

**WESTMEATH COUNTY COUNCIL
SITE NOTICE**

**Planning and Development (Amendment) (Large-scale Residential Development) Act
2021 Planning and Development (Large-scale Residential Development) Regulations
2021**

**Notice of Large-scale Residential Development application to Westmeath County
Council**

We, Ballymore Station Walk Limited, intend to apply to Westmeath County Council for permission for a Large-scale Residential development on lands at Ballykeeran and Cornamaddy Townlands, Athlone. The development will comprise amendments to the permitted development as per LRD permission reference 318736-23 which comprises 175no. dwellings and 130 apartments, a creche and associated site works. The proposed development incorporates the following amendments:

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.

A Natura Impact Statement (NIS) has been prepared and accompanies this application.

The planning application together with the Natura Impact Statement (NIS) may be inspected or purchased for a fee not exceeding a reasonable cost of making a copy, at the offices of the Planning Authority, Westmeath County Council, Aras An Chontae, Mount Street, Mullingar, N91 FH4N during it's public opening hours. The application may also be inspected online at the following website set up by the applicant:

www.ballykeerangardenslrd2.com

A submission or observation in relation to the application may be made in writing to the Planning Authority on payment of the prescribed fee of €20 within the period of five weeks of receipt of the application by the Planning Authority. Any such submissions or observations will be considered by the Planning Authority in making a decision on the application. The Planning Authority may grant permission subject to or without conditions or may refuse to grant permission.

Signed: 

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

Date of erection of site notice: 13th August 2026