

Form no. 19	 WESTMEATH COUNTY COUNCIL Comhairle Chontae na hIarmhí
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**Supplementary information to accompany an application for a
Large-scale Residential Development**

1. Applicant:

Prospective Applicant Name:	Ballymore Station Walk Limited
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**2. Contact details of person authorised to operate on behalf of the Applicant
(Applicant or Agent): (Not for Public release)**

Name:	Genesis Planning (Agent)
Correspondence Address:	Dean Swift Building Armagh Business Park Hamiltonsbawn Road, Armagh BT60 1HW
Telephone:	0044 28 30 493001
Email:	info@genesisplanning.co.uk
Declaration:	
I hereby declare that, to the best of my knowledge and belief, the information given in this form is correct and accurate and fully compliant with the Planning and Development Act 2000, as amended, and the Regulations made thereunder.	
Signature of person authorised to operate on behalf of the Prospective Applicant: Ronan Woods 	
Date:	5 th August 2026
Address of the proposed Large-scale Residential Development:	
Lands at Ballykeeran and Cornamaddy Townlands, Athlone	

3. Zoning:

Site zoning in current Development Plan or Local Area Plan for the area:	Proposed Residential & Open Space
Existing use(s) of the site and proposed use(s) of the site:	Agricultural Lands

Supporting Documents	Enclosed		
Site location map sufficient to identify the land, at appropriate scale:	Yes ☒	No ☐	
Layout plan of the proposed development, at appropriate scale.	Yes ☒	No ☐	
Statement of consistency with the Development Plan	Yes ☒	No ☐	
Where the planning authority notified the applicant of its opinion that the documents enclosed with the request for LRD meeting required further consideration and amendment in order to constitute a reasonable basis for an application for permission, a statement of response to the issues set out in the LRD Opinion	Yes ☐	No ☐	N/A ☒ This is an amendment application of the parent permission
Where the planning authority notified the applicant that specified additional information should be submitted with any application for permission, a statement setting out that such information accompanies the application.	Yes ☒	No ☐	N/A ☒ This is an amendment application of the parent permission

Design			
A design statement that addresses the site's location and context and the proposed design strategy.	Yes [X]	No []	
A schedule of accommodation that details the number and type of housing units proposed, the individual unit floor areas, bedrooms and bed spaces, private amenity space associated with each unit, the storage space associated with each unit, the principal dimensions and in the case of apartments the aggregate floor area of each room and whether the unit is dual or single aspect.	Yes [X]	No []	
Water Services:		Enclosed	
Where the proposed development has the potential to impact on a public water supply source, irrespective of whether or not a connection to a water/wastewater network is required, this application must be accompanied by evidence of engagement with Irish Water and its outcome.	Yes [X]	No []	
A current/valid Confirmation of Feasibility Statement from Irish Water in relation to the proposed development confirming that there is or will be sufficient water network treatment capacity to service the development.	Yes [X]	No []	
An indication of timelines and phasing for water demand or wastewater collection requirements, or both, as appropriate.	Yes [X]	No []	
Where the proposed development will impact on assets of Irish Water, details of proposals for protection or diversion of such assets.	Yes []	No [] N/A [X] This is amendment permission; Irish Water matters are settled under the parent permission	
Traffic and Transport:		Enclosed	
Is a Traffic / Transportation Impact Assessment included with the application, having regard to the relevant Development Plan / Local Area Plan requirements and the Traffic and Transport assessment Guidelines (TII)?	Yes []	No []	N/A [X] This is an amendment permission; traffic matters are settled under the parent permission

Is a Travel Plan included with the application, having regard to the relevant Development Plan / Local Area Plan requirements?	Yes []	No []	N/A [X] This is an amendment permission; traffic matters are settled under the parent permission
Taking in Charge:		Enclosed	
Is it intended that any part of the proposed development will be taken in charge by the planning authority? If the answer is "Yes", please attach site plan clearly showing area(s) intended for taking in charge.	Yes [X]	No []	
Maps, Plans and Drawings		Enclosed	
List in a schedule accompanying this application all maps, plans and drawings enclosed with the application, stating title, scale and number.	Yes [X]	No []	

4. Large-scale Residential Development Details:

Note: If the answer to any of the below statements is "Yes", please submit a brief statement in support of your application.

Please tick appropriate box:	Yes	No
(a) Are details of housing density, plot ratio, site coverage, building heights, proposed layout and aspect enclosed with the application?	✓	
(b) Are details of public and private open space provision, landscaping, play facilities, pedestrian permeability, vehicular access and parking provision, where relevant, enclosed with the application?	✓	
(c) Are details of any proposals to address or, where relevant, integrate the proposed development with surrounding land uses enclosed with the application?	✓	
(d) Are details of any proposals to provide for services infrastructure other than water, such as cabling (including broadband provision) and any phasing proposals enclosed with the application?	✓	
(e) Does the proposed development involve the demolition of a Protected Structure(s), in whole or in part? If "Yes", an explanation as to the need for the demolition of a Protected Structure(s) should be enclosed with this application.		✓
(f) Do any statutory notices (e.g. Fire Safety, Enforcement, Dangerous Buildings, Derelict Sites, Building Control, etc.) apply to the site and/or any building thereon? If "Yes", enclose details with this application.		✓
(g) Is information specified by the planning authority as necessary for inclusion in any application for permission for the proposed LRD, so included? If "Yes", give details of the specified information accompanying this application.	✓ (refer to cover letter & schedule)	

5. Breakdown of Housing units:

Houses		
Unit Type	No. of Units	Gross floor space in m ²
1-bed	N/A	N/A
2-bed	N/A	N/A
3-bed	57	6,259.2 sqm
4-bed	45	6220 sqm
4+ bed	N/A	N/A
Total	102	12479.2 sq.m

Apartments		
Unit Type	No. of Units	Gross floor space in m ² (excludes stair wells & lift cores & communal corridors)
Studio	N/A	N/A
1-bed	12	678 sq.m
2-bed	8	716.8 sq.m
3-bed	8	939.2 sq.m
4-bed	N/A	N/A
4+ bed	N/A	N/A
Total	28	2334 sq.m

Student Accommodation			
Unit Types	No. of Units	No. of Bedspaces	Gross floor space in m ²
Studio	N/A	N/A	N/A
1-bed	N/A	N/A	N/A
2-bed	N/A	N/A	N/A
3-bed	N/A	N/A	N/A
4-bed	N/A	N/A	N/A
4+ bed	N/A	N/A	N/A
Total	N/A	N/A	N/A

State total number of residential units in proposed development	130 (subject to this amendment application)
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LRD Floor Space	Gross Floor Space in m²
(a) State the cumulative gross floor space of residential accommodation, in m ² :	14813.2 sq.m
(b) State the cumulative gross floor space of the development proposed which is disregarded on foot of the LRD floor space definition in section 2 of the Act and provide the details of the different classes of disregarded floor space below:	
(i) e.g Parking	N/A (on-street parking)
(ii) e.g. Childcare	480.6 sq.m
(iii) Bin Store, Bike Stores & ESB Substations	123.2 sq.m
(c) State the cumulative gross floor space of the nonresidential development proposed in m ² including any ancillary non-residential development (excluding disregarded floor space for the purposes of (b) above) and provide the details of the different classes below:	sq.m (creche) & (bins, bike store & ESB) =603.8 sq.m

Class of Development	Gross Floor Space in m
(i) N/A	N/A (on-street parking)
(ii) Childcare	480.6 sq.m
(iii) Bike Store, Bin Stores & ESB Substation	123.2 sq.m
(d) State the total LRD Floor space as per the definition in section 2 of the Act ((a) plus (c))	15,417 sq.m
	Percentage
(e) Express (a) as a percentage of (d):	96%
(f) Express (c) as a percentage of (d):	4%
(e) plus (f)	100%

Planning Authority Official Use only:
Planning Reference:
Planning Authority Stamp: