

# PLANNING APPLICATION FORM

Please read directions and documentation requirements at back of form before completion. All questions relevant to the proposal being applied for must be answered. Non relevant questions: Please mark n/a.

## PLANNING APPLICATION FORM (Part 1)

**1. Name of Relevant Planning Authority:** Westmeath County Council

### 2. Location of Development

|  |  |
|--|--|
| Postal Address or Townland or Location<br>(as may best identify the land or structure in question) | Lands at Boreen Bradach. The main development site is bounded by Boreen Bradach Road (L-5014)/Bun Daire estate to the east/north-east, St Etchen's National School to the west and St Etchen's Court to the south. Kinnegad Co. Westmeath. |
| Ordnance Survey Map Ref No (and the Grid Reference where available)                                | CYAL50447856<br>Grid Eastings: 659,774<br>Grid Northings: 745,600  |

### 3. Type of planning permission (please tick appropriate box):

☒ Permission

☐ Permission for retention

☐ Outline Permission

☐ Permission consequent on Grant of Outline Permission

### 4. Where planning permission is consequent on grant of outline permission:

Outline Permission Register Reference Number:

Date of Grant of Outline Permission:

### 5. Applicant <sup>2</sup>

|         |  |
|---------|--|
| Name(s) | JH Kinnie Limited  |
|         | Contact details of Applicant to be supplied at Question 23 |

## 6. Where Applicant is a Company (registered under the Companies Acts):

|                                 |   |
|---------------------------------|---|
| Name(s) of company director(s)  | John Hoare  |
| Registered Address (of company) | 4/5 Glenroyal Business Centre Maynooth Kildare W23 K032 |
| Company Registration No.        | 765404  |

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

|      |   |
|------|---|
| Name | McGill Planning Limited                                       |
|      | Address to be supplied at the end of this form. (Question 24) |

## 8. Person responsible for preparation of Drawings and Plans: <sup>3 & 16</sup>

|              |                                     |
|--------------|-------------------------------------|
| Name         | Conor Coleman                       |
| Firm/Company | MCORM Architecture and Urban Design |

## 9. Description of Proposed Development:

|  |   |
|--|---|
| Brief description of nature and extent of development <sup>4</sup> | <p>We, JH Kinnie Limited, intend to apply for Permission for a Large-Scale Residential Development (LRD) at this site of c.4.279 ha (gross) at Boreen Bradach, Kinnegad, Co. Westmeath. The main development site is bounded by Boreen Bradach Road (L-5014)/Bun Daire estate to the east/north-east, St Etchen's National School to the west and St Etchen's Court to the south. The proposed development will comprise a residential scheme of 129 no. houses along with childcare facility (c.261.3 sq.m). The development will include 2 no. 1-bed houses, 11 no. 2-bed houses, 97 no. 3-bed houses and 19 no. 4-bed houses, ranging in height from one to two storey and including detached, semi-detached and terraced units. Provision of vehicular, pedestrian/cyclist access from the L-5014 (Boreen Bradach Road) and associated upgrades to the local road. All associated site development works, including 263 no. car parking spaces (including 30 no. EV spaces), 330 no. cycle parking spaces. Provision of public and private open spaces, landscaping, boundary treatments, waste management areas, and services provision (including 2 no. ESB substations). All associated works required to enable this development including connection to the Uisce Eireann network.</p> |
|--|---|

## 10. Legal Interest of Applicant in the Land or Structure:

|   |   |             |
|---|---|-------------|
| Please tick appropriate box to show applicant's legal interest in the land or structure   | A. Owner  | B. Occupier |
|   | C. Other X  |             |
| Where legal interest is 'Other', please expand further on your interest in the land or structure.   | Please see attached Letters of Consent from owners Westmeath County Council & Dermot O'Reilly |             |
| If you are not the legal owner, please state the name of the owner and supply a letter from the owner of consent to make the application as listed in the accompanying documentation. | Dermot O'Reilly & Westmeath County Council  |             |

### 11. Site Area:

|   |       |
|---|-------|
| Area of site to which the application relates in hectares | 4.279 |
|---|-------|

### 12. Where the application relates to a building or buildings:

|  |           |
|--|-----------|
| Gross floor space <sup>5</sup> of any existing building(s) in sq m | 0.00      |
| Gross floor space of proposed works in sq m                        | 15,276.80 |
| Gross floor space of work to be retained in sq m (if appropriate)  | 0.00      |
| Gross floor space of any demolition in sq m (if appropriate)       | 0.00      |

### 13. In the case of mixed development (e.g. residential, commercial, industrial, etc), please provide breakdown of the different classes of development and breakdown of the gross floor area of each class of development:

| Class of Development | Gross floor area in sq m |
|----------------------|--------------------------|
|                      |                          |
|                      |                          |
|                      |                          |
|                      |                          |

### 14. In the case of residential development please provide the following,

**(a) Breakdown of residential mix:**

| Number of                                   | Studio | 1 Bed | 2 Bed | 3 Bed | 4 Bed | 4+ Bed | Total      |
|---|--------|-------|-------|-------|-------|--------|------------|
| Houses                                      | 0      | 2     | 11    | 97    | 19    | 0      | 129        |
| Apartments                                  | 0      | 0     | 0     | 0     | 0     | 0      | 0          |
| Number of car parking spaces to be provided |        |       |       |       |       |        | Total: 263 |

**15. Where the application refers to a material change of use of any land or structure or the retention of such a material change of use:**

|  |  |
|--|--|
| Existing use <sup>6</sup> (or previous use where retention permission is sought) |  |
| Proposed use (or use it is proposed to retain)                                   |  |
| Nature and extent of any such proposed use (or use it is proposed to retain)     |  |

**16. Social and Affordable Housing**

| Please tick appropriate  | Yes | No |
|--|-----|----|
| Is the application an application for permission for development to which Part V of the Planning and Development Act 2000, as amended, applies? <sup>7</sup> | X   |    |

If the answer to the above question is "yes" and the development is not exempt (see below), you must provide, as part of your application, details as to how you propose to comply with section 96 of Part V of the Act including, for example, (i) details of such part or parts of the land which is subject to the application for permission 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 (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."

(iii) If the answer to the above question is "yes" but you consider that paragraph (j) of Section 96(3) would be applicable, evidence of when site was purchased should be submitted.

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Please see Part V pack submitted as part of this planning application

If the answer to the above question is **“yes”** but you consider the development to be exempt by virtue of section 97 of the Planning and Development Act 2000, as amended <sup>8</sup> , a copy of the Certificate of Exemption under section 97 must be submitted (or, where an application for a certificate of exemption has been made but has not yet been decided, a copy of the application should be submitted).

If the answer to the above question is **“no”** by virtue of section 96(13) of the Planning and Development Act 2000, as amended <sup>9</sup> , details indicating the basis on which section 96(13) is considered to apply to the development should be submitted.

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## 17. Development Details

| Please tick appropriate   | Yes | No |
|---|-----|----|
| Does the proposed development consist of work to a protected structure and/or its curtilage or proposed protected structure and/or its curtilage?   |     | X  |
| Does the proposed development consist of work to the exterior of a structure which is located within an architectural conservation area (ACA)?  |     | X  |
| Does the application relate to development which affects or is close to a monument or place recorded under section 12 of the National Monuments Acts 1930-2004 <sup>10</sup>                |     | X  |
| Does the proposed development require the preparation of an Environmental Impact Statement <sup>11</sup> ?  |     | X  |
| Does the application relate to work within or close to a European Site or a Natural Heritage Area <sup>12</sup> ?   |     | X  |
| Does the application relate to a development which comprises or is for the purposes of an activity requiring a licence from the Environmental Protection Agency other than a waste licence? |     | X  |
| Does the application relate to a development which comprises or is for the purposes of an activity requiring a waste licence?   |     | X  |
| Do the Major Accident Regulations apply to the proposed development?  |     | X  |
| Does the application relate to a development in a Strategic Development Zone?   |     | X  |
| Does the proposed development involve the demolition of any structure?  |     | X  |

## 18. Site History

|   |
|---|
| Details regarding site history (if known) |
|---|

|  |       |                |       |                |       |                |       |                |       |
|--|-------|----------------|-------|----------------|-------|----------------|-------|----------------|-------|
| <p>Has the site in question ever, to your knowledge, been flooded?<br/>         Yes [ ] No [X]<br/>         If yes, please give details e.g. year, extent:<br/>         Are you aware of previous uses of the site e.g. dumping or quarrying?<br/>         Yes [ ] No [X]<br/>         If yes, please give details:</p>  |       |                |       |                |       |                |       |                |       |
| <p><b>Are you aware of any valid planning applications previously made in respect of this land/structure?</b></p>  |       |                |       |                |       |                |       |                |       |
| <p>Yes [ ] No [X]<br/>         If yes, please state planning reference number(s) and the date(s) of receipt of the planning application(s) by the planning authority if known:</p> <table border="0"> <tr> <td>Reference No.:</td> <td>Date:</td> </tr> <tr> <td>Reference No.:</td> <td>Date:</td> </tr> <tr> <td>Reference No.:</td> <td>Date:</td> </tr> <tr> <td>Reference No.:</td> <td>Date:</td> </tr> </table> <p>If a valid planning application has been made in respect of this land or structure in the 6 months prior to the submission of this application, then the site notice must be on a yellow background in accordance with Article 19(4) of the Planning and Development Regulations 2001, as amended.</p> |       | Reference No.: | Date: | Reference No.: | Date: | Reference No.: | Date: | Reference No.: | Date: |
| Reference No.:   | Date: |                |       |                |       |                |       |                |       |
| Reference No.:   | Date: |                |       |                |       |                |       |                |       |
| Reference No.:   | Date: |                |       |                |       |                |       |                |       |
| Reference No.:   | Date: |                |       |                |       |                |       |                |       |
| <p><b>Is the site of the proposal subject to a current appeal to An Bord Pleanála in respect of a similar development <sup>13</sup> ?</b></p>  |       |                |       |                |       |                |       |                |       |
| <p>Yes [ ] No [X].<br/>         An Bord Pleanála Reference No.: .</p>  |       |                |       |                |       |                |       |                |       |

## 19. Pre-application Consultation

|  |
|--|
| <p><b>Has a pre-application consultation taken place in relation to the proposed development <sup>14</sup> ?</b></p>   |
| <p>Yes [X] No [ ]<br/>         If yes, please give details: LRD Opinion Meeting<br/>         Reference No. (if any): LRD24-03-S2<br/>         Date(s) of consultation: 2024-12-17<br/>         Persons involved: Brendan O'Brien, Pat Kavanagh, Aisling Stafford, Cathy Flynn, Yvonne Haughey, Patrick Nally, Astrid Lynn, Niamh McMenamin, Suzanne Cooke,</p> |



## 20. Services

### Proposed Source of Water Supply

Please indicate whether existing or new:

Existing ☒ New ☐ Not Applicable ☐

Public Mains ☒ Group Water Scheme ☐ Private Well ☐ Other (please specify) ☐

Name of Group Water Scheme (where applicable)

### Proposed Wastewater Management/Treatment

Please indicate whether existing or new:

Existing ☒ New ☐ Not Applicable ☐

Public Sewer ☒ Conventional septic tank system ☐ Other on-site treatment system  
(Please specify) ☐

**Proposed Surface Water Disposal**

Public Sewer/Drain ☒ Soakpit ☐ Watercourse ☐ Other (Please specify) ☐ Not Applicable ☐

**21. Details of Public Notice**

|   |                  |
|---|------------------|
| Approved newspaper in which notice was published    | IRISH DAILY STAR |
| Date of publication                                 | 13-05-2025       |
| Date on which site notice was erected <sup>17</sup> | 13-05-2025       |

**22. Application Fee**

|                           |   |
|---------------------------|---|
| Fee Payable <sup>18</sup> | 18,651.36   |
| Basis of Calculation      | Housing = €130x129 units = €16,770<br>Creche = €7.20x261.3sq = €1,881.36 Total = €18,651.36 |

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 Planning & Development Acts 2000, as amended, and the Regulations made there under: Where an application is made in electronic form with the consent of the Planning Authority under article 22(3) of the Principal Regulations valid login credentials will replace the need for a signature and satisfy the declaration.

**To be signed by applicant(s) or agent where applicable.**

|            | Applicant | Applicant (where more than one applicant is named). | Agent |
|------------|-----------|---|-------|
| Signature  | _____     | _____   | _____ |
| Print Name | _____     | _____   | _____ |
| Date       | _____     | _____   | _____ |