REGAN McENTEE & PARTNERS
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Noelle McGinley
Westmeath County Council
Email: noelle.mcginley@westmeathcoco.ie

Please quote our reference on all correspondence:

Our Ref: WH60549/DMC/RB
Your Ref:

10th June 2026

Re: Development at Blackberry Lane, Lissywollen, Athlone, Co. Westmeath

Dear Ms. McGinley,

I acknowledge receipt of your emails regarding the above matter. I note your request for advice regarding a proposed Residential Development on an area which is zoned primarily "Residential," but where a small portion is zoned "Mixed Use" and another small portion has a zoning which is described as "Proposed Residential".

I have reviewed the draft Part 8 Planning Notice, extracts from the Athlone Development Plan 2014 - 2020, the Part 8 Architecture Planning Set of Drawings, a document entitled Blackberry Lane Advisory Note and a document entitled 109 Blackberry Lane Zoning Sources Housing Capital. I note from the draft Notice that the proposed development consists of 41 single storey dwellings and that while the development will be accessed through a halting site, that no part of the proposed development constitutes a halting site. This, as you can appreciate, is an important distinction because as per the Athlone Town Development Plan 2014 – 2020 (see page 189) a halting site is not open for consideration in an area zoned as "Mixed Use". However, dwellings are permitted within areas zoned as "Mixed Use" and therefore the mixed-use zoning should not act as a bar to Part 8 Application for Residential Development located (in part) on a site zoned mixed use. In that regard, I take it that the ***"temporary serviced hardstanding areas"*** are solely for the decanting of residents, during the construction phase of the development and will not form part of the final development.

However, I should highlight that the Athlone Town Development Plan 2014 – 2020 has not clearly defined what is meant by 'Proposed Residential' and it is not clear what type of uses are permitted within an area with this designation.

Considering the above, I am of the view that residential development on the combined lands is likely to be compliant with the zoning for those lands.

Yours sincerely

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