

An  
Bord  
Pleanála

## Strategic Housing Development

### Application Form

#### Before you fill out this form

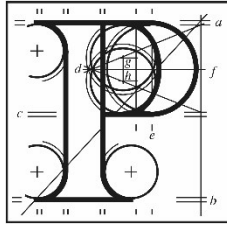
Please note that failure to complete this form or attach the necessary documentation, or the submission of incorrect information or omission of required information, will lead to An Bord Pleanála refusing to deal with your application. Therefore, ensure that each section of this request form is fully 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:	DSPL Limited
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**2. Where the Applicant is a Company (Registered under the Companies Acts):**

Registered Address of Company:	Tortola Pier Park, Building 1, Second Floor, Wickhams Cay I, Road Town, Tortola, British Virgin Islands
Company Registration No:	2044378

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

Name:	Armstrong Fenton Associates Planning Consultants
Is An Bord Pleanála to send all correspondence to the above person/agent acting on behalf of the applicant? (Please tick appropriate box)	Yes: [ X ] No: [ ] (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:	Jacques D'Arcy of
Firm/Company:	BKD Architects

## 5. Planning Authority

Name of the Planning Authority(s) in whose functional area the site is situated:	Westmeath 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:	In the townland of Rathgowan or Farranshock
Address Line 2:	Rathgowan
Address Line 3:	-
Town/City:	Mullingar
County:	Westmeath
Eircode:	N/A
Ordnance Survey Map Ref. No. (and the Grid Reference where available)	1:1000 = 2838-03, 2838-04 & 2770-24 1:2500 = 2770-C & 2770-D 1:5000 = 2770
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.	
Area of site to which the application relates in hectares:	6.37 ha
Site zoning in current Development Plan or Local Area Plan for the area:	"Proposed Residential" & "Open Space" in Mullingar Local Area Plan 2014-2020
Existing use(s) of the site and proposed use(s) of the site:	Existing Use: Agricultural Proposed Use: Residential Use with Creche

## 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:			
<p>Works are proposed to the public realm outside of the site, along &amp; across the R394, that Westmeath County Council has consented to – refer to enclosed letter from them dated 24<sup>th</sup> June 2022.</p> <p>Access into the site and associated works are proposed at Rathgowan Park / Rathgowan Wood that Westmeath County Council is currently taking in charge and has consented to the submission of this application - refer to enclosed letter from them dated 23<sup>rd</sup> June 2022.</p>			
State Name and Address of the Site Owner:  <b>If the applicant is not the legal owner</b> , please note that you are required to supply a letter of consent, signed by the site owner.	DSPL Limited is the applicant and landowner – details are in Question 26 of this form.  Letters of consent from Westmeath County Council are attached in Appendix A		
Does the applicant own or control adjoining, abutting or adjacent lands?		Yes: [ X ] No: [ ]	
<p>If the answer is "Yes" above, identify the lands and state the nature of the control involved:</p> <p>Applicant owns lands to the east that are zoned "Open Space", as outlined in blue on the submitted "Site Location Map – OS Map" - drawing no. 6253-P-001.</p>			

## 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><b>Note:</b> 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):		
<b>Reg. Ref. No. / An Bord Pleanála Ref. No.</b>	<b>Nature of Proposed Development</b>	<b>Final Decision by Planning Authority / An Bord Pleanála</b>
04/5226	350 no. dwellings, creche & all associated site development works, including part of the C-Ring western bypass of Mullingar.	Grant Permission
05/5214	Amendments to permission Ref. 05/5214 i.e. change of housetype	Refuse Permission
08/5019	Revised layout relating to 248 no. houses, creche, neighbourhood shop and a medical consultant commercial office, open spaces and site works, with access from Ashe Road and the C Ring Road	Grant Permission
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.:		
N/A		
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):		
N/A		

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> <p style="text-align: center;">N/A</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> <p style="text-align: center;">N/A</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.

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)



Please submit a site location map sufficient to identify the land, at appropriate scale.	<b>Enclosed:</b> Yes: [ X ] No: [ ]
Please submit a layout plan of the proposed development, at appropriate scale.	<b>Enclosed:</b> Yes: [ X ] No: [ ]

## 10. Pre-Application Consultations

<b>(A) Consultation with Planning Authority:</b>  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:	Not provided with a pre-planning reference number.
Meeting date(s):	25 <sup>th</sup> May 2021
<b>(B) Consultation with An Bord Pleanála:</b>  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-312089-21
Meeting date(s):	25 <sup>th</sup> February 2022
<b>(C) Any Consultation with Prescribed Authorities or the Public:</b>  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:	
Archaeological testing has been carried out under licence obtained from the National Monuments Service of the Department of Culture, Heritage & the Gaeltacht.	

## 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?		<b>Enclosed:</b> Yes: [ X ] No: [ ]
If the answer to above is "Yes", state name(s) of newspaper(s) and date(s) of publication:	The Irish Daily Star, dated 2 <sup>nd</sup> July 2022.	
(b) Is a copy of the site notice relating to the proposed development enclosed with this application?		<b>Enclosed:</b> Yes: [ X ] No: [ ]
If the answer to above is "Yes", state date on which the site notice(s) was erected:		1 <sup>st</sup> July 2022
<p><b>Note:</b> The location of the site notice(s) should be shown on the site location map enclosed with this application.</p> <p>Please refer to enclosed site location map/ OS map to identify the location of the 4 no. site notices erected.</p>		
(c) Is an Environmental Impact Assessment Report (EIAR) required for the proposed development?		Yes: [ ] No: [ X ]
If the answer to above is "Yes", is an EIAR enclosed with this application?		<b>Enclosed:</b> Yes: [ ] No: [ X ]  Please refer to enclosed EIA Screening Report
Please provide a copy of the <b>Confirmation Notice</b> obtained from the EIA Portal where an EIAR accompanies the application.		<b>Enclosed:</b> Yes: [ ] No: [ X ]
(d) Is the proposed development, in whole or in part, within or close to a European site or Natural Heritage Area?		Yes: [ ] No: [ X ]

<p>(e) Is a Natura Impact Statement (NIS) required for the proposed development?</p>	<p>Yes: [ X ] No: [   ]</p> <p>Please refer to enclosed AA Screening Report &amp; Natura Impact Statement (NIS)</p>
<p>If the answer to above is “Yes”, is an NIS enclosed with this application?</p>	<p>Yes: [ X ] No: [   ]</p>
<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: [ X ] No: [   ]</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: [ X ] in electronic format only</p> <p>No: [   ]</p> <p>N/A: [   ]</p>
<p>If the answer to the above is “Yes”, list the prescribed authorities concerned:</p>	<ol style="list-style-type: none"> <li>1. Irish Water.</li> <li>2. Transport Infrastructure Ireland.</li> <li>3. National Transport Authority</li> <li>4. Westmeath County Childcare Committee</li> </ol>
<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>04/07/2022</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: [   ] No: [ X ]</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: [   ] No: [   ]</p> <p>N/A</p>

If the answer to the above is "Yes", list the state(s) and the prescribed authorities concerned:	N/A
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:	N/A

## 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><b>Enclosed:</b></p> <p>Yes: [ X ] No: [   ]</p> <p>Please refer to enclosed Planning Statement &amp; Statement of Consistency prepared by Armstrong Fenton Associates</p>
<p><b>Note:</b> 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><b>Enclosed:</b></p> <p>Yes: [ X ] No: [   ]</p> <p>Please refer to enclosed Statement of Consistency prepared by Armstrong Fenton Associates</p>
<p><b>Note:</b> 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><b>Enclosed:</b></p> <p>Yes: [   ] No: [   ]</p> <p>N/A: [ X ]</p>
<p><b>Note:</b> 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><b>Enclosed:</b></p> <p>Yes: [ X ] No: [   ] N/A: [   ]</p> <p>Please refer to enclosed Statement of Consistency prepared by Armstrong Fenton Associates</p>
<p><b>Note:</b> The statement should be accompanied by a list of the guidelines considered by the applicant in making the statement and proposals forming part of the application that demonstrate the consistency of the proposed development with the guidelines.</p>	
<p>(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.</p>	<p><b>Enclosed:</b></p> <p>Yes: [ X ] No: [   ] N/A: [   ]</p> <p>Please refer to enclosed Statement of Response to ABP Opinion report prepared by Armstrong Fenton Associates</p>
<p>(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.</p>	<p><b>Enclosed:</b></p> <p>Yes: [ X ] No: [   ] N/A: [   ]</p> <p>Please refer to enclosed Statement of Response to ABP Opinion report prepared by Armstrong Fenton Associates</p>

**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?	<b>Enclosed:</b> Yes: [ X ] No: [   ]
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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 <sup>2</sup>
1-bed	0	0
2-bed	31	2,823.4m <sup>2</sup>
3-bed	70	7,827.8m <sup>2</sup>
4-bed	6	837.5m <sup>2</sup>
4+ bed	0	0
<b>Total</b>	107	11,488.7 m <sup>2</sup>

Apartments & Duplexes		
Unit Type	No. of Units	Gross floor space in m <sup>2</sup>
Studio	0	0
1-bed	9	488.4
2-bed	51	4,241
3-bed	45	4,948.8
4-bed	0	0

4+ bed	0	0
<b>Total</b>	105	9,678.2 m <sup>2</sup>

<b>Student Accommodation</b>			
<b>Unit Types</b>	<b>No. of Units</b>	<b>No. of Bedspaces</b>	<b>Gross floor space in m<sup>2</sup></b>
Studio	0	0	0
1-bed	0	0	0
2-bed	0	0	0
3-bed	0	0	0
4-bed	0	0	0
4+ bed	0	0	0
<b>Total</b>	0	0	0

(b) State total number of residential units in proposed development:	212
(c) State cumulative gross floor space of residential accommodation, in m <sup>2</sup> :	21,166.9m <sup>2</sup>

**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:	
<b>Class of Development:</b>	<b>Gross Floor Space in m<sup>2</sup></b>
Childcare facility (c.54 no. childcare spaces)	428m <sup>2</sup>
<b>Note:</b> 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 <sup>2</sup> :	428m <sup>2</sup>
(c) State cumulative gross floor space of residential accommodation and other uses in m <sup>2</sup> :	21,594.9m <sup>2</sup>
(d) Express 15(b) as a percentage of 15(c):	1.98%

**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.

<b>Please tick appropriate box:</b>	<b>Yes</b>	<b>No</b>
(a) Are details of housing density, plot ratio, site coverage, building heights, proposed layout and aspect enclosed with the application?	X	
(b) Are details of public and private open space provision, landscaping, play facilities, pedestrian permeability, vehicular access and parking	X	



provision, where relevant, enclosed with the application?		
(c) Are details of any proposals to address or, where relevant, integrate the proposed development with surrounding land uses enclosed with the application?	X	
(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?	X	
(e) Does the proposed development include an activity requiring an integrated pollution control licence or a waste licence?  If "Yes", enclose a brief explanation with this application.		X
(f) Does the proposed development involve the demolition of any structure (including a habitable house), in whole or in part?  If "Yes", enclose a brief explanation with this application.		X
(g) Does the proposed development involve the demolition of a Protected Structure(s), in whole or in part?  If "Yes", an explanation as to the need for the demolition of a Protected Structure(s) should be enclosed with this application.		X
(h) Does the proposed development consist of work to a Protected Structure and/or its curtilage or proposed Protected Structure and/or its curtilage?  If "Yes", provide photographs, plans and other particulars necessary to show how the proposed development would affect the character of the structure.		X
(i) Does the proposed development consist of work to the exterior of a structure which is located within an architectural conservation area (ACA)?		X

<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>		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>X</p> <p>Refer to cover letter enclosed for details of application documentation submitted</p>	

**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 <sup>2</sup> :	<b>0</b>
State gross floor space of any proposed demolition, in m <sup>2</sup> :	<b>0</b>
State gross floor space of any building(s) / structure(s) to be retained in m <sup>2</sup> :	<b>0</b>
State total gross floor space of proposed works in m <sup>2</sup> :	<b>0</b>

**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><b>Enclosed:</b> Yes: [ ] No: [ ] N/A: [ X ]</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	
(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—  (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	X  Please refer to enclosed Part V package	
(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	X	
(iii) a layout plan showing the location of proposed Part V units in the development?	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.	N/A	

## 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): \_\_\_\_\_

### (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:

### (C) Proposed Surface Water Disposal:

Please indicate as appropriate:

(a) Public Sewer/Drain: ☒

Soakpit: ☐

Watercourse: ☐

Other (please specify): \_\_\_\_\_

**(D) Irish Water Requirements:**

<p>Please submit the following information:</p> <p>(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.</p>	<p><b>Enclosed:</b></p> <p>Yes: [ X ] No: [   ]</p> <p>Please refer to enclosed Irish Water Confirmation of Feasibility Letter (with details from Punch Consulting Engineers)</p>
<p>(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.</p>	<p><b>Enclosed:</b></p> <p>Yes: [ X ] No: [   ]</p>
<p>(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.).</p>	<p><b>Enclosed:</b></p> <p>Yes: [ X ] No: [   ]</p>
<p>(d) An indication of timelines and phasing for water demand or wastewater collection requirements, or both, as appropriate.</p>	<p><b>Enclosed:</b></p> <p>Yes: [   ] No: [   ]</p> <p>N/A: [ X ]</p>
<p>(e) Where the proposed development will impact on assets of Irish Water, details of proposals for protection or diversion of such assets.</p>	<p><b>Enclosed:</b></p> <p>Yes: [ X ] No: [   ]</p> <p>N/A: [ X ]</p>

## 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)?	<b>Enclosed:</b> Yes: [ X ] No: [ ]
(b) Is a Travel Plan included with the application, having regard to the relevant Development Plan / Local Area Plan requirements?	<b>Enclosed:</b> Yes: [X ] No: [ ]  Refer to submitted Mobility Management Plan prepared by Punch Consulting Engineers
(c) Is a Road Safety Audit included with the application, having regard to the relevant Development Plan / Local Area Plan requirements?	<b>Enclosed:</b> Yes: [ X ] No: [ ]

## 22. Taking in Charge

Is it intended that any part of the proposed development will be taken in charge by the planning authority?	Yes: [ X ] No: [ ]
If the answer is "Yes", please attach site plan clearly showing area(s) intended for taking in charge.  Please refer to enclosed BKD Drawing No. 6253-P-005 "Taken In Charge Drawing"	

## 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 refer to enclosed cover letter to An Bord Pleanála, in Appendix A of same, a full schedule of all enclosures to this application is provided.
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**24. Application Fee:**

(a) State fee payable for application:	<b>€21,328.00</b>
(b) Set out basis for calculation of fee:	$212 \times €130.00 = €27,560.00$  $+$ $428\text{m}^2 \times €7.20 = €3,081.60$  Total = €30,641.60
(c) Is the fee enclosed with the application?	<b>Enclosed:</b> Yes: <input type="checkbox"/> No: <input checked="" type="checkbox"/>  Applicant has paid fee by EFT prior to submission

**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 <a href="http://www.universaldesign.ie">www.universaldesign.ie</a>	<b>Enclosed:</b> Yes: <input checked="" type="checkbox"/> No: <input type="checkbox"/>
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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, of Armstrong Fenton Associates, Planning & Development Consultants
Date:	04/07/2022

## 26. Contact Details- Not to be Published

### Applicant(s):

<b>First Name:</b>	DSPL Limited
<b>Surname:</b>	
<b>Address Line 1:</b>	Davy House
<b>Address Line 2:</b>	49 Dawson Street
<b>Address Line 3:</b>	
<b>Town / City:</b>	Dublin 2
<b>County:</b>	Dublin
<b>Country:</b>	Ireland
<b>Eircode:</b>	D02 PY05
<b>E-mail address (if any):</b>	<a href="mailto:Isabel.Ottewill@davy.ie">Isabel.Ottewill@davy.ie</a>
<b>Primary Telephone Number:</b>	01-6724241
<b>Other / Mobile Number (if any):</b>	N/A

### Where the Applicant(s) is a Company:

<b>Name(s) of Company Director(s):</b>	Tim Otway and Anita Frost-Ainley
<b>Company Registration Number (CRO):</b>	2044378
<b>Contact Name:</b>	Isabel Ottewill
<b>Primary Telephone Number:</b>	01-672 4241
<b>Other / Mobile Number (if any):</b>	N/A
<b>E-mail address:</b>	<a href="mailto:Isabel.Ottewill@davy.ie">Isabel.Ottewill@davy.ie</a>

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

<b>First Name:</b>	Tracy
<b>Surname:</b>	Armstrong
<b>Address Line 1:</b>	13 The Seapoint Building
<b>Address Line 2:</b>	44-45 Clontarf Road
<b>Address Line 3:</b>	Clontarf
<b>Town / City:</b>	Dublin 3
<b>County:</b>	Dublin
<b>Country:</b>	Ireland
<b>Eircode:</b>	D03 A0H3
<b>E-mail address (if any):</b>	<a href="mailto:tracy@armstrongfenton.com">tracy@armstrongfenton.com</a>
<b>Primary Telephone Number:</b>	01-4793140
<b>Other / Mobile Number (if any):</b>	087-2807144

**Person responsible for preparation of maps, plans and drawings:**

<b>First Name:</b>	Jacques D'Arcy
<b>Surname:</b>	Of BKD Architects
<b>Address Line 1:</b>	6-7 Harcourt Terrace
<b>Address Line 2:</b>	
<b>Address Line 3:</b>	
<b>Town / City:</b>	Dublin 2
<b>County:</b>	Dublin
<b>Country:</b>	Ireland
<b>Eircode:</b>	D02 FH73
<b>E-mail address (if any):</b>	<a href="mailto:architecture@bkd.ie">architecture@bkd.ie</a>
<b>Primary Telephone Number:</b>	01-6182400
<b>Other / Mobile Number (if any):</b>	

**Contact for arranging entry on site, if required:**

<b>Name:</b>	Tracy Armstrong
<b>Mobile Number:</b>	087-2807144
<b>E-mail address:</b>	<a href="mailto:tracy@armstrongfenton.com">tracy@armstrongfenton.com</a>

## **APPENDIX A**

Letters of Consent & associated maps from Westmeath County Council consenting to the applicant submitting this SHD planning application.

**DSPL Limited**  
**C/o Armstrong Fenton Associates**  
**Planning & Development Consultants**  
**13 The Seapoint Building**  
**44-45 Clontarf Road**  
**Dublin 3**  
**D03 A0H3**

**Date:** 23<sup>rd</sup> June 2022  
**Our Ref:** PA/EB

**Development:** Proposed Strategic Housing Development, consisting of a residential development of 213 no. residential units comprising, 147 no. dwelling houses, 66 no. apartments and creche together with associated site works.

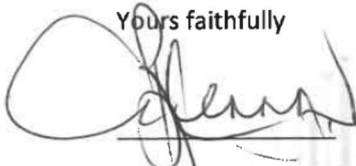
**Location of Development:** Rathgowan or Farranshock, Rathgowan, Mullingar, Co. Westmeath.

Dear Sir/Madam,

I confirm that Westmeath County Council has commenced the process of taking in charge the roads & services serving the housing development known as Rathgowan Wood as per the attached layout drawing.

Westmeath County Council has no objection to the making of the above Strategic Housing Development application to An Bord Pleanála at this time.

Yours faithfully



**Eamonn Brennan**  
**Administrative Officer**  
**Forward Planning**  
**Tel No 044 93 32165**  
**Email: [ebrennan@westmeathcoco.ie](mailto:ebrennan@westmeathcoco.ie)**





**Ms. Tracy Armstrong, BA, MRUP, MIPI, MRTPI**  
**Managing Director,**  
**Armstrong Fenton Associates,**  
**Planning & Development Consultants,**  
**13 The Seapoint Building,**  
**44-45 Clontarf Road,**  
**Dublin 3, D03 A0H3.**

24 June 2022

**Re: Letter of consent for DSPL Ltd to undertake works on Westmeath County Council owned lands along with other land within our control at Rathgowan / Farranshock, Mullingar, Co Westmeath.**

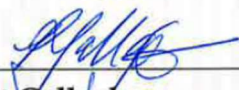
Dear Ms. Armstrong,

Westmeath County Council consent to DSPL Ltd including our lands and land within our control at Rathgowan / Farranshock, Mullingar in their planning application. These lands, being that part of lands registered to Westmeath County Council under folio reference WH11795, and lands registered to DSPL Ltd under Folio No. WH25974F are displayed on the attached Drawing No 6253-P-001, and depicted by the green hatching along the south eastern site boundary.

This letter of consent is solely to facilitate the making of the planning application, is without prejudice to the Council's consideration or determination of such planning application or to the Council's requirements in relation to the use and re-instatement of our said lands in the event that the proposed development may be permitted and does proceed.

This letter of consent, which will expire two calendar years from the date on this letter, confers no other rights whatsoever to any party.

Yours sincerely,



**Pat Gallagher**  
**Chief Executive**

*Designated Public Official under the Regulation of Lobbying Act*

