Our Case Number: ACP-324610-26

An Coimisiún Pleanála

Michael O'Brien
Beechwood Cottage,
Hodson Bay, Athlone
Co. Roscommon
N37 X4K2

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 accept this letter as a receipt for the fee of €50 that you have paid.

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

JA02

An Coimisiún Pleanála

SID Online Observation

Online Reference
SID-OBS-006173

Online Observation Details

Contact Name	Lodgement Date	Case Number / Description
Michael O Brien	16/10/2026 16:40:36	332461

Payment Details

Payment Method	Cardholder Name	Payment Amount
Online Payment	Michael O Brien	€50.00

Fee Refund Requisition

Please Arrange a Refund of Fee of
€

Lodgement No
LDG—

Reason for Refund

Documents Returned to Observer
☐ Yes ☐ No

Request Emailed to Senior Executive Officer for Approval
☐ Yes ☐ No

Signed

EO

Date

Finance Section

Payment Reference
ch_3URDFIB1CW0EN5FC0dqKOFmE

Checked Against Fee Income Online

EO/AA (Accounts Section)

Amount
€

Refund Date

Authorised By (1)

SEO (Finance)

Authorised By (2)

Chief Officer/Director of Corporate Affairs/SAO/Board Member

Date

Date

Michael & Marie O'Brien
Beechwood Cottage
Hodson Bay, Athlone
Co. Roscommon
N37 X4K2

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carnivanhouse@gmail.com

Water Front Project

Planning Ref.

15/10/26

Dear Sir Madam

As a Concerned Resident
& Hodson Bay I wish to
make the Attached Submission.

Yours Regards

Michael O'Brien.

Submission Of Michael O'Brien, Hodson Bay, N37 X4K2

Waterfront Park Project

I wish to raise a number of points of concern regarding the proposed development at Hodson Bay, having lived in Hodson Bay for the past fifty years and having never found reason to make an objection/submission to any development.

1. Roads

Access to and from Hodson Bay

Having watched the traffic build up over those years, I am now very concerned about the projected increase in traffic flows and the increase of train movements. Every time the barriers come down, it takes four minutes before they go up. My main concern is what happens should vehicles build-up, back to the N61. Also, vehicles travelling north-west will have a lay-by for safety, but vehicles travelling south-east will have nowhere to go and this could/will cause serious accidents.

You also have the frustration of those trying to exit from Hodson Bay, following a build-up, caused by a train crossing movement, in particular going north-west. I raised this issue with the design team, at the briefings, to be told that it was not within their brief.

Train movements

On weekdays, nine trains travel past the railway barriers at Hodson Bay, between 9 a.m. and 6 p.m. while at weekends, six trains pass the same railway barriers, also between 9 a.m. and 6 p.m.

2. Footpath from the N61 to The Hodson Bay Hotel

At the first briefing, we were told that the path was being widened, to allow a loop from some notional greenway, which nobody ever heard of. On the planning application, I see it now described as a multi-use pathway. My question is, how are people getting to this multi-use pathway, expected to cycle from Athlone etc, on one of the busiest roads in the country.

3. Athlone Golf Club

As a member of Athlone Golf Club, I am deeply concerned about the proposed multiple invasions to our grounds, with no consultation or plan for our course. As you will be aware, Athlone Golf Club in the past very kindly gave the ground for the existing pathway between the 17th green and 16th tee. Any further loss of lands will require major planning and

investment in terms of new lands and protection barriers/fencing. My question is who pays and more importantly, who maintains?

4. Car, Bus and Bicycle Parking

In my opinion, additional car parking spaces can be found in car park 1, opposite the hotel. There are a number of boats which have been an eyesore for many years and this has been ignored by Roscommon County Council. I feel that an additional twenty, to twenty-five spaces are available with very little thought.

With regard to bus parking, the provision of four spaces is totally inadequate. As a regular walker in this area, I have counted upwards of ten coaches at any one time, both large and small. These can be for Baysports, or large conferences at the hotel.

With regard to the bus parking spaces, it would appear to me that there is not enough room allowed for manoeuvring.

I have checked the projected plans and can find no allocation of spaces/cycle-racking, for all of the bicycles expected to arrive. Are their users, just going to be allowed to drop them wherever they like, as is the case at present?

5. Public Toilets

This is an issue, as existing public toilets are only open during the Summer holiday period. I feel that consideration should be given to have them open all-year, around daytime hours, as the number of people who enjoy relaxing and swimming in the area is ever-increasing.

6. Playground

It is not stated on the plans whether the proposed playground is part of the new amenity or for public use? If it is for public use, I note there are no car parking spaces provided in the immediate vicinity and for me, this is a first. Parents with very young children require immediate access to their vehicles, should any issues arise, but no consideration has been given to this issue.

7. New Jetty

As a resident of the Hodson Bay area, I have noticed the steady decline in the number of cruisers mooring at Hodson Bay, in recent years.

I have paid particular attention this season, as a result of this proposal. I counted the number of cruisers, about five nights per week, on average. The maximum number, on any one night was thirteen. I would say the average number was six or seven.

My next observation is the lack of hire cruisers, which again, the maximum number was five and all others private, owned by residents of the local area.

Another issue of concern is the number of people swimming from the pier and the quality of the water. The existing jetty structure has no method of cleaning itself from pollution. People continue to dump their waste in the jetty, which creates a health hazard for swimmers.

I have also monitored the jetty at Portrunny Harbour in particular at weekends, to find the maximum of two to three cruisers and I have never seen a hier cruiser all season.

8. Life Guards

Is there any consideration given, to the provision of life guards, both and the beach and pier areas?

Michael O'Brien