

Heather Cooke

From: Alan Bannon <abannon@mccarthykos.ie>
Sent: 23 January 2019 12:24
To: RSES
Cc: Colm Ryan; Tony Diskin; Clíodhna Bourke
Subject: Submission to EMRA
Attachments: Submission Draft RSES EMRA - 2019.01.23 - F.PDF

Follow Up Flag: Follow up
Flag Status: Flagged

To whom it may concern,

On behalf of our client Mr. Tony Diskin, please see attached Submission on the Draft Regional Spatial & Economic Strategy – Eastern & Midland Regional Assembly in respect of lands at Golden Island, Athlone, Co. Westmeath.

I would be grateful if you could acknowledge receipt of this email and submission.

Kind Regards,
Alan

Alan Bannon B.A MSc.

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Eastern & Midland Regional Assembly,
3rd Floor North,
Ballymun Civic Centre,
Main Street,
Ballymun,
Dublin,
D09 C8P5

23rd January 2019

Our Ref:

160909a

Your Ref:

Re: Submission on the *Draft Regional Spatial & Economic Strategy – Eastern & Midland Regional Assembly* in respect of lands at Golden Island, Athlone, Co. Westmeath

Dear Sir/ Madam,

On behalf of our client, Mr. Tony Diskin, we wish to make the following Submission to the Draft Regional Spatial & Economic Strategy – Eastern & Midland Regional Assembly (Draft RSES EMRA) in respect of his lands at Golden Island, Athlone, Co. Westmeath. The location and context of the subject lands is shown in figure 1 below.

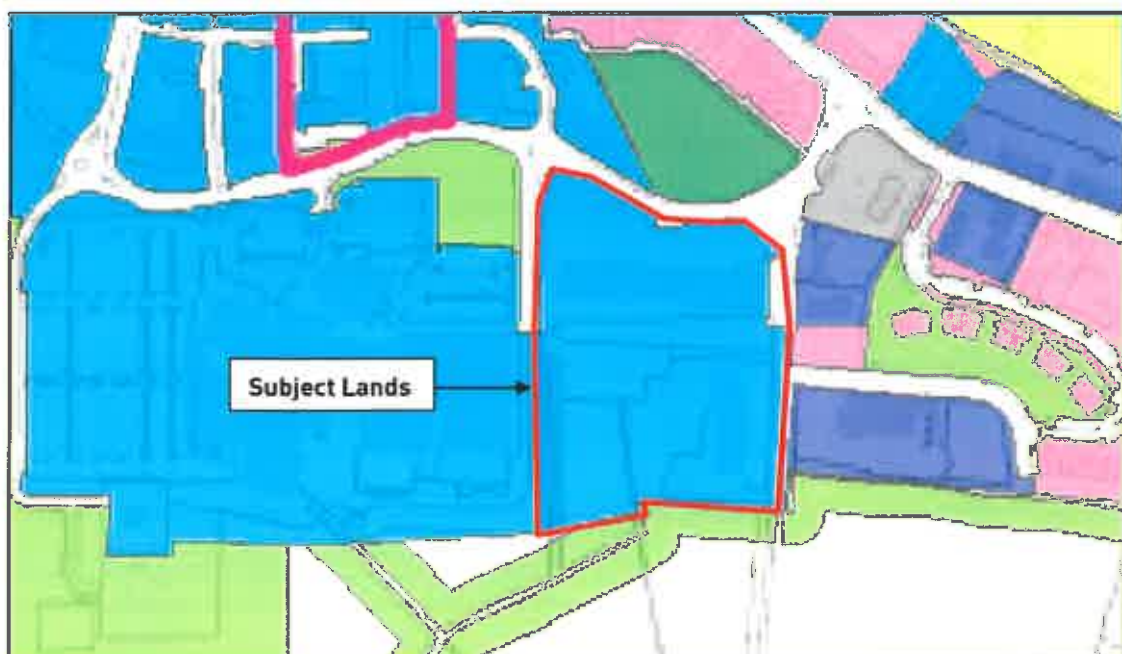


Figure 1: Subject lands at Golden Island, Athlone, Co. Westmeath (Outlined in Red) Source: Athlone Town Plan 2014-2020

As shown in figure 1 above the subject site is positioned at an edge of centre location, adjacent and to the immediate south west of the retail core for Athlone. Furthermore, in keeping with the primary zoning in the town centre and indeed that of the adjacent Golden Island Shopping Centre, the site is zoned Mixed Use in the Athlone Town Development Plan 2014-2020. The site is the largest single edge of centre site adjacent to the retail core.

The site is bounded by the Golden Island Road to the north, the Golden Island Shopping Centre and Cinema to the west, and to the immediate east by an Aldi supermarket as well as a number of existing light industrial/ vehicle repair businesses. There is also existing residential development in the general area particularly to the east. The site has excellent pedestrian linkages to the town centre which are not impeded by any physical barriers such as major roads, railways or rivers etc. The subject site itself comprises a number of older existing industrial/ retail warehousing units, located to the north of the property. These units front onto Golden Island Road/ St. Patrick's Terrace which is an important and prominent route in the town centre. The overall site also includes a modern mixed-use commercial/ light industrial/ office development located to the east of the property. The remainder of the lands are predominantly undeveloped.

Section 4.5 of the Draft RSES EMRA recognises Athlone as a Regional Growth Centre, and refers to upgrading Golden Island and the lands surrounding it:

'Sites for potential retail development have also been identified to further grow Athlone's retail role, potential and profile within edge-of-centre sites in the Eastern Bank of the town centre. These include lands adjacent to Southern Station Road, Loughanaskin, the former shopping centre off St Mary's Square (Texas site), lands between Sean Costello Street and John Broderick Street, the Dunnes site and carpark (Irishtown), Lloyds Lane and the Strand and Golden Island. There is an identified need to address vacancy rates in the Merchant/Shopping Quarter in the core of Athlone, particularly on the axis extending through Dublin Gate Street / Church Street / Pearse Street / and Connaught Street. A strengthening of connectivity between Athlone Town Centre and Golden Island Shopping Centre would also strengthen the retail and commercial function and coherence of the town centre along with strategic environmental enhancement and upgrading of the area around the Golden Island Shopping Centre.'

The subject site has significant development potential and is suitable for a range of future retail uses by reason of its location, zoning, and proximity to the town centre. Our client recognises and is in support of the comments made in respect of the Golden Island area in the Draft RSES EMRA. Mr. Diskin supports the Assembly in its recognition of the importance of upgrading this area of the town and our client believes it is appropriately reflected in the Draft RSES EMRA.

We look forward to the receipt of a letter of acknowledgement for this submission.

Yours sincerely,



Clíodhna Bourke
Planner
McCarthy Keville O'Sullivan Ltd.