

## **European Communities (Public Participation) Regulations 2010**

**In accordance with Section 10 of the European Communities (Public Participation) Regulations 2010, this Planning Authority wishes to advise as follows:**

**Planning Ref:** PL2/22/523

**Applicants:** DAINGEAN ROAD RESIDENTIAL LIMITED

**Development:** PERMISSION FOR A LARGE-SCALE RESIDENTIAL DEVELOPMENT (LRD). THE PROPOSED DEVELOPMENT WILL CONSIST OF 102 NO. DWELLINGS IN A MIX OF HOUSES, DUPLEX AND APARTMENT DWELLINGS. A TOTAL OF 62 NO. HOUSES ARE PROPOSED IN DETACHED, SEMI-DETACHED AND TERRACED FORMAT ALL 2 STOREY IN HEIGHT AND RANGING IN SIZE FROM 2 - 4 BEDROOMS. THE BALANCE OF DWELLINGS I.E. 40 NO. COMPRISE A MIX OF APARTMENT/DUPLEX DWELLINGS THAT ARE ACCOMMODATED IN 4 SEPARATE 3 STOREY BUILDINGS LOCATED IN THE NORTHERN AND WESTERN PART OF THE SITE. APARTMENT /DUPLEX DWELLINGS RANGE IN SIZE FROM 1 NO. TO 3 NO. BEDROOMS, WITH BALCONIES PROVIDED AT UPPER FLOOR LEVEL. THE PROPOSED DEVELOPMENT ALSO PROVIDES PUBLIC OPEN SPACE AREAS TO SERVE THE DEVELOPMENT. A CRÈCHE IS ALSO PROPOSED TO SERVE THE DEVELOPMENT ITSELF AND THE WIDER AREA. THE CRÈCHE IS ACCOMMODATED IN A SINGLE STOREY L-SHAPED BUILDING WITH A STATED GROSS FLOOR AREA OF 382 SQ.M WITH ASSOCIATED OUTDOOR AMENITY/PLAY AREAS. A TOTAL OF 173 NO. SURFACE CAR PARKING SPACES IN ADDITION TO ENCLOSED BICYCLE STANDS SERVING THE APARTMENT/DUPLEX BUILDINGS AND THE PROPOSED CRÈCHE ARE ALSO PROVIDED. A NEW VEHICULAR ACCESS TO THE SITE IS PROPOSED OFF DAINGEAN ROAD AND THE DEVELOPMENT ALSO PROVIDES FOR THE CONSTRUCTION OF A SECTION OF NEW FOOTPATH AND CYCLE PATH ALONG THE SITE FRONTAGE (APPROXIMATELY 300M) TO TIE IN WITH EXISTING PEDESTRIAN AND CYCLE INFRASTRUCTURE TO THE WEST. THE PROPOSED DEVELOPMENT ALSO INCLUDES THE PROVISION OF A NEW WASTEWATER PUMPING STATION IN THE CENTRAL PART OF THE SITE AND THE CONSTRUCTION OF NEW SURFACE WATER AND WASTE WATER INFRASTRUCTURE ALONG A SECTION OF DAINGEAN ROAD, TO THE WEST OF THE APPLICATION SITE. THE PROPOSED DEVELOPMENT ALSO PROVIDES FOR ALL LANDSCAPING AND BOUNDARY TREATMENTS; PUBLIC LIGHTING; AN ESB SUB-STATION; UNDERGROUNDING OF ESB POWERLINES AND THE REPOSITIONING OF A 38KV PYLON WITHIN THE SITE; AND ALL SITE DEVELOPMENT WORKS, INCLUDING ALTERATIONS TO SITE LEVELS. A NATURA IMPACT STATEMENT (NIS) HAS BEEN UNDERTAKEN IN RESPECT OF THE PROPOSED LRD AND IS INCLUDED WITH THE APPLICATION. THE APPLICATION MAY ALSO BE INSPECTED ONLINE AT THE FOLLOWING WEBSITE SET UP BY THE APPLICANT [WWW.DAINGEANROADLRD.COM](http://WWW.DAINGEANROADLRD.COM)

**Location of Development:** AT DAINGEAN ROAD (L2025), CAPPANCUR, TULLAMORE, CO. OFFALY

Offaly County Council made a decision to grant planning permission for the above development on 16<sup>TH</sup> May 2023.

The applicant and any person who made submissions or observations in writing to the Planning Authority in relation to the planning application in accordance with section 37(1) of the Planning & Development Act, 2000 -2013 may appeal such a decision to An Bord Pleanala.

A person may question the validity of any decision of the planning authority by way of an application for judicial review, under Order 84 of the Rules of the Superior Courts (S.I. No. 15 of 1986), in accordance with section 50 of the Planning & Development Act, 2000 as amended.

A person may question the validity of any decision on an appeal by An Bord Pleanala by way of an application for judicial review, under Order 84 of the Rules of the Superior Courts (S.I. No. 15 of 1986), in accordance with section 50 of the Planning & Development Act, 2000 as amended.

Information in relation to making of an appeal may be obtained from An Bord Pleanala's website at [www.pleanala.ie](http://www.pleanala.ie). Also refer to Section 50 of the Planning and Development Act 2000 as amended by Sections 32 and 33 of the Planning and Development Act 2010, in relation to judicial review. Information is also available from the Citizen's Information Centre web-site at [www.citizensinformation.ie](http://www.citizensinformation.ie)