

Mr Ronan Woods
Genesis Planning Consultants
Dean Swift Building
Armagh Business Park
Hamiltonsbawn Road
Armagh, BT60 1HW

Re: Section 247 (7) Section 247(7) Request for LRD Application for amendments to permitted development Planning Ref: 23/60074 (ACP-318736-23).

Determination under Section 247 (7) of the Planning & Development Act 2000-2022

Dear Ronan,

A Pre-Application Consultation Request dated 30th May 2026 was received by Westmeath County Council on behalf of Ballymore Station Walk Ltd.

The request for consultation was regarding proposed amendments to permitted 10-year permission for 305 residential units along with provision of a creche, car parking, electric vehicle charge points bicycle and bin storage facilities, link road, footpath, open space areas, residential communal open space areas and site development works - Planning Ref: 23/60074 (ACP-318736-23).

A subsequent Section 247 meeting was held between the applicant – Ballymore Station Walk Ltd, and Westmeath County Council on the 17th June 2026 (as per Planning and Development Act 2000, as amended).

The following is a determination under Section 247 (7) of the aforementioned Act.

Permitted and Proposed Development

In summary, the development will consist of the provision of a total of 305no. residential units along with provision of a crèche as follows:

- The provision of a total of 175no. 2storey residential dwellings which will consist of 151no. 3 bed units and 24no. 4 bed units.
- The provision of a total of 130no. apartments/duplex units consisting of 25no.1 bed units, 80no.2bed units and 25no. 3bed units. The apartment blocks range in height from 2 storey to 4 storey and the duplex blocks range from 2 storey to 3 storey in height.
- Provision of a 2 storey creche.

- The provision of a new link road via adjacent lands to the west to provide for vehicular, pedestrian and cyclist access.
- The provision of internal culverts and associated bridges along with a realignment of a section of an existing drainage channel within the site to facilitate internal access roads along with associated crossing points across the drainage channel (to facilitate pedestrian, cyclist and vehicular crossing points).
- The creation of a pedestrian footpath alongside the local road which will connect to the existing footpath aligning the N55 National Road.

An Environmental Impact Assessment (EIAR) and Natura Impact Statement accompanied the application.

The current proposal relates to the following amendments:

- Alteration to the permitted phasing with phase one comprising 3no. bungalows and 94no. 2storey dwellings, 18no. 1bed triplex apartments, 10no. 2bed duplex apartments and 10no. 3bed duplex apartments. (overall units in phase 1 increasing from 129no. residential units as granted to 135no.residential units).
- The provision of a Creche.
- Alterations to the site layout in phase one comprising a revised unit mix and site layout.
- Provision of a revised road layout to serve phase one.
- Provision of associated site infrastructure works.

Determination

The Planning Authority has compared the proposed development to the permitted development, and considered whether the —

(a) the proposed development is substantially the same as the permitted development, and

(b) the nature, scale and effect of any alterations to the permitted development are not such that require the consultation process to be repeated.

The Planning Authority has determined that no further consultation is required under Section 247 in relation to the proposed development.

This determination is based on plans and particulars received by the Planning Authority on 30th May 2026.

In accordance with Section 247(8) of the Act, a determination under subsection 247 (7) shall not prejudice the performance by the Planning Authority of its functions under this Act or any regulations under the Planning and Development Act 2000 (as amended) or any other enactment and cannot be relied upon in the formal planning process or in legal proceedings.

Yours sincerely

A handwritten signature in dark ink, appearing to read 'Liam Currie', written in a cursive style.

Liam Currie

Senior Executive Planner