

Application Form (Form 19)
Large-scale Residential Developments (LRD)

Form to be included with a Large-scale Residential Development (LRD)
planning application to Offaly County Council

BEFORE FILLING OUT THIS FORM PLEASE NOTE THE FOLLOWING
Failure to complete this form or attach the necessary documentation, or the submission of incorrect information or omission of required information will lead to the invalidation of your application. Therefore, please ensure that each section of this form is fully completed and signed, entering n/a (not applicable) where appropriate, and that all necessary documentation is attached to the application form.

DATA PROTECTION

It is the responsibility of persons or entities wishing to use any personal data on a planning application form for direct marketing purposes to be satisfied that they may do so legitimately under the requirements of the Data Protection Acts 1988 to 2018. The Office of the Data Protection Commissioner states that the sending of marketing material to individuals without consent may result in action by the Data Protection Commissioner against the sender including prosecution.

**Supplementary information to accompany an application for a
Large-scale Residential Development**

1. Applicant:

Name of Applicant:	John Flanagan Developments Ltd
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**2. Contact details of person authorised to operate on behalf of the
Applicant (Applicant or Agent): (Not for Public release)**

Name:	Sarah White
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Correspondence Address:	MCORM No.1 Grantham St. Dublin 8 D08 A49Y
Telephone:	01 478 8700
Email:	swhite@mcorm.com
Is the Council to send all correspondence to the above person/agent acting on behalf of applicant? (Please tick appropriate box)	Yes: [<input checked="" type="checkbox"/>] No: [<input type="checkbox"/>] (Please note that if the answer is “No”, all correspondence will be sent to the applicant’s address)

4. Site of Proposed Development:

Postal Address/Townland/ Location of the Proposed Development (sufficient to identify the site in question)	Address Line 1: Land at Tyrell’s Road Address Line 2: Ardan / Puttaghan Address Line 3: Town / City: Tullamore County: Country: Eircode:R35YF24
Ordnance Survey Map Ref. No. (and the Grid Reference where available).	1:1,000 3371-23 1:1,000 3434-03 1:2,500 3371-D 1:2,500 3434-B
Where available, please provide the application site boundary, as shown in the submitted plans / drawings, as an ESRI shapefile in the Irish Transverse Mercator (ITM IRENET95) co-ordinate reference system. Alternatively, a CAD file in .dwg format, with all geometry referenced to ITM, may be provided.	
Area of site to which the application relates in hectares:	4.2 ha
Site zoning under current Offaly Development Plan:	Residential

Existing use(s) of the site and proposed use(s) of the site:	Greenfield and brownfield (vacant industrial / sports buildings) as existing; residential and creche as proposed
Does the application relate to a development in a Strategic Development Zone?	Yes: [] No: [x]

5. Applicant's Interest in the Site:

Please tick appropriate box to show applicant's legal interest in the land or structure:	Owner x	Occupier	Other x
	Owner x		Other
Where legal interest is "Other", please expand further on your interest in the land or structure.			
<p>John Flanagan Developments is the overall owner of the majority of the site, held within ownership of other companies. The other companies are :</p> <p>HSE, HSE Area Office, Arden Road, Tullamore, R35 TY28 Offaly County Council, District Engineer, Municipal District of Tullamore, Aras an Chontae, Charleville Road, Tullamore Tempino Ltd, Block 6 Central Business Park, Clonminch, Tullamore Wellwood Health Park Ltd, Block 6 Central Business Park, Clonminch, Tullamore</p> <p>Letters confirming approval for submission of the application are attached.</p>			
State Name and Address of the Site Owner: If you are not the legal owner , please note that you are required to supply a letter of consent, signed by the site owner.	<p>John Flanagan Developments Ltd, Block 6, Central Business Park, Clonminch, Tullamore, Co. Offaly, R35 F8K0 HSE, HSE Area Office, Arden Road, Tullamore, R35 TY28 Offaly County Council, District Engineer, Municipal District of Tullamore, Aras an Chontae, Charleville Road, Tullamore Tempino Ltd, Block 6 Central Business Park, Clonminch, Tullamore Wellwood Health Park Ltd, Block 6 Central Business Park, Clonminch, Tullamore</p>		

6. Pre-Application Consultations

<p>(A) Section 247 Consultation with Planning Authority:</p> <p>State the date(s) and planning authority reference number(s) of the consultation meeting(s) held with the planning authority under section 247 of the Planning and Development Act 2000:</p>	
Planning Authority reference number:	LRD 2022 OCC 005
Meeting date(s):	4th August 2022
<p>(B) LRD Meeting with Planning Authority:</p> <p>State the date(s) and reference number(s) of the LRD consultation meeting(s) with Planning Authority:</p>	
Planning Authority reference number:	LRD 2022 OCC 005
Meeting date(s):	2 November 2022
<p>(C) Any Consultation with Prescribed Authorities or the Public:</p> <p>Provide details of any other consultations the applicant had with prescribed authorities or with the public:</p>	
<p>The Applicant has engaged with members of the public living in the areas of Tinnycross, Harbour Walk, Harbour Drive, Thornsbury Estate, Park Avenue and Ardan Vale, including Residents Association members, via direct meeting from January 2023 to date. Meetings with some local Tullamore Municipal District Councillors have also taken place, on an informative basis so they were aware of the proposals should they be approached by members of the public. More information is contained in the Addendum to this form.</p> <p>A Public Notice has been published in the Tullamore Tribune (on 18 May) and a site notice erected. Both make reference to the website set up by the applicant from which the application may be inspected online - https://www.wellwoodhousing.com</p>	

7. Characteristics of Proposed Development:

- a) Please provide a brief description of the nature and purpose of the proposed development, including-
- The number of proposed houses or student accommodation units, as the case may be, and, in the case of student accommodation units, the combined number of bed spaces, and any other uses to which those units may be put,
 - Proposed services ancillary to residential development, and
 - Other proposed uses in the development of the land, the zoning of which facilitates such use:

Large Scale Residential Development - Large Scale Residential Development - Application for planning permission for the demolition of existing buildings and the construction of large scale residential development comprising 148 dwellings which will consist of: 90no. houses (comprising 89 no 2-storey and 1 no single storey; 08 no. 2 bedroom houses, 58 no. 3 bedroom houses and 24 no. 4 bedroom houses.); 20 dwelling apartments (Block A, comprising 4 no. 1 bed units and 16 no. 2 bed units) and 38 no. age friendly assisted living units (Block B, comprising of 28 no. 1 bed units and 10 no. 2 bed units) with associated communal and administrative facilities, both at 4 storeys; a Creche; and all ancillary site development works including access, roads and footpaths, landscaping and boundary treatments, public and private open space areas, car parking, bicycle parking, ESB substations, bin and bicycle stores, replacement waste water pumping station and drainage connections; and all ancillary site development works on land at Wellwood Housing site. The application may also be inspected online at the following website set up by the applicant <https://www.wellwoodhousing.com>

8. Proposed Residential Development

Provide an indicative breakdown of proposed residential content:

Houses		
Unit Type	No. of Units	Gross floor space in m ²
1 bed		
2 bed	8	680
3 bed	58	7063.3
4 bed	24	3158.8
4+ bed		

Total	90	10,902
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Apartments		
Unit Type	No. of Units	Gross floor space in m²
Studio		
1 bed	32	1752
2 bed	26	2160.3
3 bed		
4 bed		
4+ bed		
Total	58	3912.3

Student Accommodation		
Unit Type	No. of Units	Gross floor space in m²
Studio		
1 bed		
2 bed		
3 bed		
4 bed		
4+ bed		
Total		
State total number of residential units in proposed development:		

9. LRD Floor Space

Class of Development	Gross Floor Space in m²
(A) State cumulative gross floor space of residential accommodation, in m ² :	16,216
(B) State the cumulative gross floor space of the development proposed which is disregarded on foot of the	

LRD floor space definition in section 2 of the Act and provide the details of the different classes of disregarded floor space below:	
(i) e.g. Parking of vehicles by persons occupying the proposed development or for purposes incidental to the primary purpose of the development	
(ii) e.g. Childcare	169
(iii) Communal, Ancillary & Support Areas	440
(C) State the cumulative gross floor space of the non-residential development proposed in m ² including any ancillary non-residential development (excluding disregarded floor space for the purposes of (B) above) and provide the details of the different classes below:	
Class of Development	Gross Floor Space in m²
(i)	
(ii)	
(iii)	
(D) State the total LRD Floor space as per the definition in section 2 of the Act ((A) plus (C))	16216
	Percentage %
(E) Express (A) as a percentage of (D):	100
(F) Express (C) as a percentage of (D):	0
(G) Plus (F)	100%

10. Where the Proposed Development Relates to Existing Building(s)/ Structure(s):

State estimated gross floor space of any existing building(s) / structure(s) in m ² :	2256
State estimated gross floor space of any proposed demolition, in m ² :	2256

State estimated gross floor space of any building(s)/structure(s) to be retained in m ² :	n/a
State total gross floor space of development in m ² :	16,825

11. Application Requirements

(a) Is a copy of the page from the newspaper containing the notice relating to the proposed development enclosed with this application?	Enclosed: Yes: [<input checked="" type="checkbox"/>] No: [<input type="checkbox"/>]
If the answer to above is "Yes", state name(s) of newspaper(s) and date(s) of publication:	Tullamore Tribune – 18 May 2023
(b) Is a copy of the site notice relating to the proposed development enclosed with this application?	Enclosed: Yes: [<input checked="" type="checkbox"/>] No: [<input type="checkbox"/>]
If the answer to above is "Yes", state date on which the site notice(s) was erected:	18 May 2023
Note: The location of the site notice(s) should be shown on the site location map enclosed with this application.	
(c) Is an Environmental Impact Assessment Report (EIAR) required for the proposed development?	Yes: [<input type="checkbox"/>] No: [<input checked="" type="checkbox"/>]
If the answer to above is "Yes", is an EIAR enclosed with this application?	Enclosed: Yes: [<input type="checkbox"/>] No: [<input type="checkbox"/>]
Please provide a copy of the Confirmation Notice obtained from the EIA Portal where an EIAR accompanies the application.	Enclosed: Yes: [<input type="checkbox"/>] No: [<input type="checkbox"/>]
(d) Is the proposed development, in whole or in part, within or close to a European site or Natural Heritage Area?	Yes: [<input type="checkbox"/>] No: [<input checked="" type="checkbox"/>]
(e) Is a Natura Impact Statement (NIS) required for the proposed development?	Yes: [<input type="checkbox"/>] No: [<input checked="" type="checkbox"/>]

If the answer to above is “Yes”, is an NIS enclosed with this application?	Yes: [<input type="checkbox"/>] No: [<input type="checkbox"/>]
(f) Is the proposed development likely to have significant effects on the environment of a Member State of the European Union or a state that is a party to the Transboundary Convention?	Yes: [<input type="checkbox"/>] No: [<input checked="" type="checkbox"/>]

12. Supporting Documents

Please provide a brief description of the proposed development, which should include information, drawings or representations on the following:	
Information	Enclosed
a) Site location map sufficient to identify the land, at appropriate scale.	Yes: [<input checked="" type="checkbox"/>] No: [<input type="checkbox"/>]
b) Layout plan of the proposed development, at appropriate scale.	Yes: [<input checked="" type="checkbox"/>] No: [<input type="checkbox"/>]
c) Statement of consistency with the Development Plan	Yes: [<input checked="" type="checkbox"/>] No: [<input type="checkbox"/>] Planning Supporting Statement; LRD Compliance Statement
d) Where the planning authority notified the applicant of its opinion that the documents enclosed with the request for LRD meeting required further consideration and amendment in order to constitute a reasonable basis for an application for permission, a statement of response to the issues set out in the LRD Opinion.	Yes: [<input checked="" type="checkbox"/>] No: [<input type="checkbox"/>] LRD Compliance Statement
e) Where the planning authority notified the applicant that specified additional information should be submitted with any application for permission, a statement setting out that such information accompanies the application.	Yes: [<input checked="" type="checkbox"/>] No: [<input type="checkbox"/>] LRD Compliance Statement
Design	
f) A design statement that addresses the sites location and context and the proposed design strategy.	Yes: [<input checked="" type="checkbox"/>] No: [<input type="checkbox"/>]
g) A schedule of accommodation that details the number and type of housing units proposed, the	Yes: [<input checked="" type="checkbox"/>] No: [<input type="checkbox"/>]

<p>individual unit floor areas, bedrooms and bed spaces, private amenity space associated with each unit, the storage space associated with each unit, the principal dimensions and in the case of apartments the aggregate floor area of each room and whether the unit is dual or single aspect.</p>	<p>SOA LRD Stage 3; Housing Quality Assessment Itemised</p>
<p>Water Services</p>	
<p>h) Where the proposed development has the potential to impact on a public water supply source, irrespective of whether or not a connection to a water/wastewater network is required, this application must be accompanied by evidence of engagement with Irish Water and its outcome.</p>	<p>Yes: [x] No: []</p>
<p>i) A current/valid Confirmation of Feasibility Statement from Irish Water in relation to the proposed development confirming that there is or will be sufficient water network treatment capacity to service the development.</p>	<p>Yes: [x] No: []</p>
<p>j) A Statement of Compliance with Irish Water's Standard Details and Codes of Practice for water and/or wastewater infrastructure proposals (designs, layouts, etc.).</p>	<p>Yes: [x] No: []</p>
<p>k) An indication of timelines and phasing for water demand or wastewater collection requirements, or both, as appropriate.</p>	<p>Yes: [x] No: []</p>
<p>l) Where the proposed development will impact on assets of Irish Water, details of proposals for protection or diversion of such assets.</p>	<p>Yes: [x] No: []</p>
<p>Traffic and Transport</p>	
<p>m) Is a Traffic / Transportation Impact Assessment included with the application, having regard to the relevant Development Plan / Local Area Plan requirements and the Traffic and Transport assessment Guidelines (TII)?</p>	<p>Yes: [x] No: []</p>
<p>n) Is a Travel Plan included with the application, having regard to the relevant Development Plan / Local Area Plan requirements?</p>	<p>Yes: [x] No: []</p>
<p>Taking in Charge</p>	
<p>o) Is it intended that any part of the proposed development will be taken in charge by the planning authority? If the answer is "Yes", please attach site plan clearly showing area(s) intended for taking in charge.</p>	<p>Yes: [x] No: []</p>

Maps Plans and Drawings	
p) List in a schedule accompanying this application all maps, plans and drawings enclosed with the application, stating title, scale and number.	Yes: [<input checked="" type="checkbox"/>] No: [<input type="checkbox"/>] Plans, Drawings and Reports Schedule
Universal Design	
q) Please provide a statement as to how the proposed development has sought to comply with the principles of Universal Design (to encourage access and use of the development regardless of age, size, ability or disability). For assistance and general information on such matters please refer for example to the National Disability Authority's "Building for Everyone: A Universal Design Approach" and "Universal Design Guidelines for Homes in Ireland" at www.universaldesign.ie	Yes: [<input checked="" type="checkbox"/>] No: [<input type="checkbox"/>] Access Statement

13. Large-scale Residential Development Details

Note: If the answer to any of the below statements is "Yes", please submit a brief statement in support of your application.

a) Are details of housing density, plot ratio, site coverage, building heights, proposed layout and aspect enclosed with the application?	Yes: [<input checked="" type="checkbox"/>] No: [<input type="checkbox"/>] Plans, Drawings and Reports Schedule
b) Are details of public and private open space provision, landscaping, play facilities, pedestrian permeability, vehicular access and parking provision, where relevant, enclosed with the application?	Yes: [<input checked="" type="checkbox"/>] No: [<input type="checkbox"/>] Plans, Drawings and Reports Schedule
c) Are details of any proposals to address or, where relevant, integrate the proposed development with surrounding land uses enclosed with the application?	Yes: [<input checked="" type="checkbox"/>] No: [<input type="checkbox"/>] Plans, Drawings and Reports Schedule
d) Are details of any proposals to provide for services infrastructure other than water, such as cabling (including broadband provision) and any phasing proposals enclosed with the application?	Yes: [<input checked="" type="checkbox"/>] No: [<input type="checkbox"/>] Plans, Drawings and Reports Schedule
e) Does the proposed development involve the demolition of a Protected Structure(s), in whole or in part? If "Yes", an explanation as to the need for the demolition of a Protected Structure(s) should be enclosed with this application.	Yes: [<input type="checkbox"/>] No: [<input checked="" type="checkbox"/>]

<p>f) Do any statutory notices (e.g. Fire Safety, Enforcement, Dangerous Buildings, Derelict Sites, Building Control, etc.) apply to the site and/or any building thereon? If “Yes”, enclose details with this application.</p>	<p>Yes: [] No: [x]</p>
<p>g) Is information specified by the planning authority as necessary for inclusion in any application for permission for the proposed LRD, so included? If “Yes”, give details of the specified information accompanying this application.</p>	<p>Yes: [x] No: [] LRD Compliance Statement</p>

14. Person Responsible for Preparation of Drawings and Plans:

Name:	Sarah White
Company:	MCORM Architects

15. Services:

<p>Proposed Source of Water Supply:</p>
<p>Please indicate as appropriate:</p> <p>(a) Existing Connection: [] New Connection: [X]</p> <p>(b) Public Mains: [x]</p> <p>Group Water Scheme: [] Name of Scheme: _____</p> <p>Private Well: []</p> <p>Other (please specify): _____</p>

<p>Proposed Wastewater Management / Treatment:</p>
<p>Please indicate as appropriate:</p> <p>(a) Existing Connection: [] New Connection: [x] Upgrade of existing</p>

wastewater pumping station

(b) Public Sewer: [x]

Conventional septic tank system: []

Other on-site treatment system: [] Please specify: _

Where the disposal of wastewater for the proposed development is other than to a public sewer, provide information on the on-site treatment system proposed and evidence as to the suitability of the site for the system proposed:

Proposed Surface Water Disposal:

Please indicate as appropriate:

(a) Public Sewer/Drain: [x]

Soakpit: []

Watercourse: []

Other: [x] Please specify: Infiltration to ground where feasible through use of SuDS measures.

Irish Water Requirements:

Please submit a current / valid Confirmation of Feasibility statement (COF) from Irish Water in response to a Pre-Connection Enquiry (PCE) in relation to the proposed development. (i.e. evidence that Irish Water has determined that it is feasible to provide a water and/or wastewater service and that there is capacity to connect to an Irish Water Network).

Enclosed:

Yes: [x] No: []

Traffic and Transportation and Associated Infrastructure:

Please submit a statement on how the proposed development would address traffic and transportation issues, including road infrastructure, traffic generation, pedestrian and cyclist linkages and safety, public transport availability and capacity, and where applicable, issues regarding scoping of a Traffic / Transportation Impact Assessment.

Enclosed:

Yes: [x] No: []
Transport Statement

Please submit a statement indicating, in the applicant's opinion, the proposal is consistent with the Design Manual for Urban Roads and Streets (Department of Transport, Tourism and Sport & Department of Environment, Community and Local Government, 2013).

Enclosed:

Yes: [x] No: []
Transport Statement

16. Request Fee:

Fee Payable:	€20.456.8
Is the required fee enclosed with the request?	Yes: [<input type="checkbox"/>] No: [<input checked="" type="checkbox"/>] Submitted under separate cover

17. 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 and Development Act 2000, as amended, and the Regulations made thereunder.

Signed: (Applicant or agent as appropriate)	<i>S White</i>
Date:	<i>18/05/23</i>

Planning Authority (Official Use only)

Planning Reference	
Planning Authority Stamp:	

Contact Details- (Not to be Published)

Applicant(s):

First Name:	John Flanagan Developments Ltd
Surname:	
Address Line 1:	Block 6
Address Line 2:	Central Business Park
Address Line 3:	Clonminch
Town / City:	Tullamore
County:	Offaly
Country:	
Eircode:	R35 F8K0
E-mail address (if any):	david@flangroup.ie
Primary Telephone Number:	
Other / Mobile Number (if any):	

Where the Applicant(s) is a Company:

Name(s) of Company	Dominic Doheny
Director(s):	John Flanagan
Company Registration Number (CRO):	97888
Contact Name:	David Reynolds
Primary Telephone Number:	
Other / Mobile Number (if any):	
E-mail address:	david@flangroup.ie

Person/Agent (if any) acting on behalf of the Applicant(s):

First Name:	Sarah
Surname:	White
Address Line 1:	MCORM
Address Line 2:	NO.1 GRANTHAM ST.
Address Line 3:	
Town / City:	DUBLIN 8
County:	
Country:	
Eircode:	D08 A49Y
E-mail address (if any):	swhite@mcorm.com
Primary Telephone Number:	01 478 8700

Other / Mobile Number (if any):	
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Person responsible for preparation of maps, plans and drawings:

First Name:	Sarah
Surname:	White
Address Line 1:	MCORM
Address Line 2:	NO.1 GRANTHAM ST.
Address Line 3:	
Town / City:	DUBLIN 8
County:	
Country:	
Eircode:	D08 A49Y
E-mail address (if any):	swhite@mcorm.com
Primary Telephone Number:	01 478 8700
Other / Mobile Number (if any):	

Contact for arranging entry on site, if required:

Name:	David Reynolds
Mobile Number:	086 170 4975
E-mail address:	david@flangroup.ie



DEVELOPMENT AND CONSTRUCTION

Block 6 Central Business Park, Clonminch, Tullamore, Co. Offaly,
Ireland
Tel: 057 9321570 Fax: 0579351438, Email:info@flangroup.ie

During, our design process and preparing for the planning application we met some of the residents located in the vicinity of the application site. We met with residents and responded to meetings as requests were made. Individuals or groups of individuals were from the following areas, Tinnycross, Harbour Walk, Harbour Drive, Thornsbury Estate, Park Avenue and Ardan Vale. We also met with some of the Tullamore Municipal District Councillors. The main views resulting from our engagements were that the existing housing schemes surrounding Wellwood Housing were long established and settled residential areas and all had a concern about potential vehicular and pedestrian through access.

We have taken these concerns very seriously and have considered them in conjunction with our design team, we believe we have now amended our design as much as we can at this stage, specifically elements which are within our control.

Outlined below are the main points raised by the groups along with John Flanagan Developments responses.

Ardan Vale

Residents raised concerns about any potential pedestrian link from Ardan Vale to Wellwood. They also raised concerns about potential permanency of the temporary gated access to the new pump station. Plus, the proposed height of the new boundary between the two estates.

John Flanagan Developments Response:

The gate to the foul sewer pumping station is for temporary access for maintenance purposes only. This access to be permanently closed, gate removed and boundary wall built to match existing when permanent access via Wellwood hospital lands become available. There is no intention that the entrance to the pump station will give public access to Wellwood. The height of the boundary wall/railing has been increased in the application.

Tinnycross Residents

Their main concern is the future proofing of the sewer network in Wellwood to take a future potential Tinnycross sewer connection.

John Flanagan Developments Response:

Our engineers have looked at this and confirm the Wellwood sewer network will be capable of accommodating the Tinnycross sewer however this will require significant network design to be carried out along with significant investment by others outside the Wellwood boundary.

Harbour Walk and Harbour Drive

Harbour Drive residents outlined their concerns against both vehicular and pedestrian access very strongly. The residents of both Harbour Walk and Harbour Drive conveyed their opposition to any pedestrian or vehicular link between their respective estates and the applicant estate. They conveyed their concerns as follows.

“They have lived on a quite cul-de sac for 22 years”, “this is now a mature estate and opening it up into a very large new/young estate would cause unintended issues”, “almost all the residents in the cul-de-sacs reverse onto their estate cul-de-sac road, currently this is not a safety issue due to the small number of houses on each cul-de-sac but when one combines the two estates pedestrian numbers it will become a safety issue. If Harbour Walk and Drive were being developed now at the same time as Wellwood the issue of a pedestrian link wouldn’t be an issue but to impose a pedestrian link now onto a settled 22-year-old estate and access located in quite cul-de-sacs would be very unfair and stressful to existing residents.”

John Flanagan Developments Response:

John Flanagan Developments has considered the residents’ concerns and supports both Harbour Drive and Walks rationale to omit the pedestrian access connection, especially as John Flanagan Developments will be constructing a pedestrian way next to Harbour Drives green area East of their estate.

Thornsbury Estate and Park Avenue.

Main item of concern here is that there will be no vehicular access via Park Avenue and Thornsbury Estate into Wellwood Housing.

John Flanagan Developments Response:

We confirmed there will a pedestrian access only at the junction of Thornsbury and Park Avenue with no vehicular access provided.

Various individuals.



We also met various individuals from the above estates in an individual capacity. They were mainly seeking information around detail of the planning application and were mainly satisfied their own personal concerns were met in the proposed design.

Municipal District Councilors.

We met with some of the local Municipality District Councillors to give details of the application and to inform them in case they were contacted by any individuals or groups in connection with the application.

All groups and individuals we met or contacted us were supportive in principal of the development.