Our Case Number: ACP-324610-26

An Coimisiún Pleanála

Department of Transport
Central Policy, Coordination & Reform Division
Leeson Lane
Dublin 2
D02 TR60

Date: 23 October 2026

Re: Hodson Bay Waterfront Park Project
Hodson Bay, Townland of Barrymore, Co. Roscommon

Dear Sir / Madam,

An Coimisiún Pleanála has received your recent submission in relation to the above mentioned proposed development and will take it into consideration in its determination of the matter.

Please note that the proposed development shall not be carried out unless the Commission has approved it or approved it with conditions.

If you have any queries in relation to the matter please do not hesitate to contact the undersigned officer of the Commission at laps@pleanala.ie

Please quote the above mentioned An Coimisiún Pleanála reference number in any correspondence or telephone contact with the Commission.

Yours faithfully,

Kevin McGettigan

Kevin McGettigan
Executive Officer
Direct Line: 01-8737263

JA03

From: Transport GCU <GeneralCo-OrdinationUnit@transport.gov.ie>
Sent: Thursday 15 October 2026 16:17
To: LAPS <laps@pleanala.ie>
Cc: Transport GCU <GeneralCo-OrdinationUnit@transport.gov.ie>
Subject: FW: Minister for Transport - Notice of a Section 175 and Section 177AE Application by Roscommon County Council to An Coimisiún Pleanála

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From: Transport GCU <GeneralCo-OrdinationUnit@transport.gov.ie>
Sent: Thursday 15 October 2026 16:16
To: laps@pleanala.ie.
Cc: Transport GCU <GeneralCo-OrdinationUnit@transport.gov.ie>
Subject: FW: Minister for Transport - Notice of a Section 175 and Section 177AE Application by Roscommon County Council to An Coimisiún Pleanála

Good afternoon,

Please find attached for your attention submission on behalf of Department of Transport in relation to an application made under Part X (Section 175) and Part XAB (Section 177AE) of the Planning and Development Act of 2000 (as amended) to An Coimisiún Pleanála on behalf of Roscommon County Council.

The application relates to the development of a Waterfront Park and Marina Development at Hodson Bay, Townland of Barrymore, Co. Roscommon.

Should you have any queries in relation to this submission please feel free to contact gcu@transport.gov.ie

Kind regards
Jacqui

Jacqui Traynor
Central Policy, Coordination and Reform
An Roinn Iompair
Department of Transport
Lána Líosain, Baile Átha Cliath, D02 TR60
Leeson Lane, Dublin, D02 TR60
T +353 (0)1 604 1177
gcu@transport.gov.ie www.gov.ie/transport

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Tá eolas sa teachtaireacht leictreonach seo a d'fhéadfadh bheith príobháideach nó faoi rún agus b'fhéidir go mbeadh ábhar rúnda nó pribhléideach ann. Is le h-aghaidh an duine/na ndaoine nó le h-aghaidh an aonáin atá ainmnithe thuas agus le haghaidh an duine/na ndaoine sin amháin atá an t-eolas. Tá cosc ar rochtain don teachtaireacht leictreonach seo do aon duine eile. Murab ionann tusa agus an té a bhfuil an teachtaireacht ceaptha dó bíodh a fhios agat nach gceadaítear nochtadh, cóipeáil, scaipeadh nó úsáid an eolais agus/nó an chomhaid seo agus b'fhéidir d'fhéadfadh bheith mídhleathach.

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An Roinn Iompair
Department of Transport

An Coimisiún Pleanála
64 Marlborough Street
Dublin 1
D01 V902

15th October 2026

Case Reference ACP: JA20.324610

Re: Application under Part X (Section 175) and Part XAB (Section 177AE) of the Planning and Development Act of 2000 (as amended) to An Coimisiún Pleanála on behalf of Roscommon County Council.

Dear Sir/Madam,

On behalf of the Minister for Transport, I wish to relay the following observations with regard to the above proposal under 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 by Roscommon County Council as they relate to the implications of the proposal for proper planning and sustainable development and any likely effects on the environment.

It is noted that the number of car parking spaces at Hodson Bay is being increased by around 40%. While the Description states that bicycle storage will be provided, it is important to ensure that adequate bike parking is installed in order to encourage greater levels of active travel to and from the development. This parking should be safe, secure and accessible for various types of bicycles (e-bikes, cargo bikes etc.).

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Yours sincerely

Robert Swan

Central Policy, Coordination and Reform

An Roinn Iompair

Department of Transport

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Minister for Transport
Central Policy, Coordination and Reform,
Leeson Lane,
Dublin, D02 TR60

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 by Roscommon County Council.

Dear Sir/Madam,

On behalf of our client, Roscommon County Council, of Áras an Chontae, Roscommon, Co. Roscommon, F42 VR98, please find enclosed details of an application for the development of a Waterfront Park and Marina Development at Hodson Bay, Townland of Barrymore, Co. Roscommon.

This application constitutes an application for Local Authority Own Development Requiring an Environmental Impact Assessment under Section 175(4) of the Planning and Development Act 2000, as amended and Appropriate Assessment under Section 177AE(4) of the Planning and Development Act 2000, as amended, colloquially known as a Part X application. This is due to the necessity of providing a Natura Impact Statement (NIS) assessing potential effects on nearby designated sites as part of the application and providing an Environmental Impact Assessment (EIA) assessing the effect of the project on the environment. As a result, the application has been made directly to An Coimisiún Pleanála. You have received a copy of the application as a noted Prescribed Body under the Planning and Development Regulations of 2001 (as amended).

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*
    - *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/eujtf-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.

Submission Details

A complete list of the documentation submitted to An Coimisiún Pleanála can be found appended this letter. Submissions or observations may be made only to An Coimisiún Pleanála ("The Commission") of 64 Marlborough Street, Dublin 1, D01 V902 not later than 5.30 p.m. on the 16th October 2026 relating to the following:

(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.

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.

The Commission may, in respect of a Section 175 and Section 177AE application for development, decide to:

(i) Give approval to the application for development with or without conditions, or
(ii) May refuse the application for development

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 section 50 of the Planning and Development Act 2000 (as amended). Practical information on the judicial review mechanism can be accessed under the heading Legal Notices – Judicial Review Notice on the An Coimisiún Pleanála website https://www.pleanala.ie/ or on the Citizens Information website https://www.citizensinformation.ie/en/.

The deadline for receipt of submissions or observations to An Coimisiún Pleanála is 5.30 p.m. on the 16th October 2026.

Yours sincerely,

Anjali Swaminathan

Anjali Swaminathan

Project Planner

Schedule of Documents

Planning Application Documentation

- Cover Letter by MKO
- Copy of the Site Notice dated 26th August 2026
- Original Page of the following newspapers in which the notice of the application has been published:
    - Irish Independent dated 27th August 2026
    - Roscommon People dated 28th August 2026
    - Westmeath Independent dated 29th August 2026
- Copy of the Prescribed Body Letters as issued on the 28th August 2026
- Confirmation of Notification to the EIA Portal
- Confirmation of Planning Fee Payment dated 23rd July 2026 via EFT
- Tailte Éireann Land Register Information
- Redline Boundary Shapefile

Planning Application Drawings

- 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

- 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

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
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

Galway - MKO, Tuam Road, Galway, H91 VW84 **(Correspondence address)**
Dublin - MKO, 9C Beckett Way, Park West Business Park, Dublin, D12 XN9W

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