



Westmeath Co Council
Planning Section
Aras An Chontae
Mount Street
Mullingar
N91 FH4N

7th August 2026

Re: LRD amendment application re lands at Ballykeeran and Cornamaddy Townlands, Athlone

Dear Sir/Madam,

On behalf of the prospective applicant, Ballymore Station Walk Limited, please find enclosed particulars of our LRD proposals which will incorporate amendments to LRD permission 318736-23.

The proposed development incorporates the following:

1. *Alteration to the permitted phasing with phase one incorporating a total of 130no. residential units of which there 102no. dwellings and 28no. duplex apartment units, in lieu of 129no. residential units as granted.*
2. *Phase one incorporating 102no. 2storey dwellings with the dwelling mix comprising 57no. 3bed units and 45no. 4bed units.*
3. *Phase one incorporating 2no. duplex apartment blocks which comprises 12no. 1bed triplex apartments, 8no. 2bed duplex apartments and 8no. 3bed duplex apartments. (overall units in phase one increasing from 129no. residential units as granted to 130no. residential units).*
4. *The provision of a Creche.*
5. *Alterations to the site layout in phase one comprising a reconfiguration of public open spaces, communal spaces and overall site layout along with public lighting, planting and boundary treatments to include boundary walls, railings & fencing.*
6. *Provision of a revised road layout to serve phase one.*
7. *All ancillary site development/construction works to facilitate foul, water and service networks for connection to the existing foul, water and ESB networks.*
8. *Provision of associated site infrastructure works to include for foul, water and storm water infrastructure.*
9. *Provision of 2no. ESB substations.*

Fee

In terms of fee calculation the normal LRD fee payable is €130 per residential unit and €7.20 per sq.m of commercial floorspace for the Creche & ESB Substation.

In this instance the provisions of Article 161 of the Planning and Development Regulations apply for this LRD amendment application in that the application fee is 25% of the LRD fee payable (€130) per residential unit and €7.20 per sq.m for the Creche.

As per the schedule of accommodation enclosed a total of 130no. residential units are incorporated into the project, of which 129 have been consented under the parent permission.

On this basis and in accordance with Article 161 of the Planning and Development Regulations we enclose a fee of €7909.34 calculated as follows:

- 129 residential units: €4192.50 (129 x €32.50 per unit)
- 1 residential units: €130 (1 x €130 per unit)
- Creche & ESB substation: €1086.84 (603.8.m x €1.80)
- Natura Impact Statement: €2500

Totalling: €7909.34

The applicant has made an EFT to an amount of €8609.52 in July 2026 which was based on originally 135 dwelling units proposed, and not lodged as a planning application. The reduction in unit numbers to 130 now proposed explains the lower fee now applicable; so a refund can be made directly to the applicant in due course for overpayment to the amount of €700.18.

Other

A copy of the application is also available for inspection at the following web address:

www.ballykeerangardenslrd2.com

Part V

Part V matters are settled under the parent permission 305007-19 at 10% of units then applicable; pursuant to condition 19. This is based on both the applicable legislation and also the Part V Housing Circular 28/2021 dated 3rd September 2021 which clarifies

'For avoidance of doubt, any planning permissions already granted are unaffected by the above changes'.

With this application being an amendment to the extant permission then no Part V requirement arises. The provisions of Section 34 (3c) of the Planning and Development Act are also highlighted. For completeness and given the revised unit typology and mix hereby proposed updated Part V proposals are enclosed.

We emphasize that the above information is being provided on a wholly without prejudice basis in order to comply with the Planning & Development Regulations in force at this time.

The final details of any agreement with the Council regarding compliance with Part V, including agreements on costs cannot be arrived at until after planning permission has been secured, current site value and construction costs are known as is provided for under the Planning & Development Act 2000, as amended, and as per the Guidelines 'Part V of the Planning and Development Act 2000 (January 2017).

2.3 Planning application

When the planning application is made, it must be accompanied by the developer's proposals for complying with Part V. This matter was the subject of a detailed guidance Circular issued on 30 November 2015, *Circular PL 10/2015 and Housing 36/2015*.

The proposal is not required to be overly detailed but must contain:

- how the applicant intends to discharge his/her Part V obligation as regards a selection of a preferred option from the options available under the Act;
- details in relation to the units or land to be provided; and
- indicative costs.

To conclude we confirm that we act for the applicant in this case and would ask that all correspondence in relation to this planning application be directed to this office.

If you require any additional information please do not hesitate to contact us.

Yours sincerely



Ronan Woods
Director

Enclosures (E Copy as per uploaded onto the Portal under Article 22(3) of the Planning and Development Regulations)

Planning

- Cover Letter
- Statutory Fee to the sum of €7909.34 (already paid by EFT in July 2026)
- Statutory Newspaper & Site Notice
- Application Form
- LRD Application Form 19
- Planning Statement
- Schools, Childcare & Social Infrastructure Assessment
- Statement of Housing Mix
- Section 247(7) Determination Letter from Westmeath CC confirming formal LRD consultation not required
- Daylight & Sunlight Assessment
- Operational Waste Management Plan
- Letter of consent from the applicant to Genesis Planning
- Part V Proposals
- Sunlight, Daylight and Shadow Assessment

Architecture (refer to enclosed issue sheet)

- Document Issue Register(s)
- Permitted Architectural Drawings
- Proposed Architectural Drawings
- Schedule of Accommodation
- Housing Quality Assessment
- CGI Booklet
- Design Statement

Engineering (refer to enclosed issue sheet)

- Document Issue Register
- Engineering Services Drawings by ORS
- CEMP by ORS
- Civil Engineering Planning Report by ORS
- Quality Audit Report by ORS
- Stage 1 RSA by ORS
- Irish Water Confirmation of Feasibility

Environmental

- Appropriate Assessment Screening and Natura Impact Assessment by DNV
- Technical Note: Noise Assessment by AWN

Landscaping (refer to enclosed issue sheet)

- Document Issue Register
- Proposed Landscape Drawings by Parkhood
- Landscape Design Report by Parkhood
- Arboricultural Addendum Report by CM Arbor
- Drawing sheet 201811-P-20 (Tree Survey Plan)
- Drawing sheet 201811-P-21 (Tree Protection Plan)
- Drawing sheet 201811-P-22 (Tree Protection Plan)

Other (refer to enclosed issue sheet)

- Building Lifecycle Report
- Drawing sheet CRM-JAK-SW-ZZ-DR-E-60001 Lighting Column Ducting Layout
- Drawing sheet CRM-JAK-SW-ZZ-DR-E-62001 Eir Ducting Layout
- Drawing sheet CRM-JAK-SW-ZZ-DR-E-63001 Mini Pillar Layout
- Drawing sheet CRM-JAK-SW-ZZ-DR-E-64001 EV Ducting Layout
- Street Lighting Proposals
- Sustainability and Energy Statement