

**PAN TACHT UM PLEANÁIL AGUS FORBAIRT 2000 ARNA LEASÚ (CUID XI)
NA RIALACHÁIN UM PLEANÁIL AGUS FORBAIRT 2001 – 2023
(ARNA LEASÚ) CUID 8**

**ATHCHÓIRIÚ BEARTAITHE AR THEACH AN MHÁTRÚIN ATÁ ANN CHEANA
AGUS ATHOIRIÚNÚ GO 2 AONAD CÓNAITHE AGUS SOLÁTHAR 3 AONAD
CÓNAITHE NUA LAISTIGH DEN SUÍOMH CÚIRTEALÁISTE AG BAILE
FEARAINN BHEALACH AN TIRIALAIGH., DÍLLEACHTLANN BELVEDERE,
BEALACH AN TIRIALAIGH, CO. NA HIARMHÍ.**

Tagairt Phleanála: Cuid 8 Tag LAA 11-2025

Tugtar fógra leis seo de réir riachtanais an agha agus na rialachán thuas, go bhfuil sé ar intinn ag Comhairle Chontae na hIarmhí iarratas a dhéanamh ar chéad phleanála mar atá leagtha amach thíos.

Is éard atá i gceist leis an tionscadal ná scartáil pháirteach, méadú agus athchóiriú ar Theach an Mhátrúin atá ann cheana, arna fhoroinnt chun 2 aonad chónaithe a chruthú agus chun 3 aonad nua chónaithe a thógáil ar an suíomh céanna in aice láimhe. I measc na n-oiriúnachtaí:

- Scartáil pháirteach ar Theach an Mhátrúin atá ann lena n-áirítear síntí cúl leagáide.
- Deisiú agus cosaint an phóirse iontrála tosaigh atá ann cheana.
- Síneadh nua, páirt-aonstórach, páirt-dhá stór a sholáthar ar chúl Theach an Mhátrúin atá ann faoi láthair.
- Athruithe ar leagan amach an tí inmhéanaigh chun 2 aonad chónaithe dhá sheomra leapa a chruthú.
- Deisiúcháin ar an ingearchló tosaigh.
- Tógáil 3 aonad chónaithe aon stóir atá inrochtana i ngach áit (1 aonad 1 sheomra leapa agus 2 aonad 2 sheomra leapa), socraithe i gcruith clóis ar chúl an tsuímh.
- Leathnú ar an mbealach isteach feithiclí atá ann cheana féin, lena n-áirítear soláthar 5 spás páirceála comhroinnte.
- Oibreacha de réir na gcoinníollacha teorann suímh atá ann faoi láthair.
- Naisc leis an mbonneagar poiblí agus gach forbairt ghaolmhar eile, oibreacha suímh agus tírdhreachú.

Tá na hoibreacha beartaithe suite laistigh den Limistéar Caomhnaithe Ailtreachta (LCA Bhaile Bhealach an Tirialaigh).

Rinneadh Scagadh Measúnachta Cúil (MC) faoin Treoir um Ghnáthoga (92/43/CEE) agus Scagadh Measúnachta Tionchair Timpeallachta (MTT) faoin Treoir 2014/52/AE (mar atá leasaithe) ar an bhforbairt bheartaithe cuid 8. Níor sainaitníodh aon éifeachtaí suntasacha dóchúlra le linn na bpróiseas Scagtha MC agus MTT. Dá bhrí sin, níl aon cheanglas ann dul ar aghaidh go dtí an chéad cheim eile den MC ná go dtáirgfead Ráiteas Tionchair Natura (RTN). Ina theannta sin, ní cineál forbartha í an forbairt bheartaithe a spreagann an ceanglas maidir le MTT agus Tuarascáil MTT a ullmhú ina dhiaidh sin de réir na n-aicmí forordaithe forbartha agus na dtairseach atá leagtha amach i Sceideal 5 de na Rialacháin um Pleanáil agus Forbairt 2001 (arna leasú).

Féadfaidh aon duine, laistigh de 4 seachtaine (agus 9 lá) ó dháta an fhógra seo, iarratas a dhéanamh chuig an gCoimisiún Pleanála ar chinneadh scagtha i dtobh ar dhócha go mbeadh éifeacht shuntasach ag an bhforbairt bheartaithe ar an gcomhshaol.

Tá pleananna agus Sonraí na forbartha beartaithe ar fáil lena n-áirítear ar Thairseach Chomhairliúcháin Chomhairle Chontae na hIarmhí ag <https://consult.westmeathcoco.ie/browse> agus is féidir iad a iniúchadh nó a cheannach ar tháille nach mó ná an costas réasúnta a bhaineann le cóip a dhéanamh ag oifigí Chomhairle Chontae na hIarmhí, Áras an Chontae, Sráid an Mhóta, An Muileann gCearr, Co. Na hIarmhí N91 FH4N idir 9.30r.n. agus 4.00i.n. gach lá, cé is moite den deireadh seachtaine agus de Laethanta Saoire Bainc, ón **25/04/2026 go dtí an 25/05/2026**.

Is féidir aighneachtaí nó tuairimí maidir leis an bhforbairt bheartaithe, a dhéileáilann le pleanáil chúil agus forbairt inbhuanaithe an cheantair ina mbeadh an forbairt bheartaithe suite, a dhéanamh trí Thairseach Chomhairliúcháin na Comhairle ag <https://consult.westmeathcoco.ie/browse> nó is féidir aighneachtaí nó tuairimí i scríbhinn maidir leis an bhforbairt bheartaithe, a chur faoi bhráid an Oifigigh Riaracháin, An Rannóg Pleanála, Comhairle Chontae na hIarmhí, Áras an Chontae, An Muileann gCearr, Co. na hIarmhí N91 FH4N le teacht tráth nach déanaí ná **4.00i.n. an 08/06/2026**.

Ba cheart na haighneachtaí a lipéadú mar **'Aighneacht Chuid 8 Tag LAA 11-2025'**.

Beidh aighneachtaí nó tuairimí i scríbhinn a gheofar mar chuid de thuarascáil reachtúil le cur faoi bhráid chruinníú de Chomhairle Chontae na hIarmhí agus beidh siad mar chuid de dhoiciméad poiblí. D'fhéadfadh an fhaisnéis atá in aighneachtaí a bheith ar fáil lena hiniúchadh ag an bpobal, le foilsiú ar shuíomh gréasáin na Comhairle agus le fáil ag cuntar poiblí na Comhairle. Féadfar sonraí, lena n-áirítear ainmneacha na ndaoine a dhéanann aighneachtaí, a roinnt le Rannóga ábhartha de chuid na Comhairle nó lena ngníomhairí a bhfuil baint acu leis an bpróiseas Chuid 8 seo.

**PLANNING AND DEVELOPMENT ACT 2000 AS AMENDED (PART XI)
PLANNING AND DEVELOPMENT REGULATIONS 2001 – 2023
(AS AMENDED) PART 8**

**PROPOSED RENOVATION OF THE EXISTING MATRON'S HOUSE AND
CONVERSION TO 2 DWELLING UNITS AND PROVISION OF 3 NEW
DWELLING UNITS WITHIN SITE CURTILLAGE AT TYRRELLSPASS TD.,
BELVEDERE ORPHANAGE, TYRRELLSPASS, CO. WESTMEATH.**

Planning Reference: Part 8 Ref LAA 11-2025

Notice is hereby given in accordance with the requirements of the above act and regulations, that Westmeath County Council intend to apply for planning permission as outlined below.

The project involves partial demolition, extension and refurbishment of the existing Matron's House, subdivided to create 2 no. dwelling units and the construction of 3 no. new dwelling units on the same site adjacent. The works include:

- Partial demolition of the existing Matron's House including legacy rear extensions.
- Repair and protection of the existing front entrance porch
- Provision of new, part-single storey, part-two storey extension to the rear of the existing Matrons House.
- Alterations to the internal house layout to create 2 no. 2 bedroom dwelling units.
- Repairs to the front elevation
- Construction of 3 no. single storey universally accessible dwelling units (1 no.1 bed & 2 no.2 bed) arranged in courtyard configuration to the rear of the site.
- Widening to the existing vehicular entrance including provision of 5 communal car park spaces.
- Works to the existing site boundary conditions
- Connections to the public infrastructure and all other associated development, site works and landscaping.

The proposed works are located within the Architectural Conservation Area (Tyrrells pass Town ACA).

The proposed Part 8 development has undergone **Appropriate Assessment (AA)** Screening under the Habitats Directive (92/43/EEC) and an **Environmental Impact Assessment (EIA)** Screening under Directive 2014/52/EU (as amended). No likely significant effects were identified during the AA and EIA Screening processes. Therefore, there is no requirement to proceed to the next stage of AA or for a Natura Impact Statement (NIS) to be produced. In addition, the proposed development is not a type of development that triggers the requirement for an EIA and subsequent preparation of an EIA Report as per the prescribed classes of development and thresholds set out in Schedule 5 of the Planning and Development Regulations 2001 (as amended).

Any person may, within 4 weeks (and 9 days) from the date of this notice, apply to An Coimisiún Pleanála for a screening determination as to whether the proposed development would be likely to have significant effect on the environment.

Plans and Particulars of the proposed development are available for inspection on the Westmeath County Council Consultation Portal at <https://consult.westmeathcoco.ie/browse> and can be inspected or purchased at a fee not exceeding the reasonable cost of making a copy at the offices of the Westmeath County Council, Áras An Chontae, Mount Street, Mullingar, Co. Westmeath N91 FH4N between the hours of 9.30a.m. to 4.00p.m. each day, excluding weekends and Bank Holidays, from **25/04/2026 to 25/05/2026**.

Submissions or observations with respect to the proposed development, dealing with the proper planning and sustainable development of the area in which the proposed development would be situated, may be made via the Council's Consultation Portal at <https://consult.westmeathcoco.ie/browse> or written submissions or observations in relation to the proposed development, may also be submitted to the Administrative Officer, Planning Department, Westmeath County Council, Áras an Chontae, Mullingar, Co. Westmeath N91 FH4N to arrive not later than **4.00pm on 08/06/2026**.

Submissions should be labelled **'Part 8 Ref LAA 11-2025 Submission'**.

Written submissions or observations received will form part of a statutory report to be presented to a meeting of Westmeath County Council and will form part of a public document. The information contained in submissions may be available for public inspection, to be published on the Council's website and available at the Council's public counter. Details, including the names of those making submissions, may be shared with relevant Council Departments or their agents involved in this Part 8 process.