



An Coimisiún Pleanála
64 Marlborough Street
Dublin 1
D01 V902

Our ref: 241220

Your ref:

Date: 28th August 2026

Re: Section 175(4) and Section 177AE(4) of the Planning and Development Act 2000, as amended – Application Seeking the Approval of An Coimisiún Pleanála for the Development of a Waterfront Park and Marina Development at Hodson Bay, Townland of Barrymore, Co. Roscommon.

Dear Sir/Madam,

On behalf of our client, Roscommon County Council, of Áras an Chontae, Roscommon, Co. Roscommon, F42 VR98, please find enclosed a Section 175(4) and Section 177AE(4) of the Planning and Development Act 2000, as amended, application to An Coimisiún Pleanála, hereafter referred to as 'The Commission', for the **Hodson Bay Waterfront Park Project**.

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

Pursuant to the requirements of Section 175(4) and Section 177AE (4) of the Planning and Development Act 2000 (as amended) and the Planning and Development Regulations 2001 (as amended), notice is hereby given that Roscommon County Council is seeking the approval of An Coimisiún Pleanála for the development of a waterfront park and marina development over an area measuring approximately 9.0 hectares (ha) at Hodson Bay, Townland of Barrymore, Co. Roscommon.

The proposed development consists of the following elements:

1. Water Sports Pavilion Development: *This includes:*

- *Demolition of the existing water sports building and adjacent public toilet block*
- *Temporary relocation of the existing Water Sports Facility during the construction period of the Water Sports Pavilion*
- *Construction of a new 'Water Sports Pavilion', which incorporates the following elements:*
 - *1 no. 1-storey café*
 - *1 no. 1-storey Water Sports Pavilion building consisting of a briefing/mixed use space, staff canteen, office, storage spaces, changing facilities, showers and toilets*
 - *1 no permanent Plaza Canopy Structure*
 - *10 no. seasonally dismountable marquee structures providing for changing facilities during the peak tourism season, and multifunctional uses as required during shoulder season*
 - *1 no. 1-storey maintenance building*
 - *External showers and bin stores*

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- *An enclosed plaza space which can be closed off by 3 no. gates or left open to the public.*

2. Marina Redevelopment and Extension: *This includes the redevelopment of the existing Waterways Ireland operated marina at Hodson Bay comprising an extension to the existing breakwater and the creation of a jetty extension for boats to berth. The redevelopment and extension consist of:*

- *Expansion of the existing marina providing for a new floating breakwater secured by guided piles and connected to the existing breakwater structure by a gangway*
- *Upgrades to the marina utilities to include provision of electricity hook-up, potable water and foul water pump-out for marina users*
- *Provision of improved access for non-motorised recreational water activities such as canoeing, kayaking and paddle boarding*
- *Provision of c. 29 no. additional berths, resulting in a total capacity of hosting c. 59 berths for cruisers and visiting watercraft*
- *Provision of a 1-storey marina pavilion with toilets and showers.*

3. Public Realm Upgrades: *This includes:*

- *Construction of a playground, nature observation space, picnic areas, benches, bicycle storage & service areas, sauna pods, wellness meadow, swimming canopy and events spaces*
- *Development of a continuous promenade pathway along the lakeshore along with secondary connection path*
- *Provision of extensive natural landscaping to ensure the proposed development integrates with the natural environment, including planting of native trees and shrubs throughout the site*
- *Provision of a flexible public space to accommodate programmed activities and events while serving a functional amenity for waterfront activities*
- *Provision of a waterfront promenade pathway to facilitate public access to the waterfront at key public areas with viewpoints incorporating rest area, secondary pathway and suitable public lighting designed to minimise disturbance to wildlife.*

4. Active Travel and Site Access Improvements: *The proposed development includes:*

- *Alterations and upgrades to the L2020 Local Road to provide for a 3m wide shared cycle / pedestrian pathway along the length of the L2020 from the N61 National Road junction to the Hodson Bay Marina. Works will include:*
 - i. *Reduction of the existing road carriageway width at locations along a section of the L2020 to facilitate the provision of a shared cycle / pedestrian pathway*
 - ii. *Widening & repurposing of the existing footpath along a section of the western side of the L2020 to form the shared cycle / pedestrian pathway*
 - iii. *Widening & repurposing of the existing footway along a section of the eastern side of the L2020 to form the shared cycle / pedestrian pathway*
 - iv. *Upgrade of existing public lighting scheme along the L2020*
 - v. *Provision of new road & pedestrian signage to include regulatory, warning, directional, wayfinding & information signage*
 - vi. *Provision of new road marking*
 - vii. *Provision of 2 no. bus set down locations adjacent to the Water Sports Pavilion.*
- *Implementation of traffic calming measures along the L2020 Local Road accessing the site including vertical deflection ramps & raised crossings at key pedestrian crossing locations*
- *Creation of a pedestrian priority environment resulting in the re-location of 57 no. car parking spaces from the lakefront areas to improve landscape and visual context of the site*

- *Alterations to existing car parking & provision of new carparking at Hodson Bay to include the following:*
 - i. *Provision of 151 no. additional car parking spaces to increase the number of parking spaces to 504 no. spaces.*
 - ii. *The provision of 30 no. EV (Electric Vehicle) spaces, 28 no. accessible parking spaces, 3 no. bus parking bays, and 3 no. boat trailer parking bays.*
 - iii. *Provision of safe pedestrian connection to & from carpark areas.*
 - iv. *Upgrade of existing & provision of new public lighting to carpark areas.*
 - v. *Provision of signage & road marking to carparks.*

5. Ancillary works: *The proposed development includes all associated and ancillary development and works including:*

- *Site clearance, boundary treatments, associated public lighting, bin storage, hard and soft landscaping, site drainage upgrades including SuDS measures, connections to existing utilities to include foul and surface water drainage, water supply, electrical & telecommunications networks.*
- *Boundary treatments involve upgrades to the existing golf course boundary safety netting (between 3m to 20m in height) and fencing in sections where the boundary is altered to accommodate the proposed development and maintain public safety.*

An Environmental Impact Assessment Report (EIAR) and Natura Impact Statement (NIS) have been prepared in respect of the proposed development. The application documentation, including the EIAR and NIS, (which more comprehensively describe the nature and location of the proposed development), may be inspected free of charge, or purchased on payment of a specified fee (which fee shall not exceed the reasonable cost of making such copy), during public opening hours from 2nd September to 16th of October 2026 at the following locations and times:

- *The Office of An Coimisiún Pleanála, 64 Marlborough Street, Dublin 1, D01 V902 (between 9.15am and 5.30 pm Monday to Friday).*
- *Áras an Chontae Roscommon, County Roscommon, F42 VR98 (between 9.30 am to 1 pm and 2 pm to 3.30 pm Monday to Friday).*
- *The application (including EIAR and NIS) may also be viewed/downloaded on the following website:*

<https://www.roscommoncoco.ie/en/services/tourism/eu/jtf-projects/hodson-bay-waterfront-park/planning-documents/>

Submissions or observations may be made on payment of the prescribed fee of €50 (with the exception of certain prescribed bodies). Prescribed bodies can make their submissions/observations by hand/post, or by email to laps@pleanala.ie. Submissions/observations can be made by hand/post to the offices of the Commission (An Coimisiún Pleanála, 64 Marlborough Street, Dublin 1, D01 V902), or through the Commission's website through the following link: <https://online.pleanala.ie/en-ie/sid/observation>, during the above-mentioned period.

All submissions / observations should be received by the Commission on or before 5.30 p.m. on the 16th of October 2026 - relating to:

- (i) *The implications of the proposed development, if carried out, for proper planning and sustainable development in the area concerned,*
- (ii) *The likely effects on the environment of the proposed development, if carried out, and*

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- (iii) *The likely significant effects of the proposed development on a European Site(s), if carried out.*

An Coimisiún Pleanála (the Commission) may give approval to the application for development with or without conditions or may refuse the application for development.

For completeness, it is noted that Section 177AE (15) of the Planning and Development Act 2000 (as amended) provides that:

“Where a proposed development to which this section [s.177AE] applies is also required to be submitted to the [Commission] under section 175, it shall be sufficient for the applicant to make one application to the [Commission] provided that the applicant complies with this section and section 175 and in such a case the [Commission] shall issue one decision in relation to the application under this section and section 175.”

A person may question the validity of any such decision by An Coimisiún Pleanála by way of an application for judicial review under, inter alia, Order 84 and Order 103 of the Rules of the Superior Courts (as amended) (available at www.courts.ie), pursuant to, inter alia, the requirements of the Planning and Development Act 2024 (as amended) - see, inter alia, Part 9 and s.303A of the said 2024 Act (as amended) (noting, inter alia, that s.303A was introduced by the Planning and Development (Amendment) Act 2026 and was commenced on 12 August 2026 - pursuant to Commencement Order SI 414/2026). Practical information on the judicial review mechanism can be accessed under the heading Legal Notices – Judicial Review Notice on the An Coimisiún Pleanála website www.pleanala.ie or on the Citizens Information website www.citizensinformation.ie.

The following items and documents are being submitted as part of this planning application, alongside this cover letter. All documents have been provided to The Commission in 3 no. paper copies and 1 no. digital copy (provided by USB), unless otherwise indicated.

Administrative Documents

Statutory Notices

- **An original page of the following newspapers** in which notice of the application has been published pursuant to Section 175(4) and Section 177AE(4) of the Planning and Development Act 2000 (as amended).
 - **Irish Independent** dated 27th August 2026
 - **Roscommon People** dated 28th August 2026
 - **Westmeath Independent** dated 29th August 2026
- **A copy of the Site Notice** dated 26th of August 2026 and erected on the land pursuant to Section 175(4) and Section 177AE(4) of the Planning and Development Act 2000 (as amended).

Both notices were published - and have been provided to The Commission. The statutory consultation period for the application is to occur from **2nd September until 16th October (inclusive)**.

Planning Drawings HB-RKD-ZZ-ZZ-DR-A-1020 to HB-RKD-ZZ-ZZ-DR-A-1023 provide an overview of the Proposed Development site layout.

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Planning Documents

- Cover Letter prepared by MKO
- Confirmation of Notification to the EIA Portal
- Confirmation of Planning Fee Payment dated 23rd July 2026 via EFT

Prescribed Body Notices

A copy of all **letters issued to prescribed bodies notifying them of the application** as required under Section 121 of the Planning and Development Regulations 2001 (as amended) and Section 177AE(4)(b) of the Planning and Development Act 2000 (as amended). Any additional prescribed bodies captured under the EIA Scoping processed and not included under the relevant aforementioned sections have also been sent letter. A list of bodies which were notified is provided below.

All notices were issued by McCarthy Keville O'Sullivan (MKO) on 28th August 2026 via email with a link to the project website (<https://www.roscommoncoco.ie/en/services/tourism/eu/jtf-projects/hodson-bay-waterfront-park/planning-documents/>), which contains the complete application documentation.

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|--|---|
| ➤ An Chomhairle Ealaíon | ➤ National Transport Authority |
| ➤ An Taisce | ➤ Office of Public Works |
| ➤ Commission for Regulation of Utilities | ➤ Commission for Railway Regulation |
| ➤ Coras Iompair Éireann | ➤ Regional Assembly for the Northern and Western Region |
| ➤ Minister of Housing, Local Government and Heritage | ➤ Sustainable Energy Authority of Ireland |
| ➤ EirGrid | ➤ Transport Infrastructure Ireland |
| ➤ Environmental Protection Agency | ➤ Uisce Éireann |
| ➤ Fáilte Ireland | ➤ Waterways Ireland |
| ➤ Health and Safety Authority | ➤ Athlone Chamber of Commerce |
| ➤ Health Service Executive | ➤ Bat Conservation Ireland |
| ➤ Heritage Council | ➤ BirdWatch Ireland |
| ➤ Inland Fisheries Ireland | ➤ National Monuments Service |
| ➤ Minister for Agriculture; Food and the Marine | ➤ Gas Networks Ireland |
| ➤ Minister for Defence | ➤ Geological Survey of Ireland |
| ➤ Minister for Children, Disability, and Equality | ➤ Iarnród Éireann |
| ➤ Minister for Enterprise, Tourism and Employment | ➤ Irish Wildlife Trust |
| ➤ Minister for the Climate, Energy and the Environment | ➤ Sport Ireland |
| ➤ Minister for Transport | ➤ National Parks and Wildlife Service |
| ➤ Minister for Rural and Community Development and the Gaeltacht | ➤ River Basin Management Service |
| ➤ Minister for Culture, Communications and Sport | ➤ Breeding Waders EIP Project |
| | ➤ Road Safety Authority |
| | ➤ Friends of the Earth |
| | ➤ Westmeath County Council |
| | ➤ Longford County Council |

Tailte Éireann Land Register Information

The Proposed Development red line boundary encompasses lands subject to a number of ownership interests. **Drawing No. 31022-DR-CIV-CE-00005 to 31022-DR-CIV-CE-00007** prepared by CIVIC

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Engineers illustrates land register information obtained from Táilte Éireann records and is provided for contextual and informational purposes only. The drawing should not be interpreted as a definitive record of all ownership interests, legal rights, burdens, easements, wayleaves, or other interests that may exist within the Proposed Development boundary.

Redline Boundary Shapefile

A Shapefile compatible with GIS software which contains the redline boundary of the proposed development has been submitted as part of the digital copy of the application documentation.

Planning Drawings

3 no. hard copies, and 1 no. soft copies of the following sets of plans and drawings at the appropriate scales are provided as part of this application. A schedule of drawings is provided with each disciplines pack. In addition, a master list of drawings submitted with the application is appended to this letter.

- Architectural Drawings by RKD including a Drawing Issue Sheet
- Civil Engineering Drawings and Traffic and Transport Drawings by CIVIC including a Drawing Issue Sheet
- Landscape Design Drawings by OKRA including a Drawing Issue Sheet
- Marina Design Drawings by Inland Coastal
- Lighting Drawings by DLIGHT

Environmental Reports

3 no. hard copies, and 1 no. soft copies of the following reports and assessments are provided as part of this application:

- Environmental Impact Assessment Report by MKO Environment which comprises of:
 - Volume 1: Non-Technical Summaries
 - Volume 2: All EIA Chapters
 - Volume 3: Appendices
- Appropriate Assessment Screening Report and Natura Impact Statement by MKO Ecology

Other Technical Reports

3 no. hard copies, and 1 no. soft copies of the following reports and assessments are provided as part of this application:

1. Planning Report by MKO Planning
2. Architectural Design Statement by RKD
3. Engineering Report by CIVIC
4. Drainage Strategy Report by CIVIC
5. Flood Risk Assessment by CIVIC
6. Traffic and Transport Report by CIVIC
7. Mobility Management Plan by CIVIC
8. Stage 1 Road Safety Audit and Quality Audit including Walking and Cycle Audits by NRB
9. Universal Access Statement by OHAC
10. DMURS Compliance Statement by CIVIC

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11. Landscape Design Report by OKRA
12. Landscape Management Strategy by OKRA
13. Tourism and Economic Study by CHL and Associates
14. Energy Statement by CIVIC
15. Utilities Report by CIVIC
16. External Lighting Report by DLIGHT

Planning Fee

As this application is being made under both Pat X Section 175 and Part XAB Section 177AE of the Planning and Development Act 2000 (as amended). Applications made under Section 175 are subject to a planning fee of €30,000 (Fee Type SA4), which has been paid to An Coimisiún Pleanála via EFT. The application has paid this fee on the 23rd July 2026 and confirmation of the fee payment is submitted with this application.

Applicant Details

Name of Applicant:	Roscommon County Council
Address:	Áras an Chontae, Roscommon, Co. Roscommon, F42 VR98
Contact Point:	Enda Mulryan
Telephone No:	090 6637100
Email Address:	EMulryan@roscommoncoco.ie

We trust that the documentation submitted fully satisfies the requirements of the Commission, however, should you require any further details please do not hesitate to contact me.

Yours sincerely,



Anjali Swaminathan

Project Planner

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