

Planning and Development (Housing) and Residential Tenancies Act 2016
Planning and Development (Strategic Housing Development) Regulations 2017

Notice of Strategic Housing Development
Application to An Bord Pleanála

John McCarthy intends to apply to An Bord Pleanála for permission for a strategic housing development at this c. 3.75 hectare site at Bloomfield Park, Bracklin Road, Edgeworthstown, Co Longford.

The development will consist of:

- 1) The demolition of an existing livestock shelter on the site;
- 2) The construction of a residential development of 100 no. dwellings (50 no. houses and 50 no. duplex apartments) comprising 24 no. three bedroom houses, 24 no. four bedroom houses, and 2 no. five bedroom houses; and 25 no. two bedroom and 25 no. three bedroom duplex apartments in 5 no. three storey buildings;
- 3) Vehicular and pedestrian access (including construction access) from Bracklin Road and from a new junction off the Bracklin Park Link Road and the provision of 162 no. car parking spaces and 150 no. bicycle parking spaces;
- 4) The provision of c. 0.5 hectares of public open space and communal open space for the duplex apartments;
- 5) The provision of surface water attenuation measures and underground attenuation systems and connections to water supply and foul drainage infrastructure, and;
- 6) All other associated works required to facilitate the proposed development including the regrading/reprofiling of site where required (including import/export of soil as required), the provision of hard and soft landscaping and boundary treatments (including public lighting), footpath / public lighting / roadworks / landscaping on the Bracklin Park Link Road, single storey bicycle/bin stores, an estate management store and an ESB substation.

The application 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 Longford County Council. The application may also be inspected online at the following website set up by the applicant: www.bloomfieldparkshd.com.

Any person may, within the period of 5 weeks beginning on the date of receipt by An Bord Pleanála of the application and on payment of the prescribed fee of €20 (except for certain prescribed bodies), make a submission or observations in writing to An Bord Pleanála, 64 Marlborough Street, Dublin 1, or online at www.pleanala.ie, relating to the implications of the proposed development, if carried out, for proper planning and sustainable development in the area or areas concerned, and the likely effects on the environment or the likely effects on a European site, as the case may be, of the proposed development, if carried out. Submissions or observations duly made will be considered by An Bord Pleanála in making a decision on the application. Such submissions or observations must also include the following information:

- (a) the name of the person, authority or body making the submission or observations, the name of the person, if any, acting on behalf of that person, authority or body, and the address to which any correspondence relating to the application should be sent,
- (b) the subject matter of the submission or observations, and
- (c) the reasons, considerations and arguments on which the submission or observations is or are based.

An Bord Pleanála may grant permission for the strategic housing development as proposed, or may grant permission subject to such modifications as it specifies in its decision, or may grant permission in part only, with or without any other modifications it may specify in its decision, or may refuse to grant permission for the proposed development. An Bord Pleanála may attach to a grant of permission such conditions as it considers appropriate.

Any enquiries relating to the application process should be directed to the Strategic Housing Development Section of An Bord Pleanála (Tel. 01-858 8100).

Signed:



(Agent: Mark Cunningham Cunningham Design & Planning, Block C, N4 Axis Centre, Longford Co. Longford, N39 X7W0)

Date of Erection of Site Notice: 12 April 2022