

Planning and Development (Housing) and Residential Tenancies Act 2016
Planning and Development (Strategic Housing Development) Regulations 2017
Notice of Strategic Housing Development
Application to An Bord Pleanála

Steinfort Investments Fund intend to apply to An Bord Pleanála for permission for a strategic housing development at this site Clonminch and Gayfield, Clonminch Road (R443), Tullamore, Co.Offaly extending to c.14.3 hectares including lands under the control of Offaly County Council along Clonminch Road (R443). The site is bounded by Clonminch Wood, Limefield, Clonminch Road and a number of dwellings fronting onto Clonminch Road to the west and to the south, east and north by open fields.

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 contains a statement setting out how the proposal is 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) as varied. The site is zoned 'Residential' and 'Neighbourhood Centre' the zoning of which facilitates the proposed uses.

The application 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.

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

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 Pleanála 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 observation 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).



Signed _____ (Stephen Ward – Agent)

Address of Agent: Jocelyn House, Jocelyn Street, Dundalk, Co.Louth

Date of erection of site notice: 21st of October 2021