

From: Laura McNulty <laura@langaneng.ie>
Sent: Tuesday, 25 November 2025 15:32
To: Lauren Griffin <lauren.griffin@pleanala.ie>
Cc: James Langan <james@langaneng.ie>
Subject: RE: 24155 Cuan na Loinge - Planning Application - ACP-323024-25

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Case Number: ACP-323024-25

Hi Lauren,

Please see attached our response submission as requested.
If you require anything else, please let me know.
Thank you.

Kind regards,

Laura McNulty

Business Administrator

+353 (0)98-68961 | laura@langaneng.ie | www.langaneng.ie

Westport, Co. Mayo F28 ET85 | Mervue, Galway H91 D932



C O N S U L T I N G E N G I N E E R S

C I V I L | S T R U C T U R A L | M A R I N E



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From: Lauren Griffin <lauren.griffin@pleanala.ie>
Sent: 05 November 2025 11:07
To: Laura McNulty <laura@langaneng.ie>
Subject: RE: 24155 Cuan na Loinge - Planning Application

Hi Laura,

As discussed on the phone, please see attached circulation letter, the Commission are requesting comment on the three submissions circulated previously on 9th September 2025.

A response to this request should be received no later than the 25th November 2025.

A hard copy of this letter will issue today for your file.

Kind regards,

Lauren

From: Laura McNulty <laura@langaneng.ie>
Sent: Friday, 11 July 2025 17:09
To: LAPS <laps@pleanala.ie>
Cc: Filipe Fachini <filipe@langaneng.ie>
Subject: 24155 Cuan na Loinge - Planning Application

Caution: This is an **External Email** and may have malicious content. Please take care when clicking links or opening attachments. When in doubt, contact the ICT Helpdesk.

Dear Sir/ Madam,

On behalf of Galway County Council, we, Langan Consulting Engineers, (LCE) hereby submit a planning application to An Coimisiún Pleanála in accordance with Section 177AE of The Planning and Development Act 2000 (as amended) and The Planning and Development Regulations 2001(As Amended), in respect of the following development:

It is proposed to raise the elevation of the local tertiary road (L-52214), at the above address. The length of road to be raised is approximately 200 metres. The maximum increase of road elevation will be of 1.0 metre above the existing road level, with natural rock armour embankment and natural stone parapet walls on each sides together with associated drainage, water services, fencing and signage upgrades all in accordance with plans lodged.

In support of this application, please find enclosed two hard copies and one electronic copy of the required documents and drawings. Please note that the two hard copies have also been sent via registered post today.

You can download documents from the following shared folder:

☐ [24155 - Cuan na Loinge Road CFM - ACP](#)

Should you require any further information or clarification, please do not hesitate to contact us directly.

Kind regards,

Laura McNulty

Business Administrator

+353 (0)98-68961 | laura@langaneng.ie | www.langaneng.ie
Westport, Co. Mayo F28 ET85 | Mervue, Galway H91 D932



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Please consider the environment and think before you print.

Lauren Griffin
Executive Officer
Strategic Infrastructure Development
An Coimisiún Pleanála
64 Marlborough Street
Dublin 1
D01 V902
Teil: 01-8737244
Facs: 01-8722684

Má fhaigheann tú an ríomhphost seo lasmuigh de na gnáthuaireanta oibre, ní bheidh mé ag súil le freagra ná gníomh lasmuigh de d'uaireanta oibre féin.

If you receive this email outside of normal working hours, I do not expect a response or action outside of your own working hours

Smaoinigh ar an timpeallacht sula ndéanann tú an ríomhphost seo a phriontáil.

Please consider the environment before printing this mail.

RE: ACP-323024-25,
For: Proposed elevation of local tertiary road (L-52214)
At: Cuan Na Loinge, Ceantar na nOileán, Conamara, Co. Galway
FAO: An Coimisiún Pleanála
Ref: 24155-LT-2201-FL01

25/11/25

To whom it may concern,

An Coimisiún Pleanála shared three submissions regarding the above application on 9th September 2025 with LCE. The correspondence also invited the applicant to make a submission on the observations received from the following three organisations:

1. Department of Housing, Local Government and Heritage, Development Applications Unit (DAU),
2. Inland Fisheries Ireland (IFI), and
3. Uisce Éireann (UE).

An Coimisiún Pleanála have advised that a response submission may be provided by the 25th of November 2025. Please see our response to each of the submissions below.

1. Development Applications Unit Submission:

Submission text: “The Department notes that the application site borders the Kilkieran Bay Islands Special Area of Conservation (SAC) (Site Code: 002111). Immediately adjacent to the northern side of the proposed works there are two Annex I habitats, Coastal lagoons [1150] and Atlantic salt meadows (*Glauco-Puccinellietalia maritima*) [1330], for which this SAC is designated. The Department notes that the Natura Impact Statement (NIS) provided with the application does not identify that an area of the Annex I habitat Coastal Lagoon occurs immediately adjoining the proposed works (as outlined in Map 4 of NPWS, 2014¹). The NIS also states that there will be no direct loss of habitat within the SAC as a result of the proposed works, however, the cross-sectional diagram re-produced in the document ‘Preferred scheme option report’ indicated that the rock armour, which will occur along the elevated road, will be significantly wider than the existing road. Consequently, there is some uncertainty as to whether the area of Coastal Lagoons [1150], or Atlantic salt meadows (*Glauco-Puccinellietalia maritima*) [1330], will be subject to a loss of area as a result of the proposed development. The Department recommends that An Coimisiún Pleanála is satisfied that they have sufficient information to determine that the proposed works, including rock armour, do not extend into any areas that correspond to either the Annex I habitat Coastal lagoons [1150], or the Annex I habitat salt meadows (*Glauco-Puccinellietalia maritima*) [1330]. It is a Conservation Objective for both within the Kilkieran Bay and Islands SAC that there are be stable or increasing².”

LCE response:

The Coastal Lagoon habitat is identified in the NIS submitted as part of the application. Table 6.1, states that the SAC lies immediately adjacent the site, and Table 9.2, identifies three NIS habitat types (Coastal lagoons, Atlantic salt meadows and Mediterranean salt meadows) and states that “These habitats have hydrological connectivity to the site, as such the SSCOs of this habitat will be considered in detail and mitigation measures outlined to protect this habitat.”

The Coastal lagoon within the SAC has an area of 122.8ha (1,228,000 m²). The scheme proposes to replace existing wall and boundary structures like for like slightly offset from their original positions. The footprint of the boundary works element is approximately 150 m².

2. Inland Fisheries Ireland Submission:

Submission text: *"The site is located adjacent to Loch Fhada which is currently listed as a high ecological status under the water framework directive, a status that needs to be protected. Derrynea_010 River which flows out of Loch Fhada is currently classes as not at risk and of good ecological status, again a status that must be protected."*

Having regard to these environmental sensitivities, IFI requests that consideration be given to the following.

Protection of water quality and fisheries habitat

It is noted that the application includes mitigation measures to avoid impacts on water quality during the construction phase of the project. These measures are set out in the Construction and Environmental Management Plan (CEMP) and have been incorporated into the design of the proposed works. IFI would also request that should the development be granted permission, it be a requirement that the appointed contractor(s) are made aware of IFIs guidance document for reference regarding the protection of fisheries watercourses during construction works in and adjacent to waters before the construction phase of the project commences."

LCE response:

LCE acknowledge the submission made by IFI. LCE do not wish to comment on this submission.

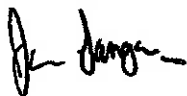
3. Uisce Éireann Submission:

Submission text: *"The applicant has not included a proposal for a new water / wastewater connection in this planning application. Furthermore, it is anticipated that there will be no adverse impact on any assets or sources belonging to Uisce Éireann."*

LCE response:

LCE acknowledge the submission made by UÉ. LCE confirm a water services realignment application will be submitted in due course to UÉ.

Yours sincerely,



Mr. James Langan,
B.E. C.Eng. MIEI. FConsEI.
Managing Director | Langan Consulting Engineers Ltd.