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PLANNING NOTICES

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

Castestar(Athlone) Limited intend to apply to An Bord Pleanála for permission for a strategic housing development on a site which extends to 15,615 ha of land located within the townlands of Cornamagh, Clonbrusk and Coosan Athlone, Co. Westmeath.

The development will consist of the

- 1) Construction of 426 no. residential units comprising 237 no. housing units and 189 no. apartment units:
 - 237 no. houses (4 no. two-beds, 207 no. three-beds, 26 no. four-beds, Typical B-Type three bed housing units can be converted by the occupiers into a four bed unit)
 - 15 no. apartments in Block A (4 no. one-beds, 10 no. two-beds, 1 no. three-beds)
 - 20 no. Apartments in Block B (5 no. one-beds, 15 no. two-beds)
 - 18 no. Apartments in Block C (4 no. one-beds, 14 no. two-beds)
 - 18 no. Apartments in Block D (4 no. one-beds, 14 no. two-beds)
 - 15 no. Apartments in Block E (4 no. one-beds, 10 no. two-beds, 1 no. three-beds)
 - 16 no. Duplex Apartments in Block F (8 no. two-beds, 8 no. three-beds)
 - 11 no. Apartments in Block G (3 no. one-bed, 8 no. two-beds)
 - 16 no. Duplex Apartments in Block H (8 no. one-beds, 8 no. three-beds)
 - 12 no. Apartment Units in Block J (4 no. one-beds, 8 no. two-beds)
 - 12 no. Apartments in Block K (4 no. two-beds, 8 no. three-beds)
 - 14 no. Duplex Apartments in Block K1 (7 no. two-beds, 7 no. three-beds)
 - 12 no. Apartments in Block L (4 no. one-beds, 8 no. two-beds)
 - 10 no. Duplex Apartments in Block L1 (5 no. two-beds, 5 no. three-beds)
- 2) Development of a creche facility (545 sqm), associated outdoor play areas and parking.
- 3) Construction of a 430m section of a new distributor road linking Coosan and Cornamaddy.
- 4) Provision of shared communal and private open space, car and bicycle parking, site landscaping and public lighting, services, access with the Coosan Road and new distributor road, and all associated site development works.
- 5) The application will be supported by an Environmental Impact Assessment Report and a Natura Impact Statement.

The application contains a statement setting out how the proposal will be consistent with objectives of the relevant development plan or local area plan.

The application contains a statement indicating why permission should be granted for the proposed development, having regard to a consideration specified in section 37(2)(b) of the Planning and Development Act, 2000, as amended, notwithstanding that the proposed development materially contravenes a relevant development plan or local area plan other than in relation to the zoning of the land. An Environmental Impact Assessment Report and a Natura Impact Statement have been prepared in respect of the proposed development.

The application together with an environmental impact assessment report and a Natura impact statement, 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 Westmeath County Council. The application may also be inspected online at the following website set up by the applicant: www.dunamriathlonesha.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, 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 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. 01-8588100).

A person may question the validity of a decision of An Bord Pleanála 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 sections 50 and 50A of the Planning and Development Act 2000 (No. 30 of 2000), as amended. Practical information on the review mechanism can be found in the Judicial Review Notice on the An Bord Pleanála website: www.pleanala.ie or on the Citizens Information Service website: www.citizensinformation.ie.

Signed: Pamela Harty,
(Planning Agent), MKO, Tuam Road, Galway H91 VW84.
Date of publication 4th July 2020

PLANNING NOTICES

WESTMEATH COUNTY COUNCIL

"Further information / Revised Plans" Applicants Nikki & Shane McLoughlin, Location of proposed development is Cornamagh, Athlone, Co. Westmeath, Reference No. 20/7024. Significant further information / revised plans in relation to the application have been furnished to the Planning Authority and are available for inspection or purchase at a fee not exceeding the reasonable cost of making a copy, at the offices of the Authority, Athlone Municipal District, Athlone Civic Centre, Church St, Athlone, Co. Westmeath during its public opening hours. A submission or observation in relation to the further information / revised plans may be made in writing to the planning authority on payment of the prescribed fee, not later than 2 weeks after receipt of the newspaper notice and site notice by the planning authority. Agents - Hoctor Smyth Architecture & Engineering, Design House, Birr.

WESTMEATH COUNTY COUNCIL

"Further information / Revised Plans" Applicants Nikki & Shane McLoughlin, Location of proposed development is Cornamagh, Athlone, Co. Westmeath, Reference No. 20/7023. Significant further information / revised plans in relation to the application have been furnished to the Planning Authority and are available for inspection or purchase at a fee not exceeding the reasonable cost of making a copy, at the offices of the Authority, Athlone Municipal District, Athlone Civic Centre, Church St, Athlone, Co. Westmeath during its public opening hours. A submission or observation in relation to the further information / revised plans may be made in writing to the planning authority on payment of the prescribed fee, not later than 2 weeks after receipt of the newspaper notice and site notice by the planning authority. Agents - Hoctor Smyth Architecture & Engineering, Design House, Birr.



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