

PROPERTY

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Westlodge Park property located in popular west side residential location

6 Westlodge Park, Clonown Road, Athlone, Co Westmeath, N37 Y8N8
Price - €POA
BER - D1

This Westlodge Park property is situated in a popular residential area on the west side of Athlone and only a short walk to the Shamrock Lodge Hotel, Athlone town centre and all amenities.

This property provides well-laid-out accommodation, off-street car parking to the front for two or more cars,

a side entrance and a mature treelined garden to the rear. It would be an ideal family home or good investment property.

With access to high-speed broadband, the property is presented in 'turn key' condition and features double glazing and oil fired central heating.

The property also features a sunny southwest facing rear garden 'not overlooked'. It is an end of row property and within walking distance of all amenities and town centre.

For further information



contact Helena Street, Athlone, N37
Kenny 086-8119190, EA02. Email: info@
Sherry FitzGerald sherryfitzomeara.ie
O'Meara, 32 Mardyke PSRA 001529.

Tastefully presented Bastion Court apartment in Athlone's left bank district

27 The Parade, Bastion Court, Athlone, County Westmeath
Price Region - €199,000

Location comes to mind when describing this fantastic two bedroom apartment in Athlone town centre.

Just around the corner from schools, church and a wide range of all the facilities and amenities Athlone town has to offer. This property offers a fantastic opportunity for those seeking town centre apartment style living or investors alike.

The Bastion Court complex is an attractive and well managed development of apartments superbly



positioned and has ample secure parking facilities.

The apartment is well designed with clever use of all available space.

Spanning over a generous floor plan with entrance hall, large open sitting room with kitchen off same, family bathroom,

two double bedrooms with one master ensuite shower room, this apartment is finished to an excellent standard.

To appreciate all this property has to offer viewings are advised with REA Hynes phone 0906473838.

PLANNING AND DEVELOPMENT ACTS 2000 TO 2022 NOTICE OF DIRECT PLANNING APPLICATION TO AN BORD PLEANÁLA IN RESPECT OF A STRATEGIC INFRASTRUCTURE DEVELOPMENT, COUNTY WESTMEATH

In accordance with Section 37E of the Planning and Development Act 2000 (as amended), Umma More Limited gives notice of its intention to make an application to An Bord Pleanála for permission for a period of 10 years for development in the townlands of Ballynfeareagh, Raheen, Baskin High, Baskin Low, Lissanode, Umma Beg or Moneynamanagh, Umma More.

The proposed development will consist of the provision of the following:

- I. 9 No. wind turbines with an overall ground-to-blade tip height of 185 metres; a rotor blade diameter of 162 metres; and hub height of 104 metres, and associated foundations and hard-standing areas;
- II. A thirty-year operational life from the date of full commissioning of the wind farm and subsequent decommissioning;
- III. A meteorological mast with a height of 30 metres, and associated foundation and hard-standing area;
- IV. Junction accommodation works and temporary access roads to facilitate turbine delivery to an existing entrance on L5363;
- V. Upgrade of existing entrance on L5363 for provision of site entrance;
- VI. Upgrade of existing tracks/ roads and provision of new site access roads, junctions and hardstand areas;
- VII. Underground electrical (33kV) and communications cabling;
- VIII. A temporary construction compound;
- IX. Spoil Management;
- X. Site Drainage;
- XI. Tree Felling;
- XII. Operational stage site signage; and
- XIII. All ancillary works and apparatus.

A ten-year planning permission is sought.

An Environmental Impact Assessment Report (EIAR) and Natura Impact Statement (NIS) have been prepared in relation to the project and accompany this planning application.

The planning application, Environmental Impact Assessment Report and Natura Impact Statement may be inspected free of charge or purchased on payment of a specified fee (which shall not exceed the reasonable cost of making such a copy) during public opening hours for a period of seven weeks commencing on the 16th March 2023 at the following locations:

- The Offices of An Bord Pleanála, 64 Marlborough Street, Dublin 1.
- The Offices of Westmeath County Council, Aras an Chontae, Mount Street, Mullingar, Westmeath.

The application may also be viewed/downloaded on the following website: www.ummamoreplanning.com

Submissions or Observations may be made only to An Bord Pleanála ("the Board") in writing or online at www.pleanala.ie, 64 Marlborough Street, Dublin 1 during the above-mentioned period of seven weeks relating to:

- (i) The implications of the proposed development for proper planning and sustainable development, and
- (ii) The likely effects on the environment of the proposed development, and
- (iii) The likely effects of the proposed development on a European site, if carried out.

Any submissions/observations must be accompanied by a fee of €50 (except for certain prescribed bodies) and must be received by the Board not later than 5.30 p.m. on the 4th May 2023.

Such submissions/observations must also include the following information:

- The name of the person making the submission or observation, the name of the person acting on his or her behalf, if any, and the address to which any correspondence relating to the application should be sent,
- The subject matter of the submission or observation, and
- The reasons, consideration and arguments on which the submission or observation is based in full (Article 217 of the Planning and Development Regulations 2001, as amended, refers)

Any submissions or observations which do not comply with the above requirements cannot be considered by the Board. The Board may at its absolute discretion hold an oral hearing on the application (refer to 'A Guide to Public Participation in Strategic Infrastructure Development' at www.pleanala.ie).

ie). The Board may in respect of an application for permission decide to –

- (a) (i) grant the permission, or
- (ii) make such modifications to the proposed development as it specifies in its decision and grant permission in respect of the proposed development as so modified, or
- (iii) grant permission/approval in respect of part of the proposed development (with or without specified modifications of the foregoing kind), and any of the above decisions may be subject to or without conditions, or
- (b) Refuse to grant permission

Any enquiries relating to the application process should be directed to the Strategic Infrastructure Development Section of An Bord Pleanála (Tel. 01-8588100).

A person may question the validity of any such decision of the Board by way of an application for judicial review, under order 84 of the Rule of the Superior Courts (S.I. No. 15 of 1986, as amended by S.I. No. 691 of 2011), in accordance with Section 50 of the Planning and Development Act, 2000 as amended. Practical information on the review mechanism can be accessed on the Boards website (www.pleanala.ie) under the following heading: Legal Notices – Judicial Review Notice. This information is also available on the Citizens Information Service website www.citizensinformation.ie.

Simply stunning Shannon Weir townhouse offers majestic views of River Shannon

37 Shannon Weir Athlone, Co. Westmeath N37 H959
Price Region - €275,000
BER - C2

This stunning three bedroom townhouse offers breath-taking



WILLS & INHERITANCE



Contact

Byrne Carolan Cunningham LLP
Solicitors

Specialists in all matters relating to Wills & Estate Planning, Probate and Inheritance



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090 647 8433

www.bccsolicitors.ie



*In contentious business, a solicitor may not calculate fees or other charges as a percentage or proportion of any award or settlement

views over the River Shannon and is situated within walking distance of the town centre and all amenities.

Situated in a most popular development, this townhouse is presented for sale in excellent condition, the accommodation comprising three large bedrooms (master ensuite), open plan sitting room with balcony overlooking the River Shannon, large kitchen/dining room and family bathroom.

Outside ample parking in secure gated complex together with an outside storage compartment are additional features of this must view property.

With viewing highly recommended, sole agent for this property is Oates Auctioneers who can be contacted on 0906477500 or athlone@oates.ie.