



Uisce Éireann  
Colvill House,  
24–26 Talbot Street,  
Dublin,  
D01 NP86

Our ref: 220727-b  
Your ref: ABP-320946

Date: 1<sup>st</sup> August 2025

**Re: Section 177AE of the Planning and Development Act 2000, as amended – Notice of Significant Further Information on a Direct Planning Application to An Coimisiún Pleanála ABP-320946-24 For the Proposed Development at Long Point, Lake Road (R351) in the townland of Knockanima, Loughrea, Co. Galway.**

Dear Sir/Madam,

On behalf of our client, Galway County Council, of Áras an Chontae, Prospect Hill, Galway, H91 H6KX, we are writing to notify you that significant further information, as deemed by An Coimisiún Pleanála, has been submitted regarding application **ABP-320946-24**. The planning application constitutes Local Authority Own Development Requiring Appropriate Assessment (also known as a Part 10 application) due to the necessity of providing a Natura Impact Statement (NIS) assessing potential effects on nearby designated sites as part of the application. You have received a copy of the further information as a noted Prescribed Body, who was originally informed of the application.

The Development Description as set out in the original public notices is as follows:

1. *Repair works comprising:*
  - a. *Repair of the existing pier surfaces.*
  - b. *Repair of the existing slipway to provide safe launching point for kayaks and stand-up paddle boards.*
2. *Demolition of an existing changing shelter to facilitate passive surveillance and views of Lough Rea.*
3. *Alteration to existing toilet and shower building to provide storage, plant, and a changing places toilet (accessible toilet, shower and changing facility) (93 sqm).*
4. *Provision of new changing, toilet and shower facilities in a single storey building (86 sqm) including sheltered outdoor shower changing area.*
5. *Provision of a lifeguard station building (16 sqm).*
6. *Provision of a circular viewing deck to the south of the existing pier.*
7. *Provision of a totem sign extending to c. 4 metres in height.*
8. *Alteration to existing beach area and provision of a deck, steps and ramp to water's edge and beach area for access for all to the water.*
9. *Provision of a shared active travel route along the sites eastern boundary adjacent to the Lake Road (R351) and the provision of designated bicycle parking spaces.*

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Dublin - MKO, 9C Beckett Way, Park West Business Park, Dublin, D12 XN9W

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MKO Water Limited t/a MKO. Registered in Ireland No: 338589. VAT No: IE6358589Q  
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10. Removal of 2 no. existing vehicular access points and alterations and junction upgrade works to the existing central access point, and provision of internal pedestrian crossings.

11. Reconfiguration of and upgrades to the existing car parking areas to provide increased parking provision and to accommodate age friendly and set down spaces and trading bays, and the provision of 1 no. new car parking area which includes EV charging and accessible parking spaces.

12. Provision of hard and soft site landscaping works, SuDS measures, pumping and water stations all connections, public lighting, PV panels at roof level, and site services.

13. All ancillary services and associated site development works.

*A Natura Impact Statement has been prepared in respect of the proposed development.*

*An Environmental Impact Assessment Screening Report has been undertaken in respect of the proposed development and concluded that an Environmental Impact Assessment Report is not required.*

Significant Further Information has been furnished to An Coimisiún Pleanála in respect of this proposed development. This additional information comprises:

- A Habitat Management Plan.
- An Underwater Archaeological Impact Assessment.
- An updated Natura Impact Statement which takes account of updated baseline data of the receiving environment.
- An updated Construction and Environmental Management Plan setting out further details in relation to construction methodologies and mitigation measures.
- A Landscape and Visual Impact Assessment and accompanying verified views.
- Updated details in relation to drainage and flooding including updated drawings.
- Response to the submissions received during the statutory consultation period.

A copy of the significant further information, including the updated Natura Impact Statement, will be available for inspection at the locations below during their public opening hours from the **1<sup>st</sup> of August 2025 to the 12<sup>th</sup> of September 2025, inclusive.**

- The offices of the **Planning Department of Galway County Council (Public Counter)**, Áras an Chontae, Prospect Hill, Galway during its public open hours;
- The offices of **Galway County Council Loughrea Area Office, Barrack Street, Loughrea, County Galway, H62 K065** during its public open hours.
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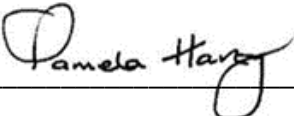
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An Coimisiún Pleanála may give approval for the development with or without conditions or may refuse the application for development.

A person may question the validity of a decision by An Coimisiún Pleanála by way of an application for judicial review, under Order 84 of the rules of the Superior Courts (S.I. no 15 of 1986) in accordance with section 50 of the planning and development act 2000 (as amended). Practical Information in respect of the judicial review process can be assessed on the Commission's website [www.pleanala.ie](http://www.pleanala.ie) or on Citizens Information's Website [www.citizensinformation.ie](http://www.citizensinformation.ie)

The deadline for receipt of submissions or observations to An Coimisiún Pleanála is the *12<sup>th</sup> of September 2025 at 5.30pm.*

Yours sincerely,



Pamela Harty  
Project Director



Waterways Ireland  
Scarriff Harbour,  
Dock Road,  
Drewsborough,  
Scarriff  
Co. Clare  
V94 H7N1

Our ref: 220727-b  
Your ref: ABP-320946

Date: 1<sup>st</sup> August 2025

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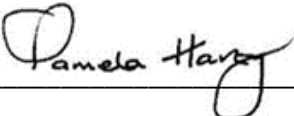
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Yours sincerely,



Pamela Harty  
Project Director



National Transport Authority  
Dún Scéine,  
Harcourt Lane,  
Dublin 2,  
D02 WT20

Our ref: 220727-b  
Your ref: ABP-320946

Date: 1<sup>st</sup> August 2025

**Re: Section 177AE of the Planning and Development Act 2000, as amended – Notice of Significant Further Information on a Direct Planning Application to An Coimisiún Pleanála ABP-320946-24 For the Proposed Development at Long Point, Lake Road (R351) in the townland of Knockanima, Loughrea, Co. Galway.**

Dear Sir/Madam,

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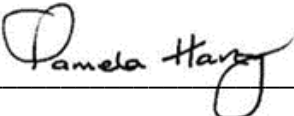
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Yours sincerely,



Pamela Harty  
Project Director



The Department of Housing, Local  
Government and Heritage,  
Development Applications Unit,  
Newtown Road,  
Wexford,  
Y35 AP90

Our ref: 220727-b  
Your ref: ABP-320946

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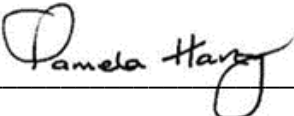
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Yours sincerely,



Pamela Harty  
Project Director



The Heritage Council  
Áras na hOidhreachta,  
Church Lane,  
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- The offices of **Galway County Council Loughrea Area Office, Barrack Street, Loughrea, County Galway, H62 K065** during its public open hours.
- **The Offices of An Coimisiún Pleanála**, 64 Marlborough St Dublin 1, D01V902 during its public open hours; and
- **Online** at the Galway County Council Consultation Portal at <https://consult.galway.ie/>

A submission or observation in relation to the further information or revised plans may be made in writing to An Coimisiún Pleanála from the **1<sup>st</sup> of August 2025 to the 12<sup>th</sup> of September 2025 at 5:30PM, inclusive.**

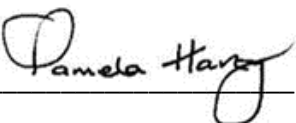
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The deadline for receipt of submissions or observations to An Coimisiún Pleanála is the *12<sup>th</sup> of September 2025 at 5.30pm.*

Yours sincerely,

A handwritten signature in black ink that reads "Pamela Harty". The signature is written in a cursive style and is positioned above a horizontal line.

Pamela Harty  
Project Director



Failte Ireland  
88 - 95 Amiens Street,  
Dublin 1,  
D01 WR86

Our ref: 220727-b  
Your ref: ABP-320946

Date: 1<sup>st</sup> August 2025

**Re: Section 177AE of the Planning and Development Act 2000, as amended – Notice of Significant Further Information on a Direct Planning Application to An Coimisiún Pleanála ABP-320946-24 For the Proposed Development at Long Point, Lake Road (R351) in the townland of Knockanima, Loughrea, Co. Galway.**

Dear Sir/Madam,

On behalf of our client, Galway County Council, of Áras an Chontae, Prospect Hill, Galway, H91 H6KX, we are writing to notify you that significant further information, as deemed by An Coimisiún Pleanála, has been submitted regarding application **ABP-320946-24**. The planning application constitutes Local Authority Own Development Requiring Appropriate Assessment (also known as a Part 10 application) due to the necessity of providing a Natura Impact Statement (NIS) assessing potential effects on nearby designated sites as part of the application. You have received a copy of the further information as a noted Prescribed Body, who was originally informed of the application.

The Development Description as set out in the original public notices is as follows:

1. *Repair works comprising:*
  - a. *Repair of the existing pier surfaces.*
  - b. *Repair of the existing slipway to provide safe launching point for kayaks and stand-up paddle boards.*
2. *Demolition of an existing changing shelter to facilitate passive surveillance and views of Lough Rea.*
3. *Alteration to existing toilet and shower building to provide storage, plant, and a changing places toilet (accessible toilet, shower and changing facility) (93 sqm).*
4. *Provision of new changing, toilet and shower facilities in a single storey building (86 sqm) including sheltered outdoor shower changing area.*
5. *Provision of a lifeguard station building (16 sqm).*
6. *Provision of a circular viewing deck to the south of the existing pier.*
7. *Provision of a totem sign extending to c. 4 metres in height.*
8. *Alteration to existing beach area and provision of a deck, steps and ramp to water's edge and beach area for access for all to the water.*
9. *Provision of a shared active travel route along the sites eastern boundary adjacent to the Lake Road (R351) and the provision of designated bicycle parking spaces.*
10. *Removal of 2 no. existing vehicular access points and alterations and junction upgrade works to the existing central access point, and provision of internal pedestrian crossings.*

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MKO Estates & Project Management Ltd. Registered in Ireland No: 613029. VAT No: 3497897JH

11. Reconfiguration of and upgrades to the existing car parking areas to provide increased parking provision and to accommodate age friendly and set down spaces and trading bays, and the provision of 1 no. new car parking area which includes EV charging and accessible parking spaces.
12. Provision of hard and soft site landscaping works, SuDS measures, pumping and water stations all connections, public lighting, PV panels at roof level, and site services.
13. All ancillary services and associated site development works.

*A Natura Impact Statement has been prepared in respect of the proposed development.*

*An Environmental Impact Assessment Screening Report has been undertaken in respect of the proposed development and concluded that an Environmental Impact Assessment Report is not required.*

Significant Further Information has been furnished to An Coimisiún Pleanála in respect of this proposed development. This additional information comprises:

- A Habitat Management Plan.
- An Underwater Archaeological Impact Assessment.
- An updated Natura Impact Statement which takes account of updated baseline data of the receiving environment.
- An updated Construction and Environmental Management Plan setting out further details in relation to construction methodologies and mitigation measures.
- A Landscape and Visual Impact Assessment and accompanying verified views.
- Updated details in relation to drainage and flooding including updated drawings.
- Response to the submissions received during the statutory consultation period.

A copy of the significant further information, including the updated Natura Impact Statement, will be available for inspection at the locations below during their public opening hours from the **1<sup>st</sup> of August 2025 to the 12<sup>th</sup> of September 2025, inclusive.**

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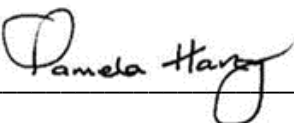
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The deadline for receipt of submissions or observations to An Coimisiún Pleanála is the *12<sup>th</sup> of September 2025 at 5.30pm.*

Yours sincerely,

A handwritten signature in black ink that reads "Pamela Harty". The signature is written in a cursive style and is positioned above a horizontal line.

Pamela Harty  
Project Director



An Chomhairle Ealaíon  
70 Merrion Square,  
Dublin 2,  
D02 NY52

Our ref: 220727-b  
Your ref: ABP-320946

Date: 1<sup>st</sup> August 2025

**Re: Section 177AE of the Planning and Development Act 2000, as amended – Notice of Significant Further Information on a Direct Planning Application to An Coimisiún Pleanála ABP-320946-24 For the Proposed Development at Long Point, Lake Road (R351) in the townland of Knockanima, Loughrea, Co. Galway.**

Dear Sir/Madam,

On behalf of our client, Galway County Council, of Áras an Chontae, Prospect Hill, Galway, H91 H6KX, we are writing to notify you that significant further information, as deemed by An Coimisiún Pleanála, has been submitted regarding application **ABP-320946-24**. The planning application constitutes Local Authority Own Development Requiring Appropriate Assessment (also known as a Part 10 application) due to the necessity of providing a Natura Impact Statement (NIS) assessing potential effects on nearby designated sites as part of the application. You have received a copy of the further information as a noted Prescribed Body, who was originally informed of the application.

The Development Description as set out in the original public notices is as follows:

1. *Repair works comprising:*
  - a. *Repair of the existing pier surfaces.*
  - b. *Repair of the existing slipway to provide safe launching point for kayaks and stand-up paddle boards.*
2. *Demolition of an existing changing shelter to facilitate passive surveillance and views of Lough Rea.*
3. *Alteration to existing toilet and shower building to provide storage, plant, and a changing places toilet (accessible toilet, shower and changing facility) (93 sqm).*
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*A Natura Impact Statement has been prepared in respect of the proposed development.*

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Significant Further Information has been furnished to An Coimisiún Pleanála in respect of this proposed development. This additional information comprises:

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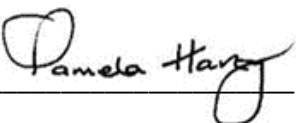
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The deadline for receipt of submissions or observations to An Coimisiún Pleanála is the *12<sup>th</sup> of September 2025 at 5.30pm.*

Yours sincerely,

A handwritten signature in black ink that reads "Pamela Harty". The signature is written in a cursive style and is positioned above a horizontal line.

Pamela Harty  
Project Director



An Taisce  
Tailors' Hall,  
Back Lane,  
Dublin,  
D08 X2A3

Our ref: 220727-b  
Your ref: ABP-320946

Date: 1<sup>st</sup> August 2025

**Re: Section 177AE of the Planning and Development Act 2000, as amended – Notice of Significant Further Information on a Direct Planning Application to An Coimisiún Pleanála ABP-320946-24 For the Proposed Development at Long Point, Lake Road (R351) in the townland of Knockanima, Loughrea, Co. Galway.**

Dear Sir/Madam,

On behalf of our client, Galway County Council, of Áras an Chontae, Prospect Hill, Galway, H91 H6KX, we are writing to notify you that significant further information, as deemed by An Coimisiún Pleanála, has been submitted regarding application **ABP-320946-24**. The planning application constitutes Local Authority Own Development Requiring Appropriate Assessment (also known as a Part 10 application) due to the necessity of providing a Natura Impact Statement (NIS) assessing potential effects on nearby designated sites as part of the application. You have received a copy of the further information as a noted Prescribed Body, who was originally informed of the application.

The Development Description as set out in the original public notices is as follows:

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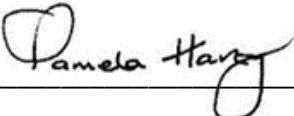
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Yours sincerely,



Pamela Harty  
Project Director



Inland Fisheries Ireland  
Teach Breac  
Earls Island  
Galway  
H91 E2A2

Our ref: 220727-b  
Your ref: ABP-320946

Date: 1<sup>st</sup> August 2025

**Re: Section 177AE of the Planning and Development Act 2000, as amended – Notice of Significant Further Information on a Direct Planning Application to An Coimisiún Pleanála ABP-320946-24 For the Proposed Development at Long Point, Lake Road (R351) in the townland of Knockanima, Loughrea, Co. Galway.**

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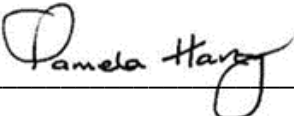
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Yours sincerely,



Pamela Harty  
Project Director