



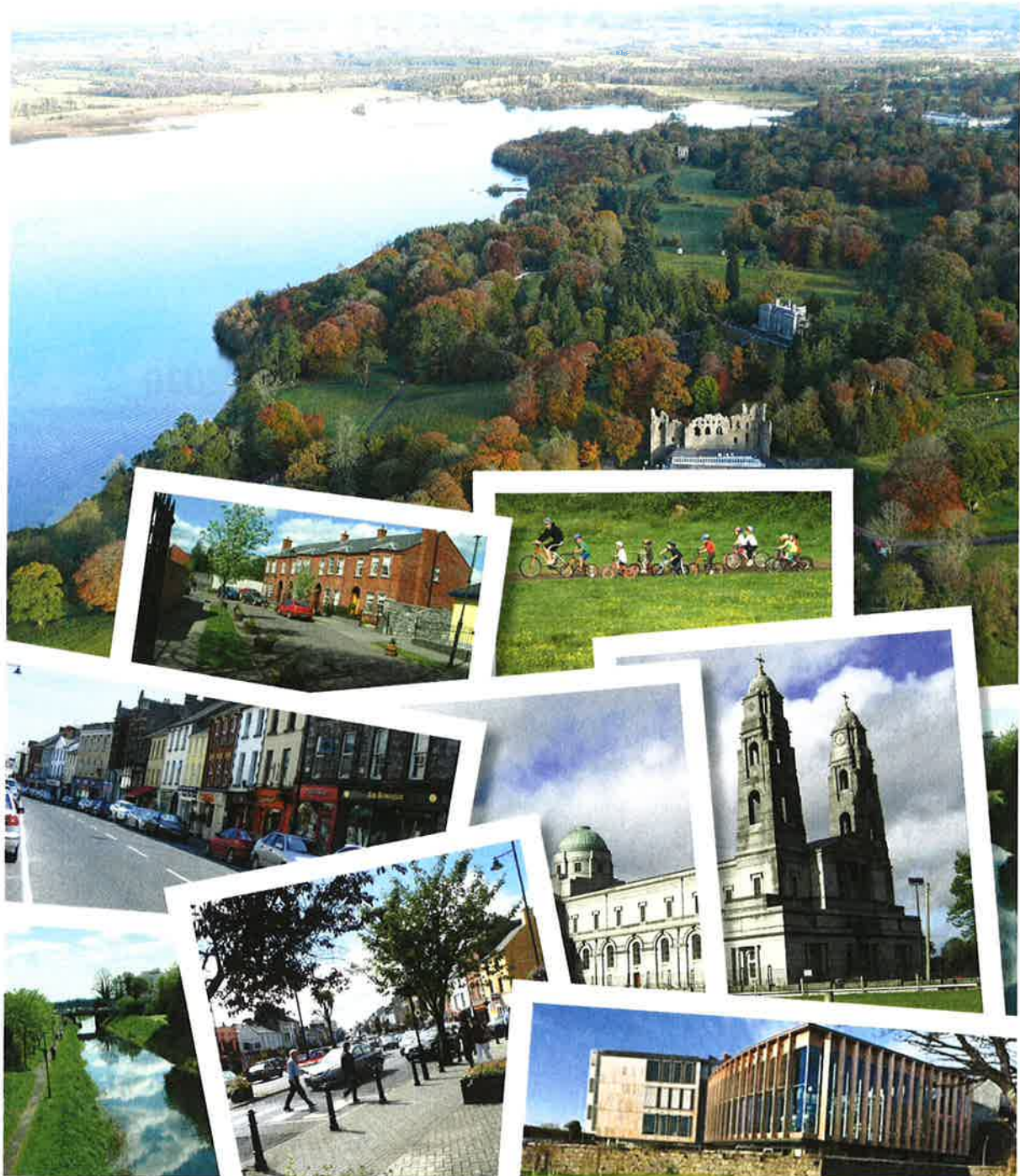
## **MULLINGAR LOCAL AREA PLAN 2014-2020**

**Chief Executive's Report on Proposed Amendment No. 1**

**18 October 2017**

## Mullingar Local Area Plan 2014 - 2020

Chief Executive's Report on Proposed  
Amendment No. 1 (17<sup>th</sup> October 2017)



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## Section 1 Introduction

### 1.1 Introduction

The proposed Amendment (No.1) which encompasses four separate parcels of land at three locations in Mullingar Town refers to the rezoning of lands within the Mullingar Local Area Plan 2014-2020 in order to facilitate residential development. This proposed amendment has been undertaken in accordance with Section 18(5) and Section (20) of the Planning and Development Act 2000 (as amended).



## 1.2 Legislative Requirements/Summary of Process

Under Section 18(5) of the Planning and Development Act 2000 (as amended) a “*planning authority may at any time amend or revoke a local area plan*”. Further to this, Section 20 of the Planning Act relates to consultation in amending a local area plan and Section 20(3) outlines the statutory process to be undertaken as follows:

<b>Notification</b>	<p><b>Send notice</b> of the proposal to amend the Mullingar Local Area Plan to the Board and to the prescribed authorities (and, where applicable, it shall enclose a copy of the proposed plan or amended plan).</p> <p><b>Publish a notice</b> of the proposal in one or more newspapers circulating in its area.</p> <p>Notice shall state: (i) that the planning authority proposes to amend a local area plan, (ii) that a copy of the proposal to amend the local area plan may be inspected at such place or places as are specified in the notice during such period as may be so stated (being a period of not less than 6 weeks), (iii) that submissions or observations in respect of the proposal made to the planning authority during such period will be taken into consideration in deciding upon the proposal.</p>
<b>Chief Executives Report</b>	<p>Not later than 12 weeks after giving notice under <i>paragraph (b)</i>, the <b>Chief Executive (CE) shall prepare a report</b> on any submissions or observations received pursuant to a notice under that paragraph and shall submit the report to the members of the planning authority for their consideration. The CE Report shall include the following:</p> <p>(I) List the persons who made submissions or observations,</p> <p>(II) Summarise the issues raised by the persons in the submissions or observations,</p> <p>(III) Contain the opinion of the Chief Executive in relation to the issues raised, and his recommendations in relation to the proposed amendment, taking account of the proper planning and sustainable development of the area, the statutory obligations of any local authority in the area and any relevant policies or objectives for the time being of the Government or of any Minister of the Government.</p>
<b>Consideration by Elected Members</b>	<p>The <b>elected members shall consider the proposal</b> to amend the Local Area Plan and the Report of the Chief Executive.</p>
<b>Decision</b>	<p>Following consideration of the Chief Executive's report, the Local Area Plan shall be deemed to be amended, in accordance with the recommendations of the manager as set out in his report, 6 weeks after the furnishing of the report to all the members of the Authority, unless the Planning Authority, by resolution, varies or modifies the proposal, otherwise than as recommended in the Chief Executive's report, or where appropriate decides not to amend the plan.</p>

I am satisfied that the statutory process set out in the Planning & Development Act 2000 (as amended) has been complied with in the undertaking of this proposed amendment to date.

## 1.3 Public Consultation

A newspaper notice outlining (a) the nature of the proposed amendment, (b) plans and particulars associated with proposal and the locations in which this documentation was made available for inspection, and (c) an invitation for submissions from the public during the stated statutory timeframe in respect of this proposal was published in the Westmeath Examiner in August 2017.

The Amendment (comprising plans and particulars) was placed on public display on Westmeath County Councils website at [www.westmeathcoco.ie/planning/itemsonpublicdisplay](http://www.westmeathcoco.ie/planning/itemsonpublicdisplay) and was available for inspection at Westmeath County Council, Áras an Chontae, Mount Street, Mullingar during the statutory consultation period i.e. Tuesday 29<sup>th</sup> August 2017 to Monday 9<sup>th</sup> October 2017.

Written notification in respect of this proposal was also provided to prescribed bodies (refer Appendix 1 attached for list of prescribed bodies).

#### 1.4 Site Location/Context

The amendment proposed relates to parcels of land at the following locations:

- Parcel of land between O'Growney Drive and Ashfield (i.e. rear of Tesco site), Mullingar
- Parcel of land at Robinstown Road/Delvin Road, Mullingar
- 2 Parcels of land at Ennell Court, Mullingar.

Table 1 below provide a synopsis on the size of each site, the zoning objective currently attributed to these lands, ownership and minimum yield envisaged per individual site.

Location	Area (ha) approx.	Current Zoning	Proposed Zoning	Ownership	Minimum Yield of Dwellings
Lands between O' Growney Drive & Ashfield (i.e. Rear of Tesco site)	0.65	Open Space (O-LZ7)	Residential (O-LZ1)	Westmeath County Council	14 dwellings
Ennell Court Site A and Site B	0.61	Open Space (O-LZ7)	Residential (O-LZ1)	Part Westmeath CoCo/ Part Private	18-21 dwellings
Lands at Robinstown Road & Delvin Road	0.2	Open Space (O-LZ7)	Residential (O-LZ1)	Westmeath County Council	4 dwellings
Total Area of Land to be Rezoned	1.51ha		Total Minimum Yield		40 dwellings

#### 1.5 Rationale for Proposal

The proposed amendment is required in order to facilitate the Council in the potential provision of an increased supply of social housing units within the Mullingar urban area in the near future. There are currently c.2,000 persons registered on the Housing Need Assessment list within Co. Westmeath, with a substantial number of these applicants seeking accommodation within Mullingar town. The proposed Amendment to the Mullingar LAP is consistent with national policy in relation to the Rebuilding Ireland Action Plan for Housing and Homelessness and the need to provide additional housing in our urban areas. The proposal is also consistent with national policy on 'Smarter Travel – A Sustainable Transport Future, A New Transport Policy for Ireland 2009-2020'. The proposed amendment is also in accordance with local policies and objectives set out in the Mullingar LAP 2014-2020 with regard to facilitating housing, most notably policy P-H3, P-H4, objective O-H1, O-H2 and O-H5.

## 1.6 Overview of Plans and Particulars Submitted with Proposed Amendment

The proposed amendment was accompanied with a Planning Report which provides a synopsis on each identified parcel of land. Reference is made to environmental reports undertaken, an overview on flood risk and key site statistics are provided for each site (i.e. site area, zoning, land ownership). A site location map, aerial photograph and photographic image of each identified parcel of land are contained within this Planning Report.

It is acknowledged that in the event that the proposed amendment is passed, any future development of these parcels of lands will be subject to the Part 8 planning process, where detailed plans and particulars will be prepared and made available for public consultation and submissions.

### 1.6.1 Environmental Reports

The proposed amendment was subjected to Screening for Appropriate Assessment and Strategic Environmental Assessment. These assessments and the accompanying reports undertaken were made available for public consultation, in compliance with the statutory process.

The Planning Authority has considered the Screening for Appropriate Assessment report which was prepared by CAAS Ltd. on behalf of Westmeath County Council and having regard to its findings determines, that the development proposals if permitted will not give rise to significant adverse direct, indirect or secondary impacts on the integrity of the Natura 2000 network, having regard to their conservation objectives.

The Planning Authority has also considered the content of the SEA environmental report and given the following, determines that the proposed development is compliant with the SEA Directive as set out in the Planning & Development (Strategic Environmental Assessments) Regulations 2004-2011 :

- The subject sites are considered to be of limited biodiversity value.
- There is capacity available within the wastewater and water network for Mullingar to accommodate the future development of the subject sites. Noted that the WWTP for Mullingar was upgraded in 2009 to 55,000PE along with significant investment in the collection network.
- The proposed development will make more efficient use of existing transportation and services infrastructure. Each of the identified parcels of land is within walking and/or cycling distance of the town.
- Overall proposal refers to the rezoning of 1.51ha of land, which if developed, will potentially accommodate c.40 dwellings with an associated population of 110 people in an urban area.

## Section 2 Submissions Received

### 2.1 Overview of submissions received

4 no. submissions were received during the public consultation period. In summary, 3 of these submissions were submitted by prescribed bodies, the content of 2 of which is relevant to all 3 locations proposed, whilst 1 of these submissions refers solely to lands at Ennell Court. 1 submission was also submitted by a Residents Association and pertains specifically to the identified 0.65ha parcel of land between O' Growney Drive and Ashfield (i.e. Rear of Tesco site).

### 2.2 List of Persons or Bodies who made Submissions; Summary of Issues Raised and Chief Executives Response to Issues Raised

#### Submission No. 1: O'Growney Drive Residents Association

C/o Eithne O' Reilly Chairperson, O' Growney Drive Residents Association,  
15 O' Growney Drive, Mullingar.

- State that the residents in O' Growney Drive give broad but reserved support to the Council's proposed response to the national shortage in affordable housing, however state that they do not support the development of social housing on the subject site for the following reasons:
  - The detail provided in relation to the area to the rear of Tesco is too vague to enable an informed response from the residents at O'Growney Drive.
  - A public meeting is required where the proposal could be presented in more detail and residents concerns could be addressed.
  - Further issues including the need for the appropriate development of this buffer zone, its impact on the surrounding area and the conservation of a mature and settled part of Mullingar town must to be fully addressed by the Council.
- Express Social Concerns - Existing residents are enduring extreme anti-social behaviour problems (including public consumption of alcohol, loitering by large groupings of men, fighting, urination and defecation in public areas, dumping and littering. Comment that this is ongoing negative experience associated with social housing occupancy and request that the Council ensures that this is addressed in the proposed new development.
- Express Traffic Management Concerns - Regarding 'possible vehicular access route' adjacent to no. 43 O' Growney Drive (indicated on Plate C3 of plans and particulars submitted). Comment that there is existing unresolved serious road safety issues in this area and that the utilisation of this identified access by heavy articulated traffic (e.g. household waste collection trucks) would exacerbate this concern. Further to this, reference is made to one-way system and issues raised in 2015 which remain ongoing concerning road safety due to driver behaviour and its potential risks on the safety of children; proximity of proposed access route to bungalow no. 43 and that sightlines will be inadequate at this point and also at house nos. 37-38. Resist the proposal to increase traffic levels at this location which will further impact on the safety of children and pedestrian road users.

#### Chief Executives Response to Issues Raised

I note the concerns expressed by O'Growney Drive Residents Association which refer to the need for increased detail and consultation with respect to the proposal, the expressed concerns on social issues (anti-social behaviour) and traffic safety concerns in relation to the proposal.



Firstly, I must clarify that the Proposed Amendment to the Mullingar LAP relates specifically to the zoning objective on the identified 4 parcels of land and the proposal to amend same from 'open space (O-LZ7)' to 'residential (O-LZ1)'. In this regard, I am satisfied that sufficient detail has been provided in terms of informing key stakeholders engaged in the process (including the public and prescribed bodies) and also in terms of ensuring that necessary documentation was available in ensuring an informed and detailed assessment of this proposed Amendment to the Local Area Plan by both myself, the executive and the elected members engaged in the decision making process.

Secondly, in the event that the proposed amendment is passed by resolution, a Local Authority Development will be required for each site and will be subject to normal planning procedures as set out in Part 8 of Planning and Development Regulations (2001) as amended and Part XI of the Planning and Development Act 2000 (as amended). I therefore consider that all detail in respect of the potential future residential development of these individual sites will be available for public inspection and consultation, if and when these sites are brought forward for development. Submissions from the public will be invited as part of this process and will then be duly considered by the Council.

#### **Submission No. 2: Irish Water**

C/o Suzanne Dempsey, Spatial Planning Strategy Specialist,  
PO Box 6000, Dublin 1.

- Consider that proposal should not impact on Irish Water's ability to facilitate the LAP, however advise that they will only be in a position to confirm water and wastewater ability for site specific new development through Irish Water's pre-connection enquiry process.
- State that Irish Water is available to discuss content of this submission and/or any other issue with respect to the provision of water services within their remit.

#### Chief Executives Response to Issues Raised

I acknowledge receipt and note the content of a submission from Irish Water. Further to this, I am satisfied that there is capacity in Mullingar town in terms of both water supply and wastewater to accommodate the potential future development of the identified lands which form the subject matter of this proposed amendment, in Mullingar town.

#### **Submission No. 3: Department of Housing, Planning & Local Government**

C/o Niall Cussen, Principal Advisor, Forward Planning Section, Custom House,  
Dublin 1.

- Notes that proposal is intended to facilitate new infill housing within the town.
- States that the development for housing is in accordance with regional and national policy objectives to provide new housing within towns and urban areas in close proximity to existing local services and infrastructure.
- Comment that officials of the Department are available to discuss matters raised and provide contact details for same.

#### Chief Executives Response to Issues Raised

I concur with the above comments expressed by the Department of Housing, Planning and Local Government and reiterate that the proposed amendment is put forward in accordance with regional and national policy with respect to the development of housing within towns and urban areas in close proximity to existing local services and infrastructure.



**Submission No. 4: Department of Culture, Heritage and the Gaeltacht**

C/o Michael Murphy, Development Applications Unit, Newtown Road, Wexford, County Wexford.

- Notes that Ennell Court is situated adjacent to a location likely to impact on the Royal Canal (proposed Natural Heritage Area) (pNHA) site code no. (2103). State that on a recent inspection, there was a significant quantity of recent and old household dumping within the green areas of Ennell Court.
- Comment that there is already a high density of residential dwellings in Ennell Court.
- Express their view that the proposed rezoning at Ennell Court has the potential to damage the biodiversity of the Royal Canal which is an important component of the nature conservation value of the (p)NHA site and protected under the Wildlife Acts 1976-2000; stating that this potential impact would be caused by:
  - Deterioration of the water quality resulting from the pollution caused by dumping.
  - Increased disturbance from an increase in human activity at Ennell Court.
- Recommend mitigation works and put forward that the following conditions be attached in the event of a grant of permission as follows:
  - Any hedgerows in the proposed zoning area be maintained.
  - Native hedgerow and native trees planted along the boundary between the proposed development and the Royal Canal.
  - A buffer area of 20 metres between the boundary of the proposed development and the tow path along the canal.
  - Fencing to be erected between the boundary of the development and the Royal Canal to prevent potential dumping in the canal and along the canal banks.
- Put forward additional points of relevance which they consider to be of relevance in the Councils consideration of this proposal as follows:
  - General obligations in relation to protected species of flora and fauna and their key habitats, including breeding sites and resting places. Wherever they occur, under the Wildlife Acts, 1976-2000.
  - General obligations not to cause or allow 'environmental damage' to occur, as defined in the Environmental Liability Directive (2004/35/EC) and European Communities (Environmental Liability) Regulations, 2008, and including damage to 'protected species and natural habitats'.
  - Request that any further information or a decision on this proposed amendment be forwarded to their Department as soon as it issues.

**Chief Executives Response to Issues Raised**

I have afforded due regard to the content of this submission in its entirety and note matters raised in relation to recent illegal dumping at Ennell Court and the potential impacts which the proposed development may have on biodiversity of The Royal Canal (p)NHA. Further to this and in the interest of ensuring the protection and enhancement of biodiversity within this area, I consider it appropriate that the mitigation measures stated by the Department in their submission be considered in any future proposals for the development of the subject lands at Ennell Court. I note that this detail will be subject to further consideration at design stage which forms part of the planning process on Local Authority Development, to be undertaken in accordance with Section 179 of the Planning and Development Act 2000-2014 and Part 8 of the Planning and Development Regulations 2001 (as amended). The Council will continue to comply with all legislative requirements, including the provisions of the Wildlife Acts 1976-2000, the EC Environmental Liability Directive (2004/35/EC) and European Communities (Environmental Liability) Regulations, 2008. Finally, in terms of illegal dumping at Ennell Court, the Mullingar District will continue to undertake measures to address the problem of illegal dumping in public areas.

## Section 3 Chief Executive's Consideration, Conclusion & Recommendation

### 3.1 Consideration

In considering the proposed amendment, I refer particularly to the Council's stated policies and objectives contained within the Mullingar Local Area Plan 2014-2020 with respect to facilitating social housing as follows;

Policy P-H3 states that it is Council policy *"To provide sufficient land on a sequential basis to meet anticipated demand and to facilitate and implement the Housing Strategy and its policies"*. Furthermore, Policy P-H4 identifies that it is Council policy *"To secure the provision of social and affordable housing, to meet the needs of all households and the disadvantaged sectors in Mullingar, including the elderly, first time buyers, single person households on modest incomes, people with disabilities, and special needs etc."*.

In complying with the above policies, it is also a stated objective of the Council as set out in the Mullingar LAP (Objective O-H1) *To continue to monitor the extent and type of residential development in the town, to ensure sufficient housing type and land is zoned to meet housing demand* and an objective (Objective O-H2) *"To continue to provide for the accommodation needs of single parent families, single homeless persons, people with disabilities, the elderly, etc. through the Council's Housing Programme as resources permit"*. Specifically, in the case of the Ennell Court area, I note that it is an objective (O-H5) of the plan *"To promote the regeneration and upgrade of the Ennell Court area"*.

Having regard to the above stated policies and objectives and on my consideration of the proposed Amendment put forward in respect of 4 number parcels of land at 3 locations contained within the urban area of Mullingar, I am satisfied that this proposal is compliant with stated policy, that it conforms with our objectives in addressing a shortfall in social housing provision in Mullingar and that it is in the interest of proper planning and sustainability, particularly in terms of smarter travel, efficiencies in the provision and delivery of necessary infrastructure, social integration and urban regeneration.

### 3.2 Conclusion

The purpose of this process is solely premised on the proposed amendments to zoning objectives attributed to 4 parcels of land at 3 locations in Mullingar. Having regard to the documentation provided in relation to the proposed Amendment No. 1 to the Mullingar LAP 2014-2020 and on consideration of the submissions received by both public and prescribed bodies, I consider that the proposed amendment is in accordance with the proper planning and sustainable development of Mullingar. The proposed amendment is consistent with local (Mullingar LAP 2014-2020), regional (Midland Regional Planning Guidelines) and national policy (Rebuilding Ireland Action Plan on Housing and the Homeless) with respect to the development of housing in urban areas.

All outstanding matters, and in particular, specific concerns expressed within the submissions received as part of this process in relation to design and layout, with traffic safety being a pertinent consideration in the development management process and the protection and enhancement of biodiversity, will be duly considered as part of the design stage and subsequent planning process on Local Authority Development. The statutory process in relation to the planning/design stage of these identified lands will be undertaken in accordance with Section 179 of the Planning and Development

Act 2000-2014 and Part 8 of the Planning and Development Regulations 2001 (as amended). In this regard, I wish to emphasise that prescribed bodies/public at large will again have an opportunity to make submissions as part of this follow-on stage in this overall process. Given the priority of the Council and the identified need in relation to increasing housing supply in Mullingar, I consider that subject to this amendment being passed by resolution, the Council will expeditiously commence on the preparation of detailed designs and particulars for the development of these individual parcels of lands.

### 3.3 Chief Executive's Recommendation

I hereby recommend that you consider this report and that following your consideration, that you proceed to make the amendment as proposed under Amendment No. 1 to the Mullingar Local Area Plan 2014-2020 as drafted.

  
\_\_\_\_\_  
Pat Gallagher  
Chief Executive

  
\_\_\_\_\_  
Date

**APPENDIX 1** LIST OF PRESCRIBED AUTHORITIES NOTIFIED OF PROPOSED AMENDMENT NO. 1 TO  
THE MULLINGAR LOCAL AREA PLAN 2014-2020

No:	Name	Address
01	Department of Housing, Planning, Community and Local Government	Planning Section, Custom House, Dublin 1.
02	Development Applications Unit, Department of Culture, Heritage and the Gaeltacht	The Manager, Development Applications Unit, Department of Culture, Heritage and the Gaeltacht Newtown Road, Wexford, Co. Wexford.
03	Roscommon County Council,	Chief Executive, Roscommon County Council, Áras an Chontae, Roscommon, County Roscommon.
04	Cavan County Council	Chief Executive, Cavan County Council Courthouse, Farnham Street Cavan.
05	Longford County Council	Chief Executive, Longford County Council, Great Water St., Longford.
06	Offaly County Council	Chief Executive, Offaly County Council, Áras an Chontae, Charleville Road, Tullamore, Co. Offaly.
07	Meath County Council	Chief Executive, Meath County Council, County Buildings, Navan, Co. Meath



**APPENDIX 2** LIST OF PERSONS/BODIES WHO MADE WRITTEN SUBMISSIONS ON THE PROPOSED  
AMENDMENT NO. 1 TO THE MULLINGAR LOCAL AREA PLAN 2014-2020 BY REFERENCE NUMBER,  
NAME AND ADDRESS.

Reference No:	Name	Address
01	O'Growney Drive Residents Association	C/o Eithne O' Reilly Chairperson, O' Growney Drive Residents Association 15 O' Growney Drive Mullingar Co. Westmeath
02	Irish Water	C/o Suzanne Dempsey Spatial Planning Strategy Specialist PO Box 6000 Dublin 1
03	Department of Housing, Planning & Local Government	C/o Niall Cussen, Principal Advisor, Forward Planning Section Custom House, Dublin, D01 W6X0
04	Department of Culture, Heritage and the Gaeltacht	C/o Michael Murphy, Development Applications Unit, Newtown Road, Wexford, County Wexford, Y35 AP90

## APPENDIX 3 ASSESSMENT OF INDIVIDUAL PARCELS OF LANDS

### 3.1 Lands identified as “Site A” and “Site B” at Ennell Court, Mullingar



#### Proposal

To amend existing zoning objective on the identified lands (i.e. “Site A” and “Site B”) from ‘Open Space’ to ‘Residential’ within the Mullingar Local Area Plan 2014-2020.

#### Site Context

The subject lands encompass two plots of land (referred to in documentation as “Site A” and “Site B”) and are zoned ‘open space’ within the existing Mullingar Local Area Plan 2014-2020. The overall area of these two parcels of lands is 0.61 hectares, with these lands currently vacant. The subject land part straddles the boundary with the Royal Canal and, if developed, would form an integral part of an established residential area, notably Ennell Court. These sites can be described as inner suburban/infill.

“Site A” which is triangular in its configuration is sited immediately to the rear (south of) Hawthorn Crescent and consists of a stated area of 0.21ha. The Royal Canal bounds this site to the south. Its topography is predominantly flat with ground conditions favourable and anti-social behaviour remnants (in the form of open fires) was previously noted by Local Authority staff. Established properties within the immediate vicinity of this site are single storey in form, with one number one and a half storey dwelling (i.e. No. 14 Trinity Cottages) sited in proximity to the subject lands.

“Site B” which is square in its configuration and comprises a stated area of 0.4ha is sited on lands to the rear of/west of Market point and comprises a lowlying topography.

#### Historical Context

Ennell Court was originally developed by the National Building Agency on behalf of Westmeath County Council and comprised 55 number single storey dwellings. It is noted that in more recent

years, a number of these properties have been refurbished /reconstructed and in some cases, demolished.

#### Submissions Received

A detailed summary is provided in Section 2 of this report to a submission made by the Department of Culture, Heritage and the Gaeltacht, the content of which specifically pertains to these parcel of lands at Ennell Court and the potential impacts on biodiversity (associated with the Royal Canal), in the event that these lands are developed). Due cognisance is afforded to this matter and in particular, the recommendations of the Department in terms of mitigation works. The Local Authority will liaise with the Department at Part 8 design stage, in agreeing a preferred outcome. The response of the Chief Executive, Westmeath County Council to this submission is included in Section 2 of this report.

#### Statutory Designations

**Natura 2000:** The subject lands are not designated SAC/SPA and there are no Natura 2000 lands within its vicinity.

**NHA:** The subject lands straddle the boundary with a proposed Natural Heritage Area (pNHA) i.e. Royal Canal site code no. (2103).

**Archaeology:** No recorded monuments on the subject lands.

**Protected Structures:** 2 no. protected structures sited within 100m (opposite side of canal).

#### Flood Risk

According to current mapdata available, lands contained within "Site A" are not identified as being at potential flood risk (including pluvial and fluvial).

In terms of "Site B", a portion these lands have been identified on mapdata as being potentially subjected to pluvial flooding. This matter which appears to relate to an existing surface water pipe can be addressed at Part 8 design stage of the planning process and therefore does not require further consideration as part of this process, in terms of amending the plan.

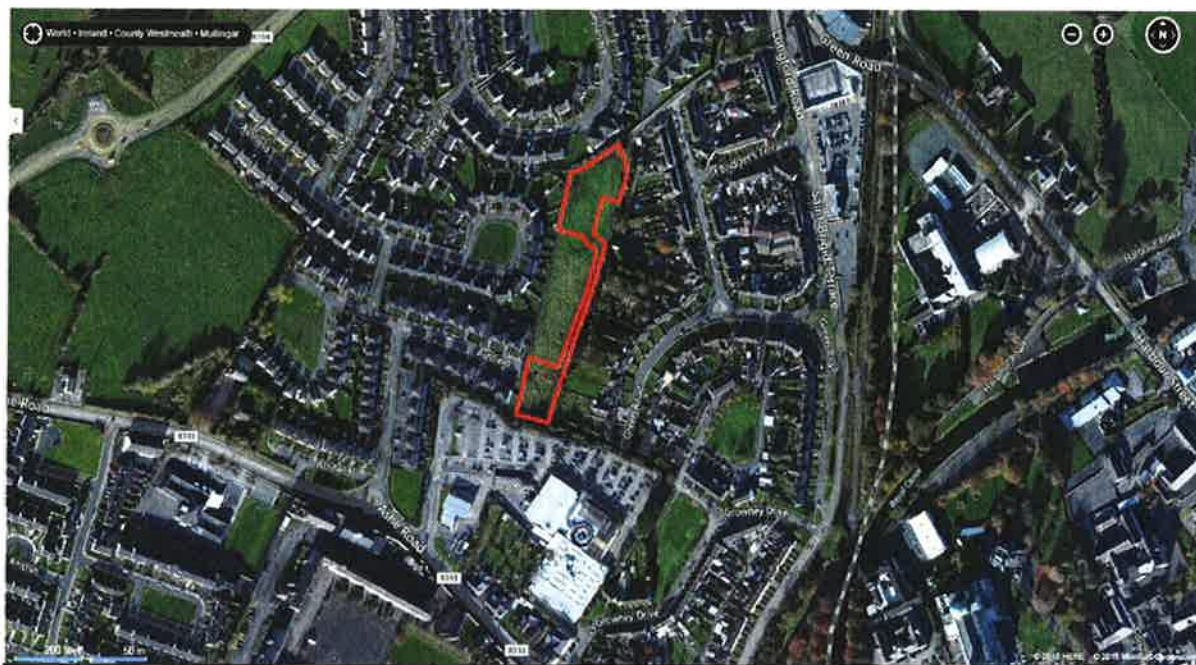
#### Future Development

The Council proposes that the development of these identified lands at Ennell Court will be undertaken in the context of an overall framework plan for Ennell Court in its entirety, which will contribute to the overall regeneration of this area, in an integrated manner. It is envisaged that the identified parcels of land could potentially accommodate c.18-21 residential units. In the case of "Site A" it is considered that this site could potentially accommodate between 4 and 7 number units, whilst "Site B" could potentially accommodate 14 number units.

Detailed planning matters, including site access location/provision of sightlines and design & layout of future residential development on these lands is outside the remit of this amendment, but rather, will be subjected to the rigours of a Part 8 planning process in the future.



### 3.2 Parcel of Lands at rear of Tesco, Mullingar



#### Proposal

*To amend existing zoning objective on the identified lands from 'Open Space' to 'Residential' within the Mullingar Local Area Plan 2014-2020.*

#### Site Context

The subject lands encompass a stated area of 0.65ha and are zoned 'open space' within the existing Mullingar Local Area Plan 2014-2020, with these lands currently vacant. The subject site consists of a long and narrow configuration with its area containing average dimensions of 235m x 48m.

These lands are located to the rear of Tesco car park (south) and are bound to the east by the rear gardens of St. Bridget's Terrace and O'Growney Drive. Ashfield adjoins these lands to the west and north, and an existing high block wall forms a physical boundary between the established development (Ashfield) and the subject lands.

The topography of this site is flat, however it is noted that there is a significant gradient change (i.e. c.2-3m lower) in comparison with ground levels associated with adjoining lands south (i.e. Tesco car park).

#### Historical Context

Planning permission was granted under 08/240 for the erection of a Community Centre by St. Bridget's Park Development.

These lands are currently undeveloped and vacant.

#### Submissions Received



A detailed summary is provided in Section 2 of this report to a submission made by the O'Growney Drive Residents Association, the content of which specifically refers to this parcel of land at the rear of Tesco, Mullingar and adjoining O'Growney Drive, St. Bridgets Terrace and Ashfield. Due cognisance has been afforded to the concerns expressed by the residents of O'Growney Drive. The response of the Chief Executive, Westmeath County Council to this submission is included in Section 2 of this report.

#### Statutory Designations

**Natura 2000:** The subject lands are not designated SAC/SPA and there are no Natura 2000 lands within its vicinity.

**NHA:** The subject lands are not designated pNHA.

**Archaeology:** No recorded monuments on the subject lands. Noted: A recorded monument (Standing Stone) sited a distance of c.75m from the identified lands.

#### Flood Risk

According to current mapdata available, the subject lands are not identified as being at potential flood risk (including pluvial and fluvial). Furthermore, these lands have not been identified within the draft CFRAMS as being at flood risk. The accompanying planning report with this proposed amendment refers to design matters on surface water, which will be incorporated into design proposals at Part 8 planning stage.

#### Future Development

Westmeath County Council envisages that the development of these identified lands could potentially accommodate c.14 residential units. It is noted that the Council proposes to develop a maximum of 50% of lands in its ownership at this location, thereby further protecting residential amenities and enabling the incorporation of appropriate SuDs measures to be incorporated into potential future development proposals. It is also noted that a number of access options have been identified in the documentation which was placed on public display with this Amendment, in terms of facilitating the development of these lands.

Detailed planning matters, including site access location/provision of sightlines, traffic safety measures and design & layout of future residential development on these lands is outside the remit of this amendment, but rather, will be subjected to the rigours of a Part 8 planning process (including public consultation and consultation with prescribed bodies) and all other legislative requirements in the future.

### 3.3 Parcel of Lands at Robinstown Road and Delvin Road, Mullingar.



#### Proposal

*To amend existing zoning objective on the identified lands from 'Open Space' to 'Residential' within the Mullingar Local Area Plan 2014-2020.*

#### Site Context

The subject lands encompass a stated area of 0.2ha and are zoned 'open space' within the existing Mullingar Local Area Plan 2014-2020. The subject site which is a corner site, consists of a long rectangular configuration and is currently vacant, under-utilised greenspace with a mix of post and rail and low render wall boundary treatment.

Dalton Park adjoins this site to the northwest, with these lands bound to the east by the Robinstown Road, to the South by the Delvin Road and to the southwest by Assumption Villas.

The topography of this site is flat.

Existing house types which adjoins this site comprise low rise single storey bungalows (Assumption Villas) and two-storey terraced dwellings (Dalton Park).

#### Historical Context

These lands are currently undeveloped and vacant.

#### Submissions Received

No submissions, specific to this parcel of land were received during the statutory public consultation period.

Statutory Designations

**Natura 2000:** The subject lands are not designated SAC/SPA and there are no Natura 2000 lands within its vicinity.

**NHA:** The subject lands are not designated pNHA.

**Archaeology:** No recorded monuments on the subject lands.

Flood Risk

According to current mapdata available, the subject lands are not identified as being at potential flood risk (including pluvial and fluvial).

Future Development

Westmeath County Council envisages that the development of these identified lands could potentially accommodate c. 3-4 residential units, with a portion of these lands to remain as 'open space' and integral to the overall development of these lands.

Detailed planning matters, including site access location/provision of sightlines, traffic safety measures and design & layout of future residential development on these lands is outside the remit of this amendment, but rather, will be subjected to the rigours of a Part 8 planning process (including public consultation and consultation with prescribed bodies) and all other legislative requirements in the future.

