Our Case Number: ACP-324610-26

An Coimisiún Pleanála

Transport Infrastructure Ireland
c/o Michael McCormack
Parkgate Business Centre
Parkgate Street
Dublin 8
D08 DK10

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: Landuse Planning <LandUsePlanning@tii.ie>
Sent: Tuesday 13 October 2026 16:08
To: LAPS <laps@pleanala.ie>
Subject: An Coimisiún Pleanála Case Ref. JA20.324610

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TII ref. TII26-137648

Dear Sir / Madam,

Please find attached a copy of TII observations on the above Local Authority Development Application.

Yours sincerely,
Michael McCormack
Senior Land Use Planner

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Bonneagar Iompair Éireann
Transport Infrastructure Ireland

The Secretary
An Coimisiún Pleanála
64 Marlborough St.
Dublin 1
D01 V902

by e.mail; laps@pleanala.ie

Dáta | Date	Ár dTag | Our Ref.	Bhur dTag | Your Ref.
13 October 2026	TII26-137648	

Re: Proposed Hodson Bay Waterfront Park Project at Hodson Bay, Barrymore, Co. Roscommon

An Coimisiún Pleanála Case Ref. JA20.324610

Dear Sir / Madam,

The Authority acknowledges receipt of referral of the above Local Authority Proposed Development Application from Roscommon County Council, and provides the following observations for the Commissions consideration;

TII notes the subject development proposal access to the local road L2020 in the first instance prior to access to the N61, national secondary road, at a location where a 60kph speed limit applies.

Having regard to the nature of development proposed, the location at which the development accesses the national road network and the level of information and assessment submitted with the subject application, TII requests that any decision to approve the proposed development by the Commission would include the following;

- The subject application has been accompanied by a Traffic and Transport Report. The development shall be undertaken in accordance with the recommendations of the Traffic and Transport Report. Any recommendations arising should be incorporated as Conditions of the Permission, if granted. The developer should be advised that any additional works required as a result of the assessment should be funded by the developer.
- The application has been subject to a Road Safety Audit, submitted in support of the subject development. Any recommendations arising should be incorporated as Conditions on the Permission, if granted. The developer should be advised that any additional works required as a result of the Road Safety Audit should be funded by the developer.
- A Stage 2 and Stage 3 Road Safety Audit should be carried in accordance with the requirements of TII Publications GE-STY-01027 (Road Safety Audit Guidelines). Any

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additional works required as a result of the Road Safety Audit Stage 2 and Stage 3 should be funded by the developer.

The Authority trusts that the foregoing comments prove of assistance to the Commission in dealing with this matter.

Yours faithfully,

Michael McCormack
Senior Land Use Planner