

**PLANNING & DEVELOPMENT ACT 2000
(AS AMENDED) NOTICE OF PROPOSED DEVELOPMENT
BY ROSCOMMON COUNTY COUNCIL**

Project Name: Hodson Bay Waterfront Park
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:

- 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 dismantlable 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
 - An enclosed plaza space which can be closed off by 3 no. gates or left open to the public.
- 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 consists 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.
- 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.
- 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:
 - 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
 - Widening & repurposing of the existing footpath along a section of the western side of the L2020 to form the shared cycle / pedestrian pathway
 - Widening & repurposing of the existing footway along a section of the eastern side of the L2020 to form the shared cycle / pedestrian pathway
 - Upgrade of existing public lighting scheme along the L2020
 - Provision of new road & pedestrian signage to include regulatory, warning, directional, wayfinding & information signage
 - Provision of new road marking
 - 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 car parking at Hodson Bay to include the following:
 - Provision of 151 no. additional car parking spaces to increase the number of parking spaces to 504 no. spaces.
 - 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.
 - Provision of safe pedestrian connection to & from car park areas.
 - Upgrade of existing & provision of new public lighting to car park areas.
 - Provision of signage & road marking to car parks.
- 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 2026 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).
- Aras 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/ei/ft-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
(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.

**PLANNING
APPLICATIONS**

Comhairle Chontae na Gaillimhe Tuilleadh Eolais iarratasóir: Iascach Intire Eireann (Inland Fisheries Ireland) Suiomh: Bailte fearainn Ceapach Chorcóige Thoir, Cong, Co. na Gaillimhe. Uimhir Thagartha Pleanála: 25/61923 Tá faisnéis bhreise shuntasach maidir leis an iarratas curtha ar fáil don Udarás Pleanála, agus tá si ar fáil lena hiníúchadh nó lena cheannach ar tháille nach mó ná an costas réasúnta a bhaineann le cóip a dhéanamh in oifigi an Udarais le linn uaireanta oscailte poiblí. I measc na faisnéise breise a chuirtear ar fáil tá Naiteas Tionchair Natura Céim a 2 agus Plean Bainistíochta Comhshaoil Foilgníochta (CEMP). Is féidir aighneacht nó tuairim i ndáil leis an iarratas a dhéanamh i scríbhinn chuig an Udarás Pleanála ar an táille fhorordaithe, €20.00, a íoc, tráth nach déanai ná 2 sheachtain (nó 5 seachtaine má tá NIS i bhfeidhm) tar éis don Udarás Pleanála an nuachtán agus na fograí áithreáin a fháil. Cuirfidh an Udarás Pleanála breithniú breise ar d'iarratas siar go dtí an 02/09/2026. Sínithe: Luke Grainger, O'Connor Sutton Cronin, 9 Sráid na Pruise, Baile Atha Cliath (Gníomhaire thar ceann Iascach Intire Eireann).

Galway County Council Further Information Applicant: Inland Fisheries Ireland (Iascach Intire Eireann) Location: Townlands of Ceapach Chorcóige Thoir, Cong, Co. Galway. Planning Reference Number: 25/61923 Significant further information in relation to the application have been furnished to the Planning Authority, and is available for inspection or purchase at a fee not exceeding the reasonable cost of making a copy at the offices of the Authority during public opening hours. The further information provided includes a Stage 2 Natura Impact Statement and a Construction Environmental Management Plan (CEMP). A submission or observation in relation to the application may be made in writing to the Planning Authority on payment of the prescribed fee, €20.00, not later than 2 weeks (or 5 weeks if an NIS applies) after the receipt of the newspaper and site notices by the Planning Authority. Further consideration of your application will be deferred by the Planning Authority has until 02/09/2026. Signed: Luke Grainger, O'Connor Sutton Cronin, 9 Prussia Street, Dublin 7. (Agent on behalf of Inland Fisheries Ireland).

Planning Application to Cavan County Council Electricity Supply Board, 27 Lower Fitzwilliam Street, Dublin 2., intend to apply for Planning Permission for development at ESB NETWORKS, MOYNEHALL, CAVAN, H12 DC90. The Electricity Supply Board (ESB) are seeking Planning Permission for the development of a 4-bay storage shed (22.5m x 8m x 6m), that includes no. 3 open bays with no. 1 closed bay, secured by a roller-door with side pedestrian access. The structure shall be erected on a proposed concrete pad located on an existing area of hard standing. The application includes all ancillary works associated with the development located to rear of the existing depot. The planning application may be inspected or purchased at a fee not exceeding the reasonable cost of making a copy, at the offices of the planning authority during its public opening hours. A submission or observation in relation to the application may be made in writing to the planning authority on payment of the prescribed fee, €20, within a period of 5 weeks beginning on the date of receipt by the authority of the application.

TENDERS

Notice Inviting Quotations Micheal Gettings is requesting written quotations from building contractors experienced in general building construction for a project at Main Street, Edgeworthstown, Co Longford. Please contact Michael by e-mail: michelle.gettings@gmail.com for the necessary details and tender drawings & documentation. The submission deadline is 5pm on Thursday 3rd of September 2026.

Motoring

CarsIreland.ie

AUDI

19

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€20,750

2019 Audi A5 SPORTBACK 35 TDI 150 S-TRONIC SE AUTO 4DR, 2.0L, Diesel, Automatic, 178,577 km, Tax 06/26, NCT 02/27, Hatchback, Central Locking, CD Player, Electric Windows, Co. Tipperary
Tel: 087 2726990
www.carsireland.ie/4525615

AUDI

17

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€12,900

2017 Audi Q3 1.4 TFSI SPORT 148 BHP 5DR, 1.4L, Petrol, Manual, 148,000 km, Tax 04/27, NCT 05/27, Estate, Central Locking, Electric Windows, ABS Brakes, Airbag, Cruise Co. Dublin
Tel: 083 8741567
www.carsireland.ie/4522610

FORD

21

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€36,500

2021 Ford Ranger RAPTOR 2.0 TDI 213 A10 D/CAB P/U, 2.0L, Diesel, Automatic, 161,800 km, Tax 06/27, CVRT 05/27, Pickup, Air Conditioning, Air bags, Anti theft system, Bluetooth, Co. Limerick
Tel: 083 3119752
www.carsireland.ie/4526406

KIA

25

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€34,998

2025 Kia Sportage HEV MY25, 1.6L, Petrol Hybrid, Automatic, 15,000 km, Tax 03/27, NCT 03/29, MPV, Central Locking, Electric Windows, ABS Brakes, Airbag, Cruise Control, Fog Co. Dublin
Tel: 083 8888390
www.carsireland.ie/4524149

KIA

25

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€34,998

2025 Kia Sportage HEV MY25, 1.6L, Petrol Hybrid, Automatic, 15,000 km, Tax 03/27, NCT 03/29, MPV, Central Locking, Electric Windows, ABS Brakes, Airbag, Cruise Control, Fog Co. Dublin
Tel: 083 8888390
www.carsireland.ie/4524149

LANDROVER

25

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€88,900

2025 Land Rover Defender 110 2.0 S4 PHEV X DY, 2.0L, Petrol Plug-in Hybrid, Automatic, 18,900 km, Tax 09/26, NCT 01/29, SUV, Central Locking, Electric Windows, ABS Co. Kerry
Tel: 087 6729173
www.carsireland.ie/4522522

MERCEDES

18

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€20,250

2018 Mercedes-Benz CLA Class CLA 180 AMG Style. Automatic. 59k. 1.6 Petrol. Leather Electric Seats, Cruise Control, Reverse Camera, Alloys, NCT June 28, Fitztec Autos. Co. Meath
Tel: 086 2718282
www.carsireland.ie/4396466

MERCEDES

23

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€53,900

2023 Mercedes-Benz GLC Class 300 AMG LINE PREMIUM + 5DR AU, 2.0L, Diesel, Other, 35,800 km, Tax 09/26, NCT 02/27, Estate, Central Locking, Electric Windows, ABS Co. Meath
Tel: 083 3931960
www.carsireland.ie/4522601

PEUGEOT

11

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€5,500

2011 Peugeot Partner 1.6 HDI TEPEE S 92PS 5 SEATS 5DR 92, 1.6L, Diesel, Manual, 107,571 km, Tax 09/26, NCT 03/27, MPV, Central Locking, Electric Windows, ABS Co. Meath
Tel: 087 6230262
www.carsireland.ie/4526797

TOYOTA

16

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€9,700

2016 Toyota Corolla 1.4 D-4D LUNA 4DR, 1.4L, Diesel, Manual, 162,700 km, Tax 08/26, NCT 07/27, Saloon, Central Locking, Electric Windows, ABS Brakes, Airbag, Cruise Control, Co. Wexford
Tel: 087 4546101
www.carsireland.ie/4524129

TOYOTA

19

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€28,750

2019 Toyota Rav4 Rav4 G 2.5 Hybrid. 4 wheel drive, Automatic, Leather heated seats, cruise control, parking sensors, reverse camera, alloys, NCT June 28, Fitztec Autos Co. Meath
Tel: 086 2718282
www.carsireland.ie/4442464

VOLKSWAGEN

18

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€21,250

2018 Volkswagen Passat 2.0 TDI Highline. Auto, Grey, 67,000km, Leather electric seats, touchscreen, 360 degree camera, lane assist, cruise control. NCT June 28, Fitztec Autos Co. Meath
Tel: 086 2718282
www.carsireland.ie/4390705

VOLKSWAGEN

16

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€11,995

2016 Volkswagen Polo 162 Cross Polo. 1.2 Automatic. 57,000km. Alloys, Air con, Carplay, Media Centre, Cruise Control, Reverse Camera, NCT June 28, Fitztec Autos Co. Meath
Tel: 086 2718282
www.carsireland.ie/4445613

VOLKSWAGEN

20

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€20,500

2020 Volkswagen T-Cross 2020 Volkswagen T-Cross 1.0 TSI First Plus. Automatic. 29k. Carplay, Cruise Control, Lane Assist, Reverse Camera. NCT June 28, Fitztec Autos Co. Meath
Tel: 086 2718282
www.carsireland.ie/4445576

VOLKSWAGEN

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€19,750

2020 Volkswagen T-Cross Automatic .Only 41000k . Alloys Air Con. Bluetooth, Adaptive Cruise Control. NCT June 28, Fitztec Autos Co. Meath
Tel: 086 2718282
www.carsireland.ie/4456709