

Mr.P'OHalloran,
Irish Water,
Covill House,
24-26 Talbot Street,
Dublin 1

21st of October 2021

Dear Mr. O'Halloran,

RE: PLANNING APPLICATION FOR STRATEGIC HOUSING DEVELOPMENT – 349 DWELLINGS, CRÈCHE AND NEIGHBOURHOOD CENTRE AT CLONMINCH AND GAYFIELD, CLONMINCH ROAD (R443) , TULLAMORE, COUNTY OFFALY.

Steinfort Investment Funds 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 to the east of Clonminch Road (R443), Clonminch, Tullamore, Co.Offaly on a on a site extending to c.14.3 hectares including lands under the control of Offaly 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 and accompanying Environmental Impact Assessment Report and Natural Impact Statement is enclosed.

The application contains a statement setting out how the proposal will be consistent with the objectives of the Tullamore Town and Environs Development Plan 2010-2016 (as varied and extended) and the Offaly County Development Plan (2014-2020). The site is zoned 'Residential' and 'Neighbourhood Centre' the zoning of which facilitates the proposed uses.

An Environmental Impact Assessment Report and a Natura Impact Statement have been prepared in respect of the proposed development and are included with the application.

The application 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 the Tullamore Town and Environs Development Plan 2010-2016 (as varied and extended), other than in relation to the zoning of the land.

Stephen Ward

Town Planning & Development
Consultants Ltd.

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Jocelyn Street
Dundalk A91 03Y
Co. Louth
Ireland

Tel.: +353 (42) 9329791
Fax.: +353 (42) 9329047
e-mail: planning@wardconsult.com
web: www.wardconsult.com

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

The development will consist of 349no. dwellings in detached, semi-detached, terraced/townhouse and apartment form and in buildings ranging in height from 1-4 storeys. All buildings proposed have the option for the installation of photovoltaic/solar panels on front/rear roof slopes depending on orientation. The development will also provide for supporting neighbourhood uses including a local shop (56sq.m), 2no. three storey neighbourhood centre buildings, neighbourhood centre building no.1 (1,274sq.m) provides for three local shops at ground floor level with the first and second floor proposed as a business hub, neighbourhood centre building no.2 (1,733sq.m) sq.m is divided into four shops and a medical centre at ground floor level. The medical centre extends into the first floor while the second floor is proposed as a gym. A crèche is provided as a standalone three storey building (1,299 sq.m), with potential capacity for 100 children. The total non-residential floor space proposed amounts to 4,362sq.m (local shop, neighbourhood centre buildings 1 & 2 and the creche). The overall quantum of public open space provided to serve the development extends to c16,207sq.m. Public open space takes the form of both 'green' landscaped and hard surfaced 'civic space' and is in addition to communal space. Car parking is provided by way of 695no. car parking spaces in a combination of in curtilage, basement and on street parking. Bicycle parking spaces are proposed across the site at surface level with additional bicycle storage rooms in the basement of apartment buildings B and G. Vehicular access is provided from the Clonminch Road (R443) via a new signal controlled junction. The development provides for future potential pedestrian connections from the proposed development to Clonminch Wood. The development also provides for works to Clonminch Road including the provision of 2no. new bus stops and cycle lanes over a distance of c.1,700m from c.100metres south of the new vehicular junction to the application site northwards to c. 80metres north of its junction with Bachelors Walk (R420), Tullamore, Co.Offaly. The planning application also includes all associated site development works including a pumping station and associated infrastructure, open space areas, public lighting, Electrical Vehicle charging points and ducting, 4no. ESB substations, roads, footpaths and cycle paths, landscaping, boundary treatments and service provision, including removal of existing pylons/ESB poles within the site and diverting and undergrounding of existing overhead electrical cables.

The application together with the Environmental Impact Assessment report and 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 Pléanala and Offaly County Council. The application may also be inspected online at the following website set up by the applicant www.clonminchshd2.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:

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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

The Manager,
Development Applications Unit,
Department of Culture, Heritage and the Gaeltacht,
Newtown Road,
Wexford,
Y35 AP90

21st of October 2021

Dear Sir/Madam,

**RE: PLANNING APPLICATION FOR STRATEGIC HOUSING DEVELOPMENT – 349
DWELLINGS, CRÈCHE AND NEIGHBOURHOOD CENTRE AT CLONMINCH & GAYFIELD,
CLONMINCH ROAD (R443), TULLAMORE, COUNTY OFFALY.**

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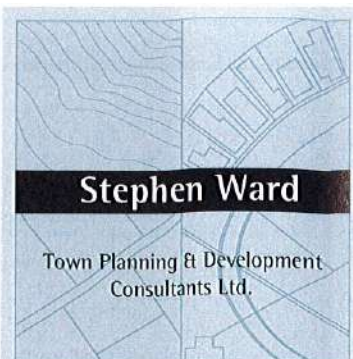
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Yours Faithfully,



Stephen Ward

Ms. A. Harvey,
The Heritage Council,
Áras na hOidhreachta,
Church Lane,
Kilkenny.
R95 X264

21st of October 2021

Dear Ms. Harvey,

**RE: PLANNING APPLICATION FOR STRATEGIC HOUSING DEVELOPMENT – 349
DWELLINGS, CRÈCHE AND NEIGHBOURHOOD CENTRE AT CLONMINCH & GAYFIELD,
CLONMINCH ROAD R443, TULLAMORE, COUNTY OFFALY.**

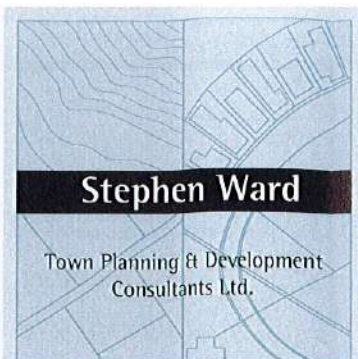
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Yours Faithfully,


Stephen Ward

Ms. P. Duvall,
Planning and Environmental Officer,
An Taisce,
Tailors Hall
Back Lane,
Dublin 8,
D08 X243.

21st of October 2021

Dear Ms. Duvall,

**RE: PLANNING APPLICATION FOR STRATEGIC HOUSING DEVELOPMENT – 349
DWELLINGS, CRÈCHE AND NEIGHBOURHOOD CENTRE AT CLONMINCH & GAYFIELD,
CLONMINCH ROAD (443) , TULLAMORE, COUNTY OFFALY.**

Steinfort Investments Fund 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 to the east of Clonminch Road (R443), Clonminch, Tullamore, Co.Offaly on a site extending to c.14.3 hectares including lands under the control of Offaly County Council.

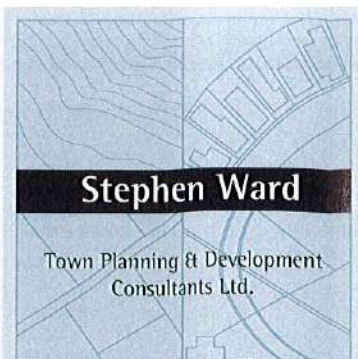
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Stephen Ward

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

21st of October 2021

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Ireland

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**IRISH PLANNING
INSTITUTE**
Institiúid Pleanála na hÉireann

Registered in Ireland No. 275223
VAT No. 8275223D

The development will consist of 349no. dwellings in detached, semi-detached, terraced/townhouse and apartment form and in buildings ranging in height from 1-4 storeys. All buildings proposed have the option for the installation of photovoltaic/solar panels on front/rear roof slopes depending on orientation. The development will also provide for supporting neighbourhood uses including a local shop (56sq.m), 2no. three storey neighbourhood centre buildings, neighbourhood centre building no.1 (1,274sq.m) provides for three local shops at ground floor level with the first and second floor proposed as a business hub, neighbourhood centre building no.2 (1,733sq.m) sq.m is divided into four shops and a medical centre at ground floor level. The medical centre extends into the first floor while the second floor is proposed as a gym. A crèche is provided as a standalone three storey building (1,299 sq.m), with potential capacity for 100 children. The total non-residential floor space proposed amounts to 4,362sq.m (local shop, neighbourhood centre buildings 1 & 2 and the creche). The overall quantum of public open space provided to serve the development extends to c16,207sq.m. Public open space takes the form of both 'green' landscaped and hard surfaced 'civic space' and is in addition to communal space. Car parking is provided by way of 695no. car parking spaces in a combination of in curtilage, basement and on street parking. Bicycle parking spaces are proposed across the site at surface level with additional bicycle storage rooms in the basement of apartment buildings B and G. Vehicular access is provided from the Clonminch Road (R443) via a new signal controlled junction. The development provides for future potential pedestrian connections from the proposed development to Clonminch Wood. The development also provides for works to Clonminch Road including the provision of 2no. new bus stops and cycle lanes over a distance of c.1,700m from c.100metres south of the new vehicular junction to the application site northwards to c. 80metres north of its junction with Bachelors Walk (R420), Tullamore, Co.Offaly. The planning application also includes all associated site development works including a pumping station and associated infrastructure, open space areas, public lighting, Electrical Vehicle charging points and ducting, 4no. ESB substations, roads, footpaths and cycle paths, landscaping, boundary treatments and service provision, including removal of existing pylons/ESB poles within the site and diverting and undergrounding of existing overhead electrical cables.

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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

Mr. C.Hedderly,
Senior Track & Structures Engineers,
Iarnród Éireann
CCE Dept,
Old Railway Station,
Grace Road,
Athlone,
Co.Westmeath

21st of October 2021

Dear Mr. Hedderly,

**RE: PLANNING APPLICATION FOR STRATEGIC HOUSING DEVELOPMENT – 349
DWELLINGS, CRÈCHE AND NEIGHBOURHOOD CENTRE AT CLONMINCH & GAYFIELD,
CLONMINCH ROAD (R443), TULLAMORE, COUNTY OFFALY.**

Steinfort Investment Funds 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 to the east of Clonminch Road (R443), Clonminch, Tullamore, Co.Offaly on a site extending to c.14.3 hectares including lands under the control of Offaly County Council.

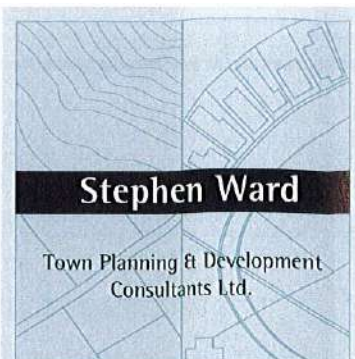
Pursuant to Article 285 (5) (a) of the Planning and Development (Strategic Housing Development) Regulations 2017, and Section 8(1) (b) of the Planning and Development (Housing) and Residential Tenancies Act 2016, a copy of the application and accompanying Environmental Impact Assessment Report and Natural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

The application contains a statement setting out how the proposal will be consistent with the objectives of the Tullamore Town and Environs Development Plan 2010-2016 (as varied and extended) and the Offaly County Development Plan (2014-2020). The site is zoned 'Residential' and 'Neighbourhood Centre' the zoning of which facilitates the proposed uses.

An Environmental Impact Assessment Report and a Natura Impact Statement have been prepared in respect of the proposed development and are included with the application.

The application 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 the Tullamore Town and Environs Development Plan 2010-2016 (as varied and extended), other than in relation to the zoning of the land.

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



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Stephen Ward

Ms. C.Boland,
Commission for Railway Regulation,
Temple House,
Temple Road,
Blackrock
Co. Dublin
A94 Y5W5

18th of October 2021

Dear Ms. Boland,

**RE: PLANNING APPLICATION FOR STRATEGIC HOUSING DEVELOPMENT – 349 DWELLINGS, CRÈCHE
AND NEIGHBOURHOOD CENTRE AT CLONMINCH & GAYFIELD, CLONMINCH ROAD (R443),
TULLAMORE, COUNTY OFFALY.**

Steinfort Investments Fund 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 to the east of Clonminch Road (R443), Clonminch, Tullamore, Co.Offaly on a site extending to c.14.3 hectares including lands under the control of Offaly 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 and accompanying Environmental Impact Assessment Report and Natural Impact Statement is enclosed.

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Yours Faithfully,



Stephen Ward

Ms. A. Brummell,
Offaly County Childcare Committee,
St. Joseph's Community Centre
Kilcormac,
Co. Offaly

21st of October 2021

Dear Mr. Brummell,

**RE: PLANNING APPLICATION FOR STRATEGIC HOUSING DEVELOPMENT – 349
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