Type E3, E2, E1 Elevations & Section 1:100@A1
- 6253-P-117 House Type G1, G2, G3 Ground and First Floor Plan 1:100@A1
- 6253-P-118 House Type G1, G2, G3 Second Floor, Roof Plan & Front Elevations 1:100@A1
- 6253-P-119 House Type G1, G2, G3 Elevations & Section 1:100@A1
  
- 6253-P-201 Block 1 Duplex Type J, K Ground Floor Block 1 1:100 @A1
- 6253-P-202 Block 3 Duplex Type J, K Ground Floor Block 3 1:100 @A1
- 6253-P-203 Block 1, 2, 3 Duplex Type J, K First Floor Plan 1:100 @A1
- 6253-P-204 Block 1, 2, 3 Duplex Type J, K Second & Roof Plan 1:100 @A1
- 6253-P-205 Block 1, 2, 3 Duplex Type J, K Elevations 1:100 @A1
- 6253-P-206 Block 1, 2, 3 Duplex Type J, K Elevations & Section 1:100 @A1
- 6253-P-207 Block 4 Duplex Type L, M Ground Floor Plan 1:100 @A1
- 6253-P-208 Block 4 Duplex Type L, M First Floor Plan 1:100 @A1
- 6253-P-209 Block 4 Duplex Type L, M Second Floor & Roof Plan 1:100 @A1
- 6253-P-210 Block 4 Duplex Type L, M Elevations 1:100 @A1
- 6253-P-211 Block 4 Duplex Type L, M Elevations & Section 1:100 @A1
- 6253-P-212 Block 6 Duplex Type L, M Ground Floor Plan 1:100 @A1
- 6253-P-213 Block 5 Duplex Type L, M Ground Floor Plan 1:100 @A1
- 6253-P-214 Block 5 & 6 Duplex Type L, M First Floor Plan 1:100 @A1
- 6253-P-215 Block 5 & 6 Duplex Type L, M Second Floor & Roof Plan 1:100 @A1
- 6253-P-216 Block 5 & 6 Duplex Type L, M Elevations 1:100 @A1
- 6253-P-217 Block 5 & 6 Duplex Type L, M Elevations & Section 1:100 @A1
- 6253-P-218 Block 7 & 8 Duplex Type N, O, P Ground Floor Plan 1:100 @A1
- 6253-P-219 Block 7 & 8 Duplex Type N, O, P First Floor, Second Floor & Roof Plan 1:100 @A1
- 6253-P-220 Block 7 & 8 Duplex Type N, O, P Elevations 1:100 @A1
- 6253-P-221 Block 7 & 8 Duplex Type N, O, P Elevations & Section 1 1:100 @A1
  
- 6253-P-301 Apartment & Crèche – Ground Floor Plan 1:100@A1
- 6253-P-302 Apartment & Crèche – First to Third Floor Plan 1:100@A1
- 6253-P-303 Apartment & Crèche – Roof Plan 1:100@A1
- 6253-P-304 Apartment & Crèche – Elevations (East & West) 1:100@A1
- 6253-P-305 Apartment & Crèche – Elevations (North & South) 1:100@A1
- 6253-P-306 Apartment & Crèche – Section A-A and B-B 1:100@A1



- 6253-P-401 Typical Bicycle Shelter Details - Sheet 1 of 2 1:50@A1
- 6253-P-402 Typical Bicycle Shelter Details - Sheet 2 of 2 1:50@A1
- 6253-P-410 Bin Store Details Type 1 & 2 1:20@A1
- 6253-P-411 Bin Store Details Type 3 & 4 1:20@A1
- 6253-P-412 Bin Store Details Type 5 1:20@A1
- 6253-P-413 Proposed Sub-Station 1:20@A1

### **Drawings & details prepared by Punch Consulting Engineers:**

#### **REPORTS:**

- Engineering Planning Report
- Site Specific Flood Risk Assessment
- Traffic and Transport Assessment
- Outline Resource and Waste Management Plan
- Outline Construction Management Plan
- Mobility Management Plan
- DMURS Compliance Statement (Movement and Connectivity Report)
- Tri-Partite Opinion Summary Response
- Combined Stage 1 & 2 Road Safety Audit (prepared by Bruton Consulting Engineers)
- Irish Water Confirmation of Feasibility
- Irish Water Statement of Design Acceptance

#### **DRAWINGS:**

- 202215-PUNCH-XX-XX-DR-C-0100 PROPOSED DRAINAGE LAYOUT @A0
- 202215-PUNCH-XX-XX-DR-C-0101 DRAINAGE TABLES @A0
- 202215-PUNCH-XX-XX-DR-C-0110 PROPOSED ATTENUATION TANK AT CRECHE DETAIL PLAN @A1
- 202215-PUNCH-XX-XX-DR-C-0175 FOUL WATER LONG SECTIONS SHEET 1 @A1
- 202215-PUNCH-XX-XX-DR-C-0176 FOUL WATER LONG SECTIONS SHEET 2 @A1
- 202215-PUNCH-XX-XX-DR-C-0177 FOUL WATER LONG SECTIONS SHEET 3 @A1
- 202215-PUNCH-XX-XX-DR-C-0200 SURFACE WATER LONG SECTIONS SHEET 1 @A1
- 202215-PUNCH-XX-XX-DR-C-0201 SURFACE WATER LONG SECTIONS SHEET 2 @A1
- 202215-PUNCH-XX-XX-DR-C-0202 SURFACE WATER LONG SECTIONS SHEET 3 @A1
- 202215-PUNCH-XX-XX-DR-C-0203 SURFACE WATER LONG SECTIONS SHEET 4 @A1
- 202215-PUNCH-XX-XX-DR-C-0300 PROPOSED WATERMAIN LAYOUT @A0
- 202215-PUNCH-XX-XX-DR-C-0400 PROPOSED ROADS LAYOUT @A0
- 202215-PUNCH-XX-XX-DR-C-0401 PROPOSED ROADS LAYOUT @A0
- 202215-PUNCH-XX-XX-DR-C-0460 PROPOSED ROAD LINE MARKINGS LAYOUT @A0
- 202215-PUNCH-XX-XX-DR-C-0480 PROPOSED ROAD LONG SECTIONS - SHEET 1 @A1
- 202215-PUNCH-XX-XX-DR-C-0481 PROPOSED ROAD LONG SECTIONS - SHEET 2 @A1
- 202215-PUNCH-XX-XX-DR-C-0500 TYPICAL CIVIL DETAILS – SHEET 1 @A1
- 202215-PUNCH-XX-XX-DR-C-0501 TYPICAL CIVIL DETAILS – SHEET 2 @A1
- 202215-PUNCH-XX-XX-DR-C-0502 TYPICAL CIVIL DETAILS – SHEET 3 @A1
- 202215-PUNCH-XX-XX-DR-C-0503 TYPICAL CIVIL DETAILS – SHEET 4 @A1
- 202215-PUNCH-XX-XX-DR-C-0504 TYPICAL CIVIL DETAILS – SHEET 5 @A1
- 202215-PUNCH-XX-XX-DR-C-0505 POTENTIAL FUTURE SPUR ROAD DETAIL @A1
- 202215-PUNCH-XX-XX-DR-C-0600 VEHICLE SWEPT PATH – FIRE TENDER @A0
- 202215-PUNCH-XX-XX-DR-C-0601 VEHICLE SWEPT PATH – STANDARD CAR @A0
- 202215-PUNCH-XX-XX-DR-C-0602 VEHICLE SWEPT PATH – REFUSE TRUCK @A0
- 202215-PUNCH-XX-XX-DR-C-0603 VEHICLE SWEPT PATH – STANDARD CAR & REFUSE TRUCK @A0
- 202215-PUNCH-XX-XX-DR-C-0625 VISIBILITY SIGHT LINES @A1



**Drawings & details prepared by Ronan MacDiarmada & Associates Landscape Architects:**

**REPORT:**

- Landscape Rationale

**DRAWINGS:**

- Drawing No. 01 Landscape Masterplan
- Drawing No. 02 Boundary Plan
- Drawing No. 03(I) Landscape Sections (I)
- Drawing No. 03(II) Landscape Sections (II)
- Drawing No. 04 Combined Landscape & Engineer Plan
- Drawing No. 05 Landscape & Arborist Plan

**Drawings & details prepared Arbor Care, Arborist:**

**REPORT:**

- Arboricultural Impact Assessment

**DRAWING:**

- RG\_TS\_Overall – Tree Constraints Plan

**Details by Digital Dimensions:**

- Daylight & Sunlight Assessments of a Proposed Residential Development at Rathgowan, Mullingar, Co. Westmeath

**Details by Enviroguide Consulting:**

- Appropriate Assessment Screening Report
- Natura Impact Statement
- Ecological Impact Assessment Report
- Environmental Impact Assessment Screening Report
- Statement in accordance with Article 299B(1)(b)(ii)(II)(C) of the Planning and Development Regulations 2001 (as amended).

**Details by AMS:**

- Archaeological Assessment
- Report on Archaeological Testing & a Preliminary Architectural Heritage Survey (Part 1)
- Testing Report (Part 2)
- Report on Archaeological Testing (Document Issue Sheet)

**Details by Ayrton Group:**

- Construction & Demolition Waste Management Plan
- Construction & Environmental Management Plan (CEMP)





**Details by JAK:**

- Sustainability & Energy Statement

**Drawings & details prepared Redmond Analytical Management Services:**

**REPORT:**

- "Lighting Design Report & Specifications for Rathgowan, Mullingar"

**DRAWINGS:**

- Drawing No. 22071-1 – Rev 0 - "Public Lighting Layout"
- Drawing No. 22071-2 – Rev 0 - "Public Lighting Layout"
- Drawing No. 2204713 – Rev 0 - "Public Lighting Layout"
- Drawing No. 22071-4 – Rev 0 - "Isolux Lines"
- Drawing No. 22071-5 – Rev 0 - "Electrical Schematic"
- Drawing No. 22044-6 – Rev 0 - "Electrical Schematic"



**Appendix B: Copy of letter confirming applicant's intention to submit SHD planning application**



**ARMSTRONG  
FENTON**

ASSOCIATES

11<sup>th</sup> May 2022.

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

Re:

**Proposed Strategic Housing Development Planning Application  
Pre-Application Consultation Ref. No. ABP-312089-21  
In the townland of Rathgowan or Farranshock, Mullingar, Co. Westmeath.**

Dear Sirs,

On behalf of our client, DSPL Ltd., we wish to formally notify the Strategic Housing Unit of An Bord Pleanála, that it is our client's intention to submit a Strategic Housing Development (SHD) planning application in the coming weeks, on foot of the Pre-Application Consultation Opinion received under Ref. ABP-312089-21, in relation to their lands at Rathgowan or Farranshock, Mullingar, Co. Westmeath.

We notify you of this intention in accordance with Section 17(3)(b) of the Planning and Development (Amendment) (Large-scale Residential Development) Act 2021. Furthermore, we confirm that the SHD planning application will be lodged with An Bord Pleanála within 16 weeks of the date of issue of the An Bord Pleanála Notice of Pre-Application Consultation Opinion in relation to the proposed strategic housing development.

Yours sincerely,

Tracy Armstrong,  
**Armstrong Fenton Associates.**

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