



ASSOCIATES

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

Development Management Planning,  
Irish Water,  
Colvill House,  
24-26 Talbot Street.  
Dublin 1.

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. we wish to advise that an application for a Strategic Housing Development (SHD) on a site located in the townland of Rathgowan or Farranshock, at Rathgowan, Mullingar, Co. Westmeath, has been submitted to An Bord Pleanála.

We have been directed by An Bord Pleanála, pursuant to Article 285(5)(a) of the Planning and Development (Strategic Housing Development) Regulations 2017, and in accordance with Section 8(1)(b) of the Planning and Development (Housing) and Residential Tenancies Act 2016, to furnish Irish Water with a copy of the application.

We understand that, following prior correspondence with Irish Water and given the circumstances surrounding the Covid-19 pandemic and working restrictions related to same, Irish Water are happy to receive a soft copy of the application only. As such a soft copy of the application (on USB stick) is enclosed with this cover letter, however, a hard copy can be provided upon request and receipt of this letter.

We would also like to make you aware that 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).



## 1.0. Proposed Development

1.1 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)

## 2.0. Inspection and Submissions

2.1. 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.rathgowanshd.ie](http://www.rathgowanshd.ie)

2.2. 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, D01 V902, 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.



2.3. 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.

2.4. 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.

2.5. 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](http://www.pleanala.ie) or on the Citizens Information Service website: [www.citizensinformation.ie](http://www.citizensinformation.ie).

2.6. A full list of enclosures is detailed in the appendix of this cover letter on the pages over. We trust all the above is in order; however, if you require any further clarification, please do not hesitate to contact us.

Yours faithfully,

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

**Appendix:**

The following is a full schedule of the documentation, drawings, technical reports, and details enclosed as part of the application i.e. 1 no. soft copy:

**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
- Copy of Cover Letter to An Bord Pleanála

**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-0010 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"



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