

An
Bord
Pleanála

Strategic Housing Development Application Form

Before you fill out this form

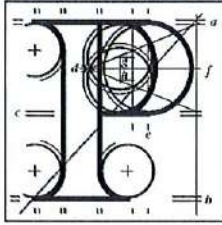
Please note that failure to complete this form or attach the necessary documentation, or the submission of incorrect information or omission of required information, will lead to An Bord Pleanála refusing to deal with your application. Therefore, ensure that each section of this request form is fully completed and signed, entering n/a (not applicable) where appropriate, and that all necessary documentation is attached to the application form. You are advised to refer to the "General Guidance Note" provided on pages 27 to 29 prior to completing this form.

Other Statutory Codes

An applicant will not be entitled solely by reason of a planning permission to carry out the development. The applicant may need other statutory consents, depending on the type of development. For example, all new buildings, extensions and alterations to, and certain changes of use of existing buildings must comply with building regulations, which set out basic design and construction requirements

Data Protection

It is the responsibility of persons or entities wishing to use any personal data on a planning application form for direct marketing purposes to be satisfied that they may do so legitimately under the requirements of the Data Protection Acts 1988 and 2003. The Office of the Data Protection Commissioner state that the sending of marketing material to individuals without consent may result in action by the Data Protection Commissioner against the sender, including prosecution.



An
Bord
Pleanála

Application Form in respect of a Strategic Housing Development

Contact details for sections 1 to 4 to be supplied in Section 26 of this form.

1. Applicant:

Name of Applicant:	Steinfort Investments Fund
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2. Where the Applicant is a Company (Registered under the Companies Acts):

Registered Address of Company:	25/28 North Wall Quay, Dublin
Company Registration No:	C163385

3. Name of Person/Agent (if any) Acting on Behalf of the Applicant:

Name:	Stephen Ward Town Planning and Development Consultants Limited
Is An Bord Pleanála to send all correspondence to the above person/agent acting on behalf of the applicant? (Please tick appropriate box)	Yes: [<input checked="" type="checkbox"/>] No: [<input type="checkbox"/>] (Please note that if the answer is "No", all correspondence will be sent to the applicant's address)

4. Person Responsible for Preparation of Drawings and Plans:

Name:	Brian McGurk
Firm/Company:	Van Dijk Architects

5. Planning Authority

Name of the Planning Authority(s) in whose functional area the site is situated:	Offaly County Council
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6. Site of Proposed Strategic Housing Development:

Postal Address /Townland/ Location of the Proposed Development (sufficient to identify the site in question):	
Address Line 1:	Clonminch Road (R443),
Address Line 2:	Clonminch and Gayfield
Address Line 3:	
Town/City:	Tullamore
County:	Offaly
Eircode:	None
Ordnance Survey Map Ref. No. (and the Grid Reference where available)	OSI Map Sheets 5368-D/5369-C (ITM Easting:634623.87, ITM Northing: 723198.16)
<p>Where available, please provide the application site boundary, as shown in the submitted plans / drawings, as an ESRI shapefile in the Irish Transverse Mercator (ITM IRENET95) co-ordinate reference system. Alternatively, a CAD file in .dwg format, with all geometry referenced to ITM, may be provided. Please find CAD file on enclosed CD copies together with VDA documents and drawings.</p>	
Area of site to which the application relates in hectares:	14.3 ha
Site zoning in current Development Plan or Local Area Plan for the area:	Residential and neighbourhood centre
Existing use(s) of the site and proposed use(s) of the site:	Existing Use: Agricultural Proposed Use: Residential, childcare facility and neighbourhood uses

7. Applicant's Interest in the Site:

Please tick appropriate box to show the applicant's legal interest in the land or structure:	Owner	Occupier	Other
	X		X

Where legal interest is "Other", please expand further on the applicant's interest in the land or structure:

The application site includes part of the public highway (Clonminch Road (R443)) in order to provide cycle lanes as part of the proposed SHD. A letter of consent from Offaly County Council for the inclusion of these lands is attached. These lands extend to 2.8ha.

<p>State Name and Address of the Site Owner:</p> <p>If the applicant is not the legal owner, please note that you are required to supply a letter of consent, signed by the site owner.</p>	<p>Letter of consent from Offaly County Council attached for lands included within the red line boundary under their control. These lands consist of the public highway.</p>
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Does the applicant own or control adjoining, abutting or adjacent lands?	Yes: [X] No: []
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If the answer is "Yes" above, identify the lands and state the nature of the control involved:

Please refer to application site location map (van dijk architect drawing no.1757-PA-001) for lands in the ownership and control of the applicant abutting or adjacent to the application site.

8. Site History:

Is the applicant aware of any valid planning applications or An Bord Pleanála decisions previously made in respect of this land / structure?		Yes: [<input checked="" type="checkbox"/>] No: [<input type="checkbox"/>]
<p>Note: If an application for permission for strategic housing development or a planning application under section 34 of the Planning and Development Act 2000 has been made in respect of this site in the 6 months prior to the submission of this application, the site notice for the current application in respect of strategic housing development must be on a yellow background.</p>		
If the answer is "Yes" above, please state the planning register reference number(s) / An Bord Pleanála reference number(s) of same, if known, and details of application(s) / appeal(s):		
Reg. Ref. No. / An Bord Pleanála Ref. No.	Nature of Proposed Development	Final Decision by Planning Authority / An Bord Pleanála
09-550	Nursing Home	Withdrawn
ABP-307832-20	SHD	Refused
Is the site of the proposed development subject to a current appeal to An Bord Pleanála?		Yes: [<input type="checkbox"/>] No: [<input checked="" type="checkbox"/>]
If the answer is "Yes" above, please specify the An Bord Pleanála reference no.:		
Is the applicant aware of any other relevant recent planning applications or decisions by An Bord Pleanála in relation to adjoining or adjacent sites?		Yes: [<input type="checkbox"/>] No: [<input checked="" type="checkbox"/>]
If the answer is "Yes" above, please state the planning register reference number(s) / An Bord Pleanála reference number(s) of same, if known, and details of application(s) / appeal(s):		

Is the applicant aware of the site ever having been flooded?	Yes: [] No: [X]
<p>If the answer is "Yes" above, please give details e.g. year, extent:</p> 	
Is the applicant aware of previous uses of the site e.g. dumping or quarrying?	Yes: [] No: [X]
<p>If the answer is "Yes" above, please give details:</p> 	

9. Description of the Proposed Strategic Housing Development:

Please provide a brief description of the nature and extent of the proposed development, including-

- the proposed types and numbers of houses, student accommodation or both,
- in the case of student accommodation units, the combined number of bedspaces, and any other uses to which those units may be put,
- proposed services ancillary to residential development,
- other proposed uses in the development of the land, the zoning of which facilitates such use, and
- where an Environmental Impact Assessment Report or Natura Impact Statement has been prepared in respect of the application, an indication of that fact.

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 crèche). 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.

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

Please submit a site location map sufficient to identify the land, at appropriate scale.

Enclosed:

Yes: [X] No: []

Dwg. No. 1757-PA-001

Please submit a layout plan of the proposed development, at appropriate scale.	Enclosed: Yes: [X] No: [] Architect Dwg. Nos. 1757-PA-003, 1757-PA-005 & 1757-PA-006
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10. Pre-Application Consultations

(A) Consultation with Planning Authority: State the date(s) and planning authority reference number(s) of the consultation meeting(s) held with the planning authority under section 247 of the Planning and Development Act 2000:	
Planning Authority reference number:	TU20110
Meeting date(s):	28 th of January 2021
(B) Consultation with An Bord Pleanála: State the date(s) and An Bord Pleanála reference number(s) of the pre-application consultation meeting(s) with An Bord Pleanála:	
An Bord Pleanála reference number:	ABP-309529-21
Meeting date(s):	17 th of May 2021
(C) Any Consultation with Prescribed Authorities or the Public: Provide details of any other consultations the applicant had with authorities prescribed under section 8(1)(b) and (c) of the Act of 2016 or with the public:	
Irish Water – DBFL Consulting Engineers have been in regular contact with Irish Water since 2018 on the proposed development. Irish Water have issued confirmation of feasibility.	

11. Application Requirements

(a) Is a copy of the page from the newspaper containing the notice relating to the proposed strategic housing development enclosed with this application?		Enclosed: Yes: [<input checked="" type="checkbox"/>] No: [<input type="checkbox"/>]
If the answer to above is "Yes", state name(s) of newspaper(s) and date(s) of publication:	Midland Tribune 21/10/21	
(b) Is a copy of the site notice relating to the proposed development enclosed with this application?		Enclosed: Yes: [<input checked="" type="checkbox"/>] No: [<input type="checkbox"/>]
If the answer to above is "Yes", state date on which the site notice(s) was erected:		21/10/21
<p>Note: The location of the site notice(s) should be shown on the site location map enclosed with this application.</p> <p>The location of the five site notices erected on the 21/10/21 is illustrated on the site location map (Architect dwg. No. 1757-PA-001)</p>		
(c) Is an Environmental Impact Assessment Report (EIAR) required for the proposed development?		Yes: [<input checked="" type="checkbox"/>] No: [<input type="checkbox"/>]
If the answer to above is "Yes", is an EIAR enclosed with this application?		Enclosed: Yes: [<input checked="" type="checkbox"/>] No: [<input type="checkbox"/>]
Please provide a copy of the Confirmation Notice obtained from the EIA Portal where an EIAR accompanies the application.		Enclosed: Yes: [<input checked="" type="checkbox"/>] No: [<input type="checkbox"/>] Please see appendix 2.1 of the EIAR
(d) Is the proposed development, in whole or in part, within or close to a European site or Natural Heritage Area?		Yes: [<input type="checkbox"/>] No: [<input checked="" type="checkbox"/>]
(e) Is a Natura Impact Statement (NIS) required for the proposed development?		Yes: [<input checked="" type="checkbox"/>] No: [<input type="checkbox"/>]
If the answer to above is "Yes", is an NIS enclosed with this application?		Yes: [<input checked="" type="checkbox"/>] No: [<input type="checkbox"/>]

<p>(f) Has a copy of this application, and any EIAR and/or NIS required, been sent to the relevant planning authority, in both printed and electronic form?</p>	<p>Yes: [<input checked="" type="checkbox"/>] No: [<input type="checkbox"/>]</p>
<p>(g) Has a copy of this application, and any EIAR and/or NIS required, together with a notice stating that submissions or observations may be made in writing to An Bord Pleanála (ABP) during the period of 5 weeks from the receipt by ABP of the application, been sent to the relevant prescribed authorities, in both printed and electronic format?</p>	<p>Yes: [<input checked="" type="checkbox"/>] No: [<input type="checkbox"/>] N/A: [<input type="checkbox"/>]</p>
<p>If the answer to the above is "Yes", list the prescribed authorities concerned:</p>	<ol style="list-style-type: none"> 1. Irish Water 2. The Minister for Housing, Planning and Local Government 3. The Heritage Council 4. An Taisce-the National Trust for Ireland 5. Transport Infrastructure Ireland 6. Iarnrod Eireann 7. Commission for Railway Regulation 8. Offlay County Childcare Committee
<p>If the answer to the above is "Yes", state the date on which the required documents and electronic copy were sent to the relevant prescribed authorities:</p>	<p>21-10-21</p>
<p>(h) Is the proposed development likely to have significant effects on the environment of a Member State of the European Union or a state that is a party to the Transboundary Convention?</p>	<p>Yes: [<input type="checkbox"/>] No: [<input checked="" type="checkbox"/>]</p>
<p>If the answer to the above is "Yes", has a copy of this application, and the accompanying EIAR, together with a notice stating that submissions or observations may be made in writing to An Bord Pleanála (ABP) during the period of 5 weeks from the receipt by ABP of the application, been sent to the relevant authority in the state or states concerned, in both printed and electronic format?</p>	<p>Yes: [<input type="checkbox"/>] No: [<input type="checkbox"/>] N/A</p>
<p>If the answer to the above is "Yes", list the state(s) and the prescribed authorities concerned:</p>	

<p>If the answer to the above is "Yes", state the date on which the required documents and electronic copy were sent to the relevant prescribed authorities:</p>	
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12. Statements Enclosed with the Application Which:

<p>(a) Set out how the the proposed strategic housing development is consistent with the relevant objectives of the relevant development plan:</p>	<p>Enclosed:</p> <p>Yes: [<input checked="" type="checkbox"/>] No: [<input type="checkbox"/>]</p> <p>Please refer to Statement of Consistency by Stephen Ward Town Planning Consultants.</p>
<p>Note: The statement should be accompanied by a list of each relevant development plan objective considered by the prospective applicant in making the statement and proposals forming part of the application that demonstrate the consistency of the proposed development with that objective.</p>	
<p>(b) Set out, where applicable how the proposed strategic housing development will be consistent with the objectives of the relevant local area plan:</p>	<p>Enclosed:</p> <p>Yes: [<input type="checkbox"/>] No: [<input checked="" type="checkbox"/>]</p> <p>There is no local area plan in place. The statement of consistency outlines how the proposal is consistent with the Tullamore Town and Environs Development Plan.</p>
<p>Note: The statement should be accompanied by a list of each relevant local area plan objective considered by the prospective applicant in making the statement and any proposals forming part of the application that demonstrate the consistency of the proposed development with that objective.</p>	
<p>(c) Set out, where applicable that the proposed strategic housing development is, in the applicant's opinion, consistent with the planning scheme for a strategic development zone:</p>	<p>Enclosed:</p> <p>Yes: [<input type="checkbox"/>] No: [<input type="checkbox"/>]</p> <p>N/A: [<input checked="" type="checkbox"/>]</p>
<p>Note: The statement should be accompanied by a list of the principal provisions of the planning scheme considered by the prospective applicant in making the statement.</p>	
<p>(d) Set out how the the proposed strategic housing development is, in the applicant's opinion, consistent with any relevant guidelines issued by the Minister under section 28 of the Act of 2000:</p>	<p>Enclosed:</p> <p>Yes: [<input checked="" type="checkbox"/>] No: [<input type="checkbox"/>]</p> <p>N/A: [<input type="checkbox"/>]</p> <p>Please refer to Statement of Consistency by Stephen Ward Town Planning Consultants.</p>
<p>Note: The statement should be accompanied by a list of the guidelines considered by the applicant in making the statement and proposals forming part</p>	

of the application that demonstrate the consistency of the proposed development with the guidelines.	
(e) Where An Bord Pleanála notified the applicant of its opinion that the documents enclosed with the request for pre-application consultations required further consideration and amendment in order to constitute a reasonable basis for an application for permission, a statement setting out any changes made to the proposals in consequence.	Enclosed: Yes: [<input checked="" type="checkbox"/>] No: [<input type="checkbox"/>] N/A: [<input type="checkbox"/>] Please refer to Response Statement to the Written Opinion of An Bord Pleanála by Stephen Ward Town Planning Consultants.
(f) Where An Bord Pleanála notified the applicant that specified additional information should be submitted with any application for permission, a statement setting out that such information accompanies the application.	Enclosed: Yes: [<input checked="" type="checkbox"/>] No: [<input type="checkbox"/>] N/A: [<input type="checkbox"/>] Please refer to Response Statement to the Written Opinion of An Bord Pleanála by Stephen Ward Town Planning Consultants.

13. Material Contravention of Development Plan/Local Area Plan:

Where the proposed strategic housing development materially contravenes the relevant development plan or local area plan other than in relation to the zoning of land, is a statement included with the application indicating the plan objective concerned and why permission should, nonetheless, be granted, having regard to a consideration specified in section 37(2)(b) of the Act of 2000?	Enclosed: Yes: [<input checked="" type="checkbox"/>] No: [<input type="checkbox"/>] Please refer to Statement of Material Contravention by Stephen Ward Town Planning Consultants
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14. Proposed Residential Development:

- (a) Provide a breakdown of the proposed residential content of the strategic housing development, as follows:

Houses		
Unit Type	No. of Units	Gross floor space in m ²
1-bed	-	-
2-bed	4	366
3-bed	142	16,925
4-bed	50	6804.4
4+ bed	-	-
Total	196	24,095.4

Apartments		
Unit Type	No. of Units	Gross floor space in m ²
Studio	-	-
1-bed	41	2146.8
2-bed	99	7968.5
3-bed	13	1443
4-bed	-	-
4+ bed	-	-
Total	153	11,558.3

Student Accommodation			
Unit Types	No. of Units	No. of Bedspaces	Gross floor space in m ²
Studio	N/A		
1-bed	N/A		
2-bed	N/A		
3-bed	N/A		
4-bed	N/A		
4+ bed	N/A		
Total	N/A		

(b) State total number of residential units in proposed development:	349
(c) State cumulative gross floor space of residential accommodation, in m ² :	35,653.70M ²

15. Proposed Ancillary and Other Uses in the Proposed Strategic Housing Development:

(a) Please provide details of the different classes of development proposed as ancillary to residential development and other uses on the land, the zoning of which facilitates such uses, as follows:	
Class of Development:	Gross Floor Space in m²
Childcare facilities (100no. of childcare spaces)	1,299m ²
Neighbourhood Centre Uses 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 local shop is provided at ground floor of block f (56sq.m)	3,063m ²

Note: Where it is not proposed to provide one childcare facility for each 75 houses in the proposed development, the application should be accompanied by a statement of the rationale for this.	

(b) State cumulative gross floor space of non-residential development in m ² :	4,362m ²
(c) State cumulative gross floor space of residential accommodation and other uses in m ² :	40,015.7m ²
(d) Express 15(b) as a percentage of 15(c):	11%

16. Strategic Housing Development Details:

Note: If the answer to any of the below statements is “Yes”, please submit a brief statement in support of your application.

Please tick appropriate box:	Yes	No
<p>(a) Are details of housing density, plot ratio, site coverage, building heights, proposed layout and aspect enclosed with the application?</p> <p>An A3 booklet of drawings has been prepared and submitted with this application for ease of reference. This includes a schedule of the above details. Further detail is provided in the Statement of Consistency. The proposed density is 35 dwellings per hectare, plot ratio is 0.39, site coverage is 20.1% and buildings range in height from 1 to 4 storeys.</p>	X	
<p>(b) Are details of public and private open space provision, landscaping, play facilities, pedestrian permeability, vehicular access and parking provision, where relevant, enclosed with the application?</p> <p>Please refer to architect drawings, landscape strategy by Park Wood and Transport and Traffic Assessment and drawings by DBFL for details of public and private open space, play facilities, landscaping, vehicular access and parking provision.</p>	X	
<p>(c) Are details of any proposals to address or, where relevant, integrate the proposed development with</p>	X	

<p>surrounding land uses enclosed with the application?</p> <p>A Nodal Masterplan for the Eastern Node has been prepared and is submitted under separate cover.</p>		
<p>(d) Are details of any proposals to provide for services infrastructure other than water, such as cabling (including broadband provision) and any phasing proposals enclosed with the application?</p>		<p>X</p> <p>Details provided other than those relating to water include undergrounding of ESB cables and ducting for EV charging – indicative only</p>
<p>(e) Does the proposed development include an activity requiring an integrated pollution control licence or a waste licence?</p> <p>If "Yes", enclose a brief explanation with this application.</p>		<p>X</p>
<p>(f) Does the proposed development involve the demolition of any structure (including a habitable house), in whole or in part?</p> <p>If "Yes", enclose a brief explanation with this application.</p>		<p>X</p>
<p>(g) Does the proposed development involve the demolition of a Protected Structure(s), in whole or in part?</p> <p>If "Yes", an explanation as to the need for the demolition of a Protected Structure(s) should be enclosed with this application.</p>		<p>X</p>
<p>(h) Does the proposed development consist of work to a Protected Structure and/or its curtilage or proposed Protected Structure and/or its curtilage?</p> <p>If "Yes", provide photographs, plans and other particulars necessary to show how the proposed development would affect the character of the structure.</p>		<p>X</p>
<p>(i) Does the proposed development consist of work to the exterior of a structure which is located within an architectural conservation area (ACA)?</p>		<p>X</p>

<p>If "Yes", provide photographs, plans and other particulars necessary to show how the proposed development would affect the character of the structure.</p>		
<p>(j) Does the proposed application development affect, or is close to, a national monument or place in the ownership or guardianship of the Minister for Culture, Heritage and the Gaeltacht or a local authority, or is it the subject of a preservation order or temporary preservation order under the National Monuments Acts 1930 to 2014?</p> <p>If "Yes", enclose a brief explanation with this application.</p>		X
<p>(k) Is the proposed development in a Strategic Development Zone?</p> <p>If "Yes", enclose a statement of how the proposed development is consistent with the planning scheme for the Zone.</p>		X
<p>(l) Do any statutory notices (e.g. Fire Safety, Enforcement, Dangerous Buildings, Derelict Sites, Building Control, etc.) apply to the site and/or any building thereon?</p> <p>If "Yes", enclose details with this application.</p>		X
<p>(m) Do the Major Accident Regulations apply to the proposed development?</p> <p>A COMAH has been undertaken in recognition of a lower tier Seveso site located to the south west of the application site.</p>		X
<p>(n) Is information specified by An Bord Pleanála as necessary for inclusion in any application for permission for the proposed development, so included?</p> <p>If "Yes", give details of the specified information accompanying this application.</p> <p>Please refer to Response Statement to Written Opinion by Stephen Ward Town Planning Consultants</p>	X	

17. Where the Proposed Development Relates to Existing Building(s) / Structure(s):

State gross floor space of any existing building(s) / structure(s) in m ² :	N/A
State gross floor space of any proposed demolition, in m ² :	N/A
State gross floor space of any building(s) / structure(s) to be retained in m ² :	N/A
State total gross floor space of proposed works in m ² :	N/A

18. Where the Application relates to Material Change of Use of Land or Structure:

(a) State existing use of land or structure:	N/A
(b) Where the existing land or structure is not in use, state the most recent authorised use of the land or structure:	N/A
(c) State proposed use(s):	N/A
(d) State nature and extent of any such proposed use(s):	N/A
<p>(e) Plans (including a site or layout plan and drawings of floor plans, elevations and sections that comply with the requirements of Article 297 and 298) and other particulars required describing the works proposed should be enclosed with this application:</p> <p>Enclosed: Yes: <input type="checkbox"/> No: <input type="checkbox"/> N/A: <input checked="" type="checkbox"/></p>	

19. Social Housing (Part V)

Please tick appropriate box:	Yes	No
(a) Does Part V of the Planning and Development Act 2000 apply to the proposed development?	X	
<p>(b) If the answer to Question 19(A) is "Yes", are details enclosed as to how the applicant proposes to comply with section 96 of Part V of the Act including, for example—</p> <p>(i) details of such part or parts of the land for the proposed development or is or are specified by the Part V agreement, or houses situated on such aforementioned land or elsewhere in the planning authority's functional area proposed to be transferred to the planning authority, or details of houses situated on such aforementioned land or elsewhere in the planning authority's functional area proposed to be leased to the planning authority, or details of any combination of the foregoing, and</p> <p>Please find booklet enclosed with this planning application containing details of units proposed to be transferred on site for the purposes of Part V including calculations and Architect drawing nos. 1757-PA-053 to 1757-PA-073 and 1757-PA-024.</p>	<p>X</p> <p>X</p>	
<p>(ii) details of the calculations and methodology for calculating values of land, site costs, normal construction and development costs and profit on those costs and other related costs such as an appropriate share of any common development works as required to comply with the provisions in Part V of the Act, and</p> <p>Please find booklet enclosed with this planning application containing details of units proposed to be transferred on site for the purposes of Part V including calculations</p>	X	
<p>(iii) a layout plan showing the location of proposed Part V units in the development?</p> <p>Dwg. No. 1757-PA-024</p>	X	
(c) If the answer to Question 19(A) is "No" by virtue of section 96(13) of the Planning and Development Act 2000, details must be enclosed with this application		

form indicating the basis on which section 96(13) is considered to apply to the development.		
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20. Water Services:

(A) Proposed Source of Water Supply:

Please indicate as appropriate:

(a) Existing Connection: ☐ New Connection: ☒

(b) Public Mains: ☒

Group Water Scheme: ☐ Name of Scheme: _____

Private Well: ☐

Other (please specify): _____

Please refer to DBFL Consulting Engineers Infrastructure Design Report under separate cover for further details.

(B) Proposed Wastewater Management / Treatment:

Please indicate as appropriate:

(a) Existing Connection: ☐ New Connection: ☒

(b) Public Sewer: ☒

Conventional septic tank system: ☐

Other on-site treatment system (please specify): _____

Where the disposal of wastewater for the proposed development is other than to a public sewer, provide information on the on-site treatment system proposed and evidence as to the suitability of the site for the system proposed: **N/A**

Please refer to DBFL Consulting Engineers Infrastructure Design Report under separate cover for further details.

(C) Proposed Surface Water Disposal:

Please indicate as appropriate:

(a) Public Sewer/Drain: ☐

Soakpit: ☐

Watercourse: ☒

Other (please specify): _____

Please refer to DBFL Consulting Engineers Infrastructure Design Report under separate cover for further details.

(D) Irish Water Requirements:

Please refer to DBFL Consulting Engineers Infrastructure Design Report under separate cover for further details.

Please submit the following information:

(a) Where the proposed development has the potential to impact on a public water supply source, irrespective of whether or not a connection to a water/wastewater network is required, this application must be accompanied by evidence of engagement with Irish Water and its outcome.

Enclosed:

Yes: ☒ No: ☐

Please refer to DBFL Consulting Engineers Infrastructure Design Report. Confirmation of Feasibility has been issued by Irish Water.

(b) A current/valid Confirmation of Feasibility Statement from Irish Water in relation to the proposed development confirming that there is or will be sufficient water network treatment capacity to service the development.

Enclosed:

Yes: ☒ No: ☐

Please refer to DBFL Consulting Engineers Infrastructure Design Report. Confirmation of Feasibility has been issued by Irish Water

(c) A Statement of Compliance with Irish Water's Standard Details and Codes of Practice for water and/or wastewater infrastructure proposals (designs, layouts, etc.).

Enclosed:

Yes: ☒ No: ☐

Please refer to DBFL Consulting Engineers Infrastructure Design Report. Irish Water have issued Design Acceptance.

(d) An indication of timelines and phasing for water demand or wastewater collection requirements, or both, as appropriate.	Enclosed: Yes: <input checked="" type="checkbox"/> No: <input type="checkbox"/> Please refer to DBFL Consulting Engineers Infrastructure Design Report.
(e) Where the proposed development will impact on assets of Irish Water, details of proposals for protection or diversion of such assets.	Enclosed: Yes: <input checked="" type="checkbox"/> No: <input type="checkbox"/> Please refer to DBFL Consulting Engineers Infrastructure Design Report.

21. Traffic and Transportation

(a) Is a Traffic / Transportation Impact Assessment included with the application, having regard to the relevant Development Plan / Local Area Plan requirements and the Traffic Management Guidelines (DoT / DoEHLG / DTO, 2003)?	Enclosed: Yes: <input checked="" type="checkbox"/> No: <input type="checkbox"/> Please refer to DBFL Consulting Engineers Traffic and Transport Assessment under separate cover.
(b) Is a Travel Plan included with the application, having regard to the relevant Development Plan / Local Area Plan requirements?	Enclosed: Yes: <input type="checkbox"/> No: <input checked="" type="checkbox"/>
(c) Is a Road Safety Audit included with the application, having regard to the relevant Development Plan / Local Area Plan requirements?	Enclosed: Yes: <input type="checkbox"/> No: <input checked="" type="checkbox"/>

22. Taking in Charge

Is it intended that any part of the proposed development will be taken in charge by the planning authority?	Yes: <input checked="" type="checkbox"/> No: <input type="checkbox"/>
If the answer is "Yes", please attach site plan clearly showing area(s) intended for taking in charge. Please refer to Architect dwg. No.1575-PA-025 (copy attached)	

23. Maps, Plans and Drawings

List in a schedule accompanying this application all maps, plans and drawings enclosed with the application, stating title, scale and number.

[Please find schedule enclosed with this application.](#)

24. Application Fee:

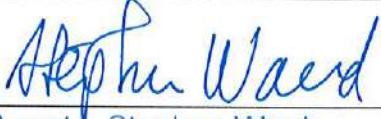
(a) State fee payable for application:	€
(b) Set out basis for calculation of fee:	$349 \text{ units} \times €130 = €45,370$ $4,362\text{sq.m} \times €7.20 = €31,406.40$ EIAR = €10,000 <u>NIS = €10,000</u> €96,776.40 Max payable: €80,000
(c) Is the fee enclosed with the application?	Enclosed: Yes: <input checked="" type="checkbox"/> No: <input type="checkbox"/>

25. Universal Design:

Please provide a statement as to how the proposed Strategic Housing Development has sought to comply with the principles of Universal Design (to encourage access and use of the development regardless of age, size, ability or disability). For assistance and general information on such matters please refer for example to the National Disability Authority's "Building for Everyone: A Universal Design Approach" and "Universal Design Guidelines for Homes in Ireland" at www.universaldesign.ie	Enclosed: Yes: <input checked="" type="checkbox"/> No: <input type="checkbox"/> Please refer to Architects Design Statement under separate cover.
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Declaration

I hereby declare that, to the best of my knowledge and belief, the information given in this form is correct and accurate and fully compliant with the requirements of the Planning and Development Act 2000 and Chapter 1 of Part 2 of the Planning and Development (Housing) and Residential Tenancies Act 2016 and the Regulations made thereunder. In this regard, I also hereby declare that, to the best of my knowledge and belief, the copies of the application documents sent to the planning authority, prescribed bodies, etc., and displayed on any website under the applicant's control are identical to the application documents being deposited with An Bord Pleanála.

Signed: (Applicant or Agent as appropriate)	 Agent – Stephen Ward
Date:	21 st of October 2021

26. Contact Details- Not to be Published

Applicant(s): **Applicant is a Company. Please find details below.**

First Name:	
Surname:	
Address Line 1:	
Address Line 2:	
Address Line 3:	
Town / City:	
County:	
Country:	
Eircode:	
E-mail address (if any):	
Primary Telephone Number:	
Other / Mobile Number (if any):	

Where the Applicant(s) is a Company:

Name(s) of Company	Steinfort Investments Fund (a sub fund of
Director(s):	Consdorf Investments ICAV)
Company Registration Number (CRO):	C163385
Contact Name:	Kevin Maguire
Primary Telephone Number:	Please contact agent
Other / Mobile Number (if any):	
E-mail address:	kevinmaguire@bennettproperty.ie

Person/Agent (if any) acting on behalf of the Applicant(s):

First Name:	Stephen
Surname:	Ward
Address Line 1:	Jocelyn House
Address Line 2:	Jocelyn Street
Address Line 3:	
Town / City:	Dundalk
County:	Louth
Country:	Ireland
Eircode:	A91 O3Y
E-mail address (if any):	sward@wardconsult.com
Primary Telephone Number:	042 9329791
Other / Mobile Number (if any):	087 6746116

Person responsible for preparation of maps, plans and drawings:

First Name:	Brian
Surname:	McGurk
Address Line 1:	Mill House
Address Line 2:	Mill Street
Address Line 3:	
Town / City:	Dundalk
County:	Co.Louth
Country:	Ireland
Eircode:	
E-mail address (if any):	bmcgurk@vandijkarchitects.com
Primary Telephone Number:	042 9354466
Other / Mobile Number (if any):	

Contact for arranging entry on site, if required:

Name:	Stephen Ward
Mobile Number:	087 6746116
E-mail address:	sward@wardconsult.com

General Guidance Note:

1. In this form, "applicant" means the person seeking the planning permission, not an agent acting on his or her behalf. Where there is more than one applicant, the details of all applicants should be inserted, as required, on the form.
2. Where the plans have been drawn up by a firm/company the name of the person primarily responsible for the preparation of the drawings and plans, on behalf of the firm/company, should be stated.
3. In this form, "planning authority" means the planning authority in whose area the proposed strategic housing development would be situated. Where the proposed development would be situated in the area of more than one planning authority, the relevant details should be supplied separately in respect of each such authority.
4. The site location map shall be drawn to a scale (which shall be indicated thereon) of not less than 1:1000 in built up areas and 1:2500 in all other areas. The draft layout plan shall be drawn to a scale (which shall be indicated thereon) of not less than 1:500, shall show buildings, roads, boundaries, septic tanks and percolation areas, bored wells, significant tree stands and other features on, adjoining or in the vicinity of the land or structure to which the application relates.
5. Gross floor space means the area ascertained by the internal measurement of the floor space on each floor of a building (including internal walls and partitions), i.e. floor areas must be measured from inside the external wall, disregarding any floor space provided for the parking of vehicles by persons occupying or using the building or buildings where such floor space is incidental to the primary purpose of the building.

6. An Environmental Impact Assessment Report (EIAR) is required to accompany an application for permission for strategic housing development of a class set out in Schedule 5 of the Planning and Development Regulations 2001-2018 which equals or exceeds, as the case may be, a limit, quantity or threshold set for that class of development. An EIAR will be required in respect of sub-threshold strategic housing development where An Bord Pleanála considers that the proposed development would be likely to have significant effects on the environment. Under section 7(1)(a)(i)(I) of the Act of 2016, a prospective applicant may request An Bord Pleanála to make an EIA screening determination in respect of a proposed strategic housing development. Where an EIAR is being submitted with an application, it must be accompanied with a copy of the confirmation notice received from the EIA portal in accordance with article 97B(2) of the permission regulations that certain information in respect of the EIAR has been entered onto the portal.
7. An appropriate assessment (AA) is required to accompany an application for permission for strategic housing development in cases where it cannot be excluded that the proposed development would have a significant effect on a European site. Under section 7(1)(a)(i)(II) of the Act of 2016, a prospective applicant may request An Bord Pleanála to carry out an AA screening in respect of a proposed strategic housing development.
8. A list of national monuments in the ownership or guardianship of the Minister for Culture, Heritage and the Gaeltacht is available for download from the National Monuments Service website (www.archaeology.ie) under "National Monuments in State Care". A list of preservation orders is similarly available from this website (under "Monument Protection"). The relevant local authority should be contacted in relation to national monuments in its ownership or guardianship. If a proposed development affects or is close to a national monument that is in the ownership or guardianship of the Minister for Culture, Heritage and the

Gaeltacht or a local authority, or is the subject of a preservation order or a temporary preservation order, a separate statutory consent for the development is required from that Minister under the National Monuments Acts.

9. The Record of Monuments and Places (RMP), established under section 12 of the National Monuments (Amendment) Act 1994, is available for each county in the public libraries and principal local authority offices in that county. It is also available for download from the National Monuments Service website (www.archaeology.ie) under "Publications, Forms & Legislation". If a proposed development affects or is close to a monument listed in the RMP, there is a separate requirement to give two months advance notice of any proposed work to the Minister for Culture, Heritage and the Gaeltacht. No work may commence within the two month period except in the case of urgent necessity and with the consent of that Minister.
10. Part V of the Planning and Development Act 2000 applies where—
 - the land is zoned for residential use or for a mixture of residential and other uses,
 - there is an objective in the Development Plan for the area for a percentage of the land to be made available for social and/or affordable housing, and
 - the proposed development is not exempt from Part V.
11. Under section 96(13) of the Planning and Development Act 2000, Part V does not apply to certain housing developments by approved voluntary housing bodies, certain conversions, the carrying out of works to an existing house or the development of houses under an agreement made under section 96 of the Act.

12. All maps, plans and drawings, should, insofar as possible, comply with articles 297 and 298 of the Planning and Development Regulations 2001 to 2017.

Offaly County Council

Áras an Chontae, Charleville Road,
Tullamore, Co. Offaly, R35 F893

T: 057 9346800 F: 057 9346868 / www.offaly.ie / customerservices@offalycoco.ie

Comhairle Chontae Uíbh Fhailí

Áras an Chontae, Bóthar Charleville,
An Tulach Mhór, Contae Uíbh Fhailí, R35 F893



Comhairle Chontae Uíbh Fhailí
Offaly County Council

Mr Stephen Ward

Stephen Ward Town Planning & Development Consultants Ltd

Jocelyn House

Jocelyn Street

Dundalk

Co. Louth

15th July 2021

**Re: Proposed SHD Planning Application at Clonminch Road, Tullamore, County Offaly
Letter of Consent**

Dear Mr Ward,

Offaly County Council as the Roads Authority consent to allow the Clonminch Road (R443) to be included in the above planning application for the purpose of providing cycling facilities from your proposed development, along the Clonminch Road to Bachelor's walk junction as per attached letter and map dated 1st February 2021.

Offaly County Council reserve the right to comment and agree/veto the specific works. Detailed design drawings will be submitted and agreed in writing with Offaly County Council prior to commencement of development.

Note:- This is not a permission for the proposed development as the proposals must obtain planning and grant, subject to conditions or possible refusal.

Regards,

Jean Ryan

Jean Ryan, Senior Engineer, Roads

Municipal District of Birr/ Ceantar Bardasach Bhiorra / 057 9124900

Municipal District of Tullamore / Ceantar Bardasach Thulach Mhór / 057 9352470

Municipal District of Edenderry / Ceantar Bardasach Eadan Doire / 046 9731256

Ms. Jean Ryan

A/Senior Engineer,

Road Design,

Offaly County Council,

Tullamore,

Co.Offaly.

By email: jryan@offalycoco.ie

1st of February 2021

Dear Ms. Ryan

**RE: PROPOSED SHD PLANNING APPLICATION AT CLONMINCH ROAD, TULLAMORE,
CO.OFFALY- REQUEST FOR LETTER OF CONSENT**

Stephen Ward Town Planning and Development Consultants Limited are agent for Steinfort Investment Fund of 25/28 North Wall Quay, Dublin 1 who intend to make a Strategic Housing Development application to An Bord Pleanála for development at Clonminch Road, Tullamore, Co.Offaly. A site location map is attached with the application site edged red.

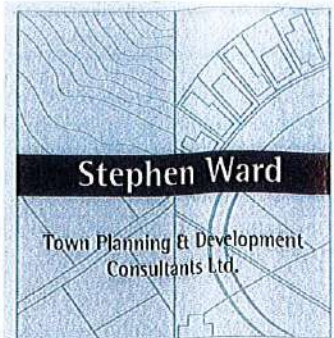
As part of the proposed development upgrade works are proposed to the Clonminch Road to allow for segregated cycle track to be provided within the existing carriageway. These works are on the public road and the applicant therefore requests a letter of consent from Offaly County Council so that the works can be included in the SHD application.

We would appreciate if you would provide a letter of consent to Steinfort Investment Fund, 25/28 North Wall Quay, Dublin to include the lands hatched in red on the attached drawing in the ownership/control of Offaly County Council in this SHD planning application to facilitate the development of segregated cycle track on Clonminch Road as part of the proposed development.

Please address all correspondence to Stephen Ward Town Planning and Development Consultants Limited, Jocelyn House, Jocelyn Street, Dundalk, Co.Louth. Please do not hesitate to contact me should you require any further information on the matter.

Yours faithfully,


Stephen Ward



Jocelyn House
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



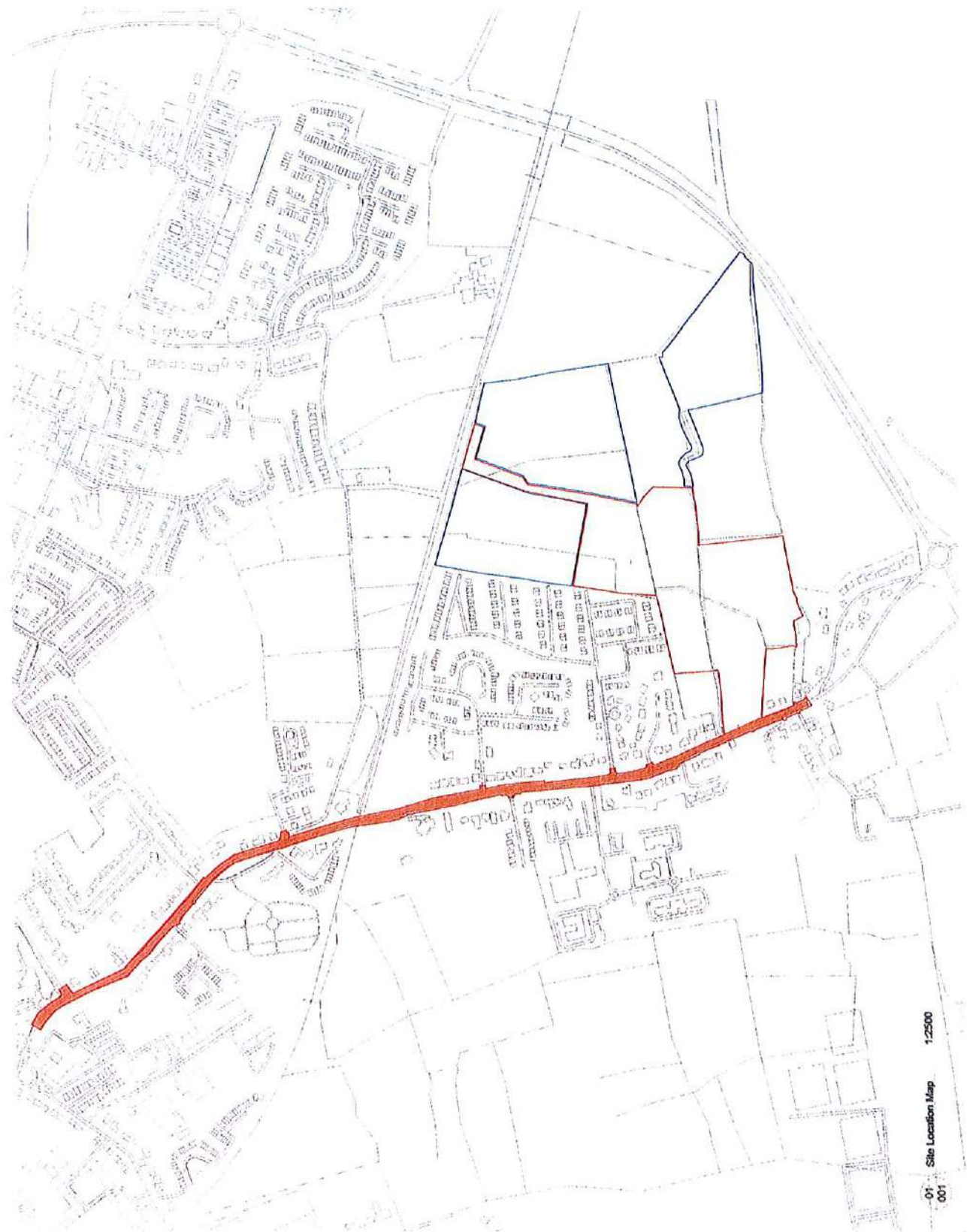
Registered in Ireland No. 275223
VAT No. 8275223D

1:2500



Key & Legend

- Site Boundary Outlined in Red
- Land in Applicant's Ownership Outlined in Blue
- Commonwealth of Ontario
- OSI Map Sheets 53B-01 / 53B-02
- OSI Licence Number A9023320



01 - Site Location Map 1:2500
001

van Dijk Architects	
Professional Architects	
1000 Lakeshore Blvd. East, Suite 1000	
Scarborough, Ontario M1S 1A5	
Tel: (416) 291-1111	
Fax: (416) 291-1112	
www.vandijk.ca	

Emma Daly

DBFL Consulting Engineers
Ormond House
Upper Ormond Quay
Dublin 7
Co. Dublin
D07W704

Uisce Éireann
Bosca OP 448
Oifig Sheachadta na
Cathrach Theas
Cathair Chorcaí

Irish Water
PO Box 448,
South City
Delivery Office
Cork City.

www.water.ie

1 September 2021

Re: CDS21000215 pre-connection enquiry - Subject to contract | Contract denied

Connection for Housing Development of 358 unit(s) at Lands at Clonminch Road, Tullamore, Co. Offaly

Dear Sir/Madam,

Irish Water has reviewed your pre-connection enquiry in relation to a Water & Wastewater connection at Lands at Clonminch Road, Tullamore, Co. Offaly (the **Premises**). Based upon the details you have provided with your pre-connection enquiry and on our desk top analysis of the capacity currently available in the Irish Water network(s) as assessed by Irish Water, we wish to advise you that your proposed connection to the Irish Water network(s) can be facilitated at this moment in time.

SERVICE	OUTCOME OF PRE-CONNECTION ENQUIRY <u>THIS IS NOT A CONNECTION OFFER. YOU MUST APPLY FOR A CONNECTION(S) TO THE IRISH WATER NETWORK(S) IF YOU WISH TO PROCEED.</u>
Water Connection	Feasible without infrastructure upgrade by Irish Water
Wastewater Connection	Feasible Subject to upgrades
SITE SPECIFIC COMMENTS	
Water Connection	<p>Irish Water is currently in the process of undertaking upgrade works to provide additional capacity at the Clonaslee Water Treatment Plant. It is envisaged the additional capacity that could facilitate this development will be in place by the end of Q3 2021.</p> <p>An existing 300mm diameter water main located on Clonminch Road (R443) along the western boundary of the site has sufficient capacity to supply the proposed development.</p>

<p>Wastewater Connection</p>	<p>There is sufficient capacity available at the Tullamore Wastewater Treatment Plant to facilitate your proposed development.</p> <p>A wastewater connection from this development could be facilitated subject to the completion of interim works on the network. The interim works would primarily include surface water separation works within St. Columbas Place and along Clonminch Road (R443), which would remove sufficient volumes of surface water from the combined sewer system to free up capacity for the expected wastewater loading from the proposed development. We advise that you complete further hydraulic assessments of the said downstream network and include 1 in 1 year storm events in your assessment. Please feel free to liaise further with Irish Water when you are progressing further hydraulic assessments of storm events. It is envisaged the extent of the surface water separation works would be in the public road/space. Please note your Developer would be permitted to complete these works with the agreement of Offaly County Council, who is the owner of the surface water network.</p> <p>Further to this we would advise you enter a Project Works Service Agreement (PWSA) with Irish Water to establish and agree the optimum location for a storm water storage tank on the downstream network.</p> <p>The enduring wastewater solution for this site is the planned Southern Interceptor Sewer (SIS). This project is currently being progressed by Irish Water and will be delivered by Irish Water in conjunction with Offaly County Council along with specific road projects in this area of Tullamore. Please note the SIS project is not likely to be completed before your proposed development. Accordingly, the identified interim works outlined above would be required to facilitate a wastewater connection from your site in the short term. Once the SIS project is completed the long-term wastewater connection for this development can be completed to an agreed location on the SIS.</p> <p>Please note the exact scope of surface water separation works and storage should be agreed with Irish Water in due course and in advance of the Connection Agreement for this development.</p>
<p>The design and construction of the Water & Wastewater pipes and related infrastructure to be installed in this development shall comply with the Irish Water Connections and Developer Services Standard Details and Codes of Practice that are available on the Irish Water website. Irish Water reserves the right to supplement these requirements with Codes of Practice and these will be issued with the connection agreement.</p>	

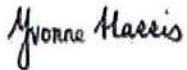
Whilst every care has been taken in its compilation Irish Water gives this information as to the position of its underground network as a general guide only on the strict understanding that it is based on the best available information provided by each Local Authority in Ireland to Irish Water. Irish Water can assume no responsibility for and give no guarantees, undertakings or warranties concerning the accuracy, completeness or up to date nature of the information provided and does not accept any liability whatsoever arising from any errors or omissions. This information should not be relied upon in the event of excavations or any other works being carried out in the vicinity of the Irish Water underground network. The onus is on the parties carrying out excavations or any other works to ensure the exact location of the Irish Water underground network is identified prior to excavations or any other works being carried out. Service connection pipes are not generally shown but their presence should be anticipated.

- 1) The initial assessment referred to above is carried out taking into account water demand and wastewater discharge volumes and infrastructure details on the date of the assessment. **The availability of capacity may change at any date after this assessment.**
- 2) This feedback does not constitute a contract in whole or in part to provide a connection to any Irish Water infrastructure. All feasibility assessments are subject to the constraints of the Irish Water Capital Investment Plan.
- 3) The feedback provided is subject to a Connection Agreement/contract being signed at a later date.
- 4) A Connection Agreement will be required to commencing the connection works associated with the enquiry this can be applied for at <https://www.water.ie/connections/get-connected/>
- 5) A Connection Agreement cannot be issued until all statutory approvals are successfully in place.

- 6) Irish Water Connection Policy/ Charges can be found at <https://www.water.ie/connections/information/connection-charges/>
- 7) Please note the Confirmation of Feasibility does not extend to your fire flow requirements.
- 8) Irish Water is not responsible for the management or disposal of storm water or ground waters. You are advised to contact the relevant Local Authority to discuss the management or disposal of proposed storm water or ground water discharges
- 9) To access Irish Water Maps email datarequests@water.ie
- 10) All works to the Irish Water infrastructure, including works in the Public Space, shall have to be carried out by Irish Water.

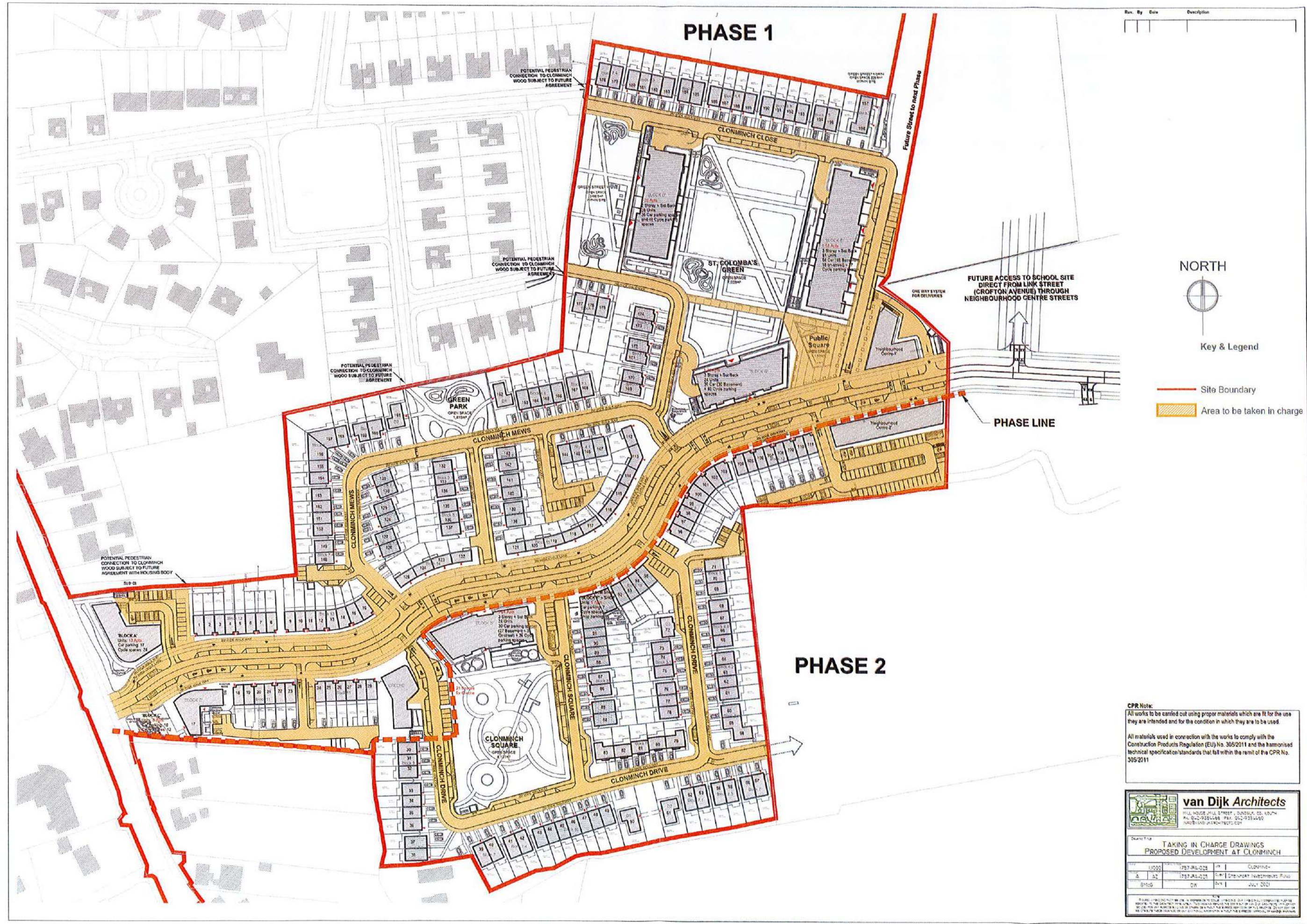
If you have any further questions, please contact Peter O'Halloran from the design team on 086 8824642 or email PeOHalloran@water.ie For further information, visit www.water.ie/connections.

Yours sincerely,



Yvonne Harris

Head of Customer Operations



Rev.	By	Date	Description


NORTH



Key & Legend

- Site Boundary
- Area to be taken in charge

CPR Note:
All works to be carried out using proper materials which are fit for the use they are intended and for the condition in which they are to be used.
All materials used in connection with the works to comply with the Construction Products Regulation (EU) No. 305/2011 and the harmonised technical specification/standards that fall within the remit of the CPR No. 305/2011



van Dijk Architects
111, HOUSE AT THE STREET, DUNDALK, CO. DUBLIN
TEL: 01294-354545 FAX: 01294-354546
info@vandijkarchitects.com

TAKING IN CHARGE DRAWINGS
PROPOSED DEVELOPMENT AT CLONMINCH

1:5000	1:5000	1:5000	1:5000
4	32	32	32
SHG	DR	DR	DR

DATE: 24 JULY 2021