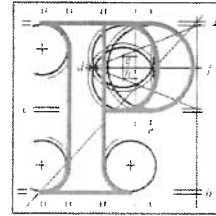


Our Case Number: ABP-320946-24

Your Reference: Galway County Council



**An
Bord
Pleanála**

MKO
c/o Orla McCafferty
Tuam Road
Galway
H91 VW84

Date: 20 November 2024

Re: Development at Long Point, Lake Road (R351)
Knockanima, Loughrea, County Galway

Dear Sir / Madam,

Enclosed are two copies of submissions received by the Board in relation to the above-mentioned proposed development from:

- Gerard McInerney
- Francis Fahy
- Development Application Unit

Please ensure that a copy of these submissions is available for public inspection at the offices of the planning authority.

Please also be advised that the Board, in accordance with section 177AE(5) of the Planning and Development Act, 2000, as amended, hereby requires you to furnish the following further information in relation to the effects of the environment of the proposed development:

1. Environmental Baseline

The applicant shall submit further data relating to the nature, distribution and extent of terrestrial, benthic/lacustrine and fringe habitats in the location of, proximate to, and in the wider vicinity of each element of the proposal within the Special Area of Conservation (SAC) and immediately adjacent to the SAC. The submitted baseline should be clear in defining the extent of:

- (a) The overlap between the application boundary, the SAC boundary and the Annex I habitat as published.
- (b) Annex I habitats, as defined by distribution of species described as characteristic of the habitat.
- (c) Habitats providing a supporting function to the annex habitat.
- (d) Habitats of biodiversity value beyond the Natura designation(s).
- (e) Nature and extent of existing impacts on the natural functioning of the habitats including hard edges and sand.

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- (f) Each area of semi natural vegetation within and adjacent to the SAC which it is proposed to remove including the area adjacent to the proposed slipway and the area to be removed for construction of Car Park B.

Each supporting document including the NIS and EIAR screening report shall be amended to take account of any revised and/or extended description of the receiving environment.

2. Nature and Extent of Proposed Development

As the development is located partially within a European Site, and areas of high biodiversity value, the applicant is requested to submit a schedule of works which shall include materials and methods, to accurately describe the extent of proposed disturbance/loss of vegetation and or substrate to the lakebed supported by drawings. Reporting of proposed disturbance/loss should be described relative to the abundance of the habitat in the wider receiving environment. The applicant is requested to submit the following:

- (a) A schedule of trees to be felled, and of those to be retained.
- (b) Mitigation measures including but not limited to root protection zones for all lakeshore trees.
- (c) Detailed materials and method for construction of the proposed slipway including any proposal to achieve increased depth of water adjacent for its operation or otherwise.
- (d) Detailed description of vegetation, including trees to be removed for the creation of proposed car parking area B.
- (e) A summary Landscape impact assessment of the development from vantage points including from Corry's field protected view (CDP ref 40). The summary assessment will include consideration and recommendations as appropriate relating to lighting and car parking.

3. Habitat Management Plan

The applicant shall provide further information to justify the decision not to proceed with a Habitat Management Plan for the area as recommended by National Parks & Wildlife Service in the pre-planning consultation correspondence 15 March 2023. Consideration should be given to the carrying out and the submission of a Habitat Management Plan as part of the response to further information request.

4. Archaeology

The report of the Development Applications Unit (DAU) of the Department of Housing, Local government and Heritage sets out a prohibition on commencement of any works prior to submission and review of the Under Water Archaeological Impact Assessment (UAIA).

The DAU report also highlights the potential for design amendments to the proposal on foot of the findings of archaeological assessments.

The applicant shall undertake a programme of pre-development assessment in consultation with the National Monuments Service to facilitate the embedding or elimination of any further mitigation on the detailed design of the project ensuring complete assessments by the competent authorities of a finalised design and to submit the findings of same in response to this request.

5. Construction and Environmental Management Plan (CEMP)

The applicant shall provide site and project specific information within a revised CEMP which it is considered is necessary to inform an assessment. Revisions shall include the following:

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- (a) The nature and location of the proposed pre-cast elements for culverts and concrete works. Statements such as "Where possible, pre-cast elements for concrete works will be used." Should be clarified/refined/removed from the CEMP.
- (b) Further detail in the form of a specification and construction methodology for each structure to facilitate assessment of "the existing pier surfaces and slipway will be repaired according to the engineers specifications."
- (c) A drawing of the position of the location proposed silt fence between the works and the lake as set out in the CEMP should be submitted.
- (d) Further detail and drawing(s) demonstrating suitable and unsuitable areas for the proposed perimeter construction phase swales around the construction areas.
- (e) The phasing of lake shore works, steps, ramps and beach shall be included in the proposed programme of works at section 6 of the CEMP.

A revised table 5.1 of the CEMP shall include the following amendments/clarification of project specific measures:

(f) Measure 1

The requirement for oversight of any amendments to the CEMP proposed post consent by an appropriate party should be referenced in Measure 1, such as National Parks and Wildlife Service (NPWS), Inland Fisheries Ireland (IFI), National Monuments Service (NMS) etc.

(g) Measure 2

Proposed location of silt fencing to be indicated on a submitted drawing should be referenced in measure 2.

The requirement for ecological supervision of works to the lake bed including enabling works (coffer dams etc.) should be strengthened and extended to include works to lake fringe.

The use of perimeter swales as mitigation needs to be described in both detail and the consideration of locations acceptable or otherwise. Designation of an exclusion zone from lake edge may be appropriate.

(h) Measure 4

This measure shall be reconsidered and drafted regarding the response to this further information request.

(i) Measure 5

The necessity for and details of a proposed silt curtain associated with the coffer dam should be set out in this measure.

The nature/meaning and application of precast elements is required.

The location of the proposed pre-cast culverts shall be identified within the proposal.

In the context of its use as a proposed mitigation measure, greater detail is required of foundations/formation layer for excavation/grading to install precast elements. The proposed nature of the pre-cast elements and a construction methodology and locations are required in order to undertake an assessment of potential impacts thereof.

(j) Measure 7

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Reference to pre-cast should be clarified as above, 'where possible' needs refinement and/or a statement of parameters for deciding where it could be possible.

Contradiction to be removed, no washing vs only washing of chute.

6. Drainage and Flooding

The applicant shall provide further information to describe how flood protection of the foul holding tank and pumping station as recommended in the conclusion of the submitted flood risk assessment report has been incorporated into the proposal.

Further information is required in the form of clear drawings/sections demonstrating proposed site levels with reference to the proposed chamber levels of bypass separators and silt traps. This shall demonstrate how these structures are incorporated into the landscaping plan.

7. Schedule of proposed mitigation measures

The applicant is requested to submit a stand-alone table setting out all mitigation measures proposed across each of the various reports including EIAR Screening report, NIS, EclA, CEMP, Landscaping Softworks plan, Flood Impact Assessment, Traffic and Transport assessment, Site lighting, and Archaeology assessments, for the purpose of clarity in the assessment and any consent arising.

8. Submissions and Observations

The Applicant is invited to respond to the submissions received by the Board.

If the information requested above necessitates a revision of the NIS, a revised NIS shall be submitted.

The further information referred to above should be received by the Board within 12 weeks from the date of this notice, no later than **5.30 p.m. on the 21st February 2025**.

The provisions of section 251 of the Planning and Development Act 2000, as amended, relating to the holiday period between the 24th December and 1st January, both days inclusive, have been taken into account in the calculation of the response date.

Please note that following its examination of any information lodged in response to this request for additional information, the Board will then decide whether or not to invoke its powers under section 177AE(5)(d) of the Planning and Development Act, 2000, as amended, requiring you to publish notice of the furnishing of any additional information and to allow for inspection or purchase of same and the making of further written submissions in relation to same to the Board.

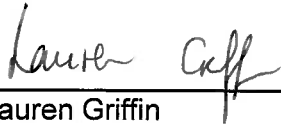
If you have any queries in relation to the matter please contact the undersigned officer of the Board at laps@pleanala.ie

Please quote the above-mentioned An Bord Pleanála reference number in any correspondence or telephone contact with the Board.

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Yours faithfully,



Lauren Griffin
Executive Officer
Direct Line: 01-8737244

AA09

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