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The Secretary
An Bord Pleanála
64 Marlborough Street
Dublin 1
D01V902

13 April 2022

Dear Sir/Madam

Proposed Strategic Housing Development on lands at Bloomfield Park, Bracklin Road, Edgeworthstown, Co Longford

On behalf of the applicant, John McCarthy, please find enclosed a copy of a planning application for a Strategic Housing Development on the above site comprising the construction of 100 no. dwellings (50 no. houses and 50 no. duplex apartments)

This application falls under the definition of a Strategic Housing Development in Section 3 of the Planning and Development (Housing) and Residential Tenancies Act 2016, being a development of 100 or more residential units on land zoned for residential use or for a mixture of residential and other uses as set out in the Act.

This application for permission is made to An Bord Pleanála under the Planning and Development (Housing) and Residential Tenancies Act, 2016. The application is made pursuant to a Notice of Pre-Application Consultation Opinion issued by the Board dated 3 March 2020.

We enclose herewith the planning application fee of €13,000 and 2 no. printed copies and 3 no. electronic copies of the planning application documentation in accordance with Sections 4 and 8 of the Planning and Development (Housing) and Residential Tenancies Act 2016 and Articles 297 and 298 of the Planning and Development (Strategic Housing Development) Regulations 2017.

A dedicated website, www.bloomfieldparkshd.com, has also been established, on which the application details have been uploaded.

With its agreement (see attached email), 2 no. printed copies and 1 no. electronic copy of the application have been submitted to Longford County Council as the local Planning Authority for this area. In addition to this, and as requested in the Notice of Pre-

Application Consultation Opinion, a copy of the application has also been sent to each of the following prescribed bodies:

1. Department of Housing, Local Government and Heritage
2. The Heritage Council
3. An Taisce
4. Irish Water
5. Longford County Childcare Committee

All of the prescribed bodies listed above have been notified - see copy of letters sent to each of the prescribed bodies - which letters are included as part of the application. Each of the letters sent to the prescribed bodies has an electronic copy of the application enclosed with it.

The application submitted has responded to the issues raised at the pre-application consultations held with Longford County Council and An Bord Pleanála and includes the specific information requested in the Board's Consultation Opinion of 3 March 2020 and addresses the relevant National, Regional planning policies and objectives, Section 28 Ministerial Guidelines and the Longford County Development Plan 2021-2027.

We trust that the documentation submitted herewith meets the requirements of the Planning and Development (Housing) and Residential Tenancies Act 2016, the Planning and Development (Strategic Housing Development) Regulations 2017, and the Guidance for Applicants document issued by An Bord Pleanála.

Please do not hesitate to contact us if you require any further information.

Yours faithfully

Signed: 
Mark Cunningham BEng, MSc, CEng, GSI, MIEI.

Encls.

From: Richard Smith <rsmith@longfordcoco.ie>
Sent: Thursday 31 March 2022 11:48
To: John J. McCarthy <mccarthyjohnjoseph@gmail.com>
Subject: RE: EXTERNAL - Urgent - No. of Printed Copies of SHD Application

Good Morning John,

Apologies, I had forgotten to get back to you after you queried this over the phone before. Longford County Council are willing to accept 2 no. hardcopies and 1 no. electronic copy of the proposed application, with an agreement by the applicant to provide additional copies immediately upon request.

Best Regards,
Richard

Richard Smith
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