Our Case Number: ACP-324610-26

An Coimisiún Pleanála

Noel Regan
Ishlawn House
Ishlawn
Ballaghaderreen
Co. Roscommon

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

Teil	**Tel**	(01) 858 8100
Glao Áitiúil	**LoCall**	1800 275 175
Láithreán Gréasáin	**Website**	www.pleanala.ie
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64 Sráid Maoilbhríde
Baile Átha Cliath 1
D01 V902

64 Marlborough Street
Dublin 1
D01 V902

An Coimisiún Pleanála

SID Online Observation

Online Reference
SID-OBS-006161

Online Observation Details

Contact Name	Lodgement Date	Case Number / Description
Noel Regan	14/10/2026 12:52:15	324610

Payment Details

Payment Method	Cardholder Name	Payment Amount
Online Payment	orla mcsharry collins boyd	€50.00

Fee Refund Requisition

Please Arrange a Refund of Fee of
€

Lodgement No
LDG— 090692-26

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_3UQQjDB1CW0EN5FC080NItFs

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

Noel Regan
Ishlawn House
Ishlawn
Ballaghaderreen
Co.Roscommon
14/10/2026

An Coimisiún Pleanála
64 Marlborough Street
Dublin 1
D01 V902

RE: REF. 324610 – PROPOSED HODSON BAY WATERFRONT PARK DEVELOPMENT, CO. ROSCOMMON

Dear Sir/Madam,

I wish to make a submission in respect of the above development. At the outset, I wish to express my full support for the proposal and acknowledge the significant tourism, recreational and economic benefits it has the potential to bring to Hodson Bay and the wider Athlone area.

However, I consider that certain aspects of the proposal warrant further consideration, particularly regarding road infrastructure, sustainable transport, residential development and the wider planning framework for Hodson Bay.

1. Landownership and Planning History

I have recently purchased lands at Hodson Bay, accessed from the L2020, the same road serving the proposed development. These lands are associated with Roscommon County Council Planning References 21/233 and 23/298.

As a landowner with a direct interest in the area, I welcome the proposed investment. However, the development and associated infrastructure improvements should have regard to existing access arrangements, established planning interests and the future development potential of adjoining lands.

2. Road Infrastructure and Sustainable Transport

The proposed improvements to the L2020 are welcome. However, the road serves existing properties and lands with development potential beyond the Waterfront Park. The proposed works should therefore safeguard existing entrances and access arrangements while accommodating the reasonable future development of adjoining lands.

There is also a concern regarding the lack of continuous pedestrian and cycling connections between the L2020, N61 and Athlone Town. While the proposed bus stops are welcome, there is limited clarity regarding the provision of public transport services. These matters should be addressed as part of a coordinated transport strategy for Hodson Bay.

3. Residential Development and Supporting Infrastructure

The proposed development will generate additional economic activity, employment and demand for services. However, little consideration appears to have been given to the associated demand for housing.

The future provision of suitable residential accommodation, including the development potential of privately owned lands, should form part of an integrated approach to the sustainable growth of Hodson Bay.

4. Hodson Bay/Barrymore Area Plan

The scale of the proposed investment presents an opportunity for a more coordinated approach to the future development of Hodson Bay.

Planning objectives within the Hodson Bay/Barrymore Area Plan should be interpreted and applied consistently to both public and private development proposals. In particular, the relationship between tourism, residential development, transport infrastructure and existing planning interests warrants consideration.

5. Conclusion

I reiterate my support for the proposed Waterfront Park development. My concerns are intended to ensure that the investment delivers lasting benefits to the wider Hodson Bay area without prejudicing existing landowners or future sustainable development. I respectfully request that An Coimisiún Pleanála have regard to the planning history of my lands under References 21/233 and 23/298, the protection of existing access arrangements, the provision of appropriate transport connections and the need for a coordinated planning approach to Hodson Bay.

I trust these matters will receive consideration in the assessment of the proposed development.

Yours faithfully,

Noel Regan