



PART XI OF THE PLANNING AND DEVELOPMENT ACT 2000 (AS AMENDED)
PART 8 OF THE PLANNING AND DEVELOPMENT REGULATIONS, 2001 (AS AMENDED)
SITE NOTICE

Pursuant to the requirements of the above, notice is hereby given that Westmeath County Council proposes to undertake the following works:

**Development of a Co-Working Hub and Enterprise Centre at the site of the former Master's House,
(a Protected Structure ref. 027-008) Mullingar Road, Kinnegad, Co. Westmeath, N91 FX09.**

The works will involve: -

- Refurbishment of the original Master's House Building (Protected Structure ref. 027-008 as per the Westmeath County Development Plan Record of Protected Structures 2021 – 2027) including partial demolition works to facilitate a new rear extension.
- Construction of a new single storey extension to the rear of the Master's House (c284 m²) to be used as a reception, office space and meeting rooms.
- Site development works including improved pedestrian access and the upgrade of the existing ramp access with the provision of controlled vehicle access from the Mullingar Road.
- Hard and soft landscaping, including removal and replacement of the existing hedgerow along the western boundary.
- Provision of signage, lighting, bin storage, cycle stands and ancillary site works.

The proposed scheme has undergone **Appropriate Assessment Screening** under the Habitats Directive (92/43/EEC) and screening for **Environmental Impact Assessment** under the EIA Directive 2014/52/EU.

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

An Architectural Heritage Impact Assessment Report for the proposed development works to the Master's House Building, a Protected Structure, ref. 027-008, is available for inspection with this application.

Plans and Particulars of the proposed development are available for inspection at <https://consult.westmeathcoco.ie/en> and can be inspected or purchased at a fee not exceeding the reasonable cost of making a copy at the offices of Westmeath County Council, Áras an Chontae, Mount Street, Mullingar, N91 FH4N from 9.30 a.m. to 4.00 p.m. each day, excluding weekends and Bank Holidays, from **Wednesday 27th March 2024 up to and including Wednesday 08th May 2024.**

Submissions and observations with respect to the proposed development, may be made in writing no later than **4.00p.m. on Friday 24th May 2024.**

either:

- Online at <https://consult.westmeathcoco.ie/en> or
- In writing, clearly marked "Part 8, Proposed Development of the Kinnegad Co-Working Hub and Enterprise Centre" to the Administrative Officer, Planning Section, Westmeath County Council, Áras An Chontae, Mount Street, Mullingar, N91 FH4N.

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.

Signed: **Deirdre Reilly, Director of Services.**

Date: **20 March 2024**

Áras an Chontae, Mullingar