

D M Leavy  
Proudstown Road  
Navan  
Co. Meath

27<sup>th</sup> November 2023

The Secretary  
An Bord Pleanála  
64 Marlborough Street  
Dublin 1

<b>AN BORD PLEANÁLA</b>	
LDG-	068 275 - 23
ABP-	
27 NOV 2023	
Fee: €	220.00
Type:	Cash
Time:	16.30
By:	Hand

**Ref.: 22577**

**Proposal: 5-year permission for development at a site of total c.10.87 ha on lands located at Cornamaddy, Athlone, Co. Westmeath. This planning application is accompanied by an Environmental Impact Assessment Report and Natura Impact Statement**

**THIRD PARTY PLANNING APPEAL**

Dear Sir or Madam,

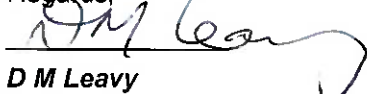
I wish to appeal the decision of Westmeath County Council to grant planning permission for the above proposed development. I attach a copy of my receipt for submission for my observation (please note my name is Denis and not Denise that was incorrectly stated in the on-line submission form) and € 220 for the appeal fee.

There is no current development plan in place for Athlone Town. The 2014-2022 plan expired over three years ago, so the appeal site is un-zoned land and any application on it should be assessed accordingly. The Council has erred in law by applying the provisions of a lapsed development plan and considering the zoning of the site as residential. The site has no zoning, which typically means the default zoning is agriculture. Further, there are no provisions in the Westmeath County Development Plan 2021-2027 that apply a residential zoning to the site. This proposal is premature pending the publication of a new development plan and should be refused on that basis.

Setting aside that it is un-zoned land, the density of the proposed development, which is stated to be 25 units per hectare is too low and should be at least 35 units per hectare. We cannot continue a policy of unsustainable development and underutilisation of (assumed) residential zoned land.

Please acknowledge receipt of this appeal.

Regards,

  
D M Leavy



**THIS IS AN IMPORTANT DOCUMENT**

KEEP THIS DOCUMENT SAFELY. YOU WILL BE REQUIRED TO PRODUCE THIS ACKNOWLEDGEMENT TO AN BORD PLEANALA IF YOU WISH TO APPEAL THE DECISION OF THE PLANNING AUTHORITY. IT IS THE ONLY FORM OF EVIDENCE WHICH WILL BE ACCEPTED BY AN BORD PLEANALA THAT A SUBMISSION OR OBSERVATION HAS BEEN MADE TO THE PLANNING AUTHORITY ON THE PLANNING APPLICATION.

Westmeath County Council

PLANNING APPLICATION REFERENCE No: 22577

A submission/observation in writing, has been received from Denise Leavy on 10/10/2023 in relation to the above planning application.

The appropriate fee of €20 has been paid. (Fee not applicable to prescribed bodies)

The submission/observation is in accordance with the appropriate provisions of the Planning and Development Regulations 2001 and will be taken into account by the planning authority in its determination of the planning application.

Yours faithfully,  
*Westmeath County Council*

