Our Case Number: ACP-324610-26

An Coimisiún Pleanála

Uisce Éireann
Colvill House
24-26 Talbot Street
Dublin 1
D01 NP86

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: Kevin McGettigan
Sent: Friday 23 October 2026 17:03
To: planning@water.ie
Subject: ACP-324610-26 - Hodson Bay Waterfront Park Project

Hi,

Please see the attached acknowledgement letter.

Kind regards,

Kevin

From: Planning <Planning@water.ie>
Sent: Friday 16 October 2026 11:16
To: LAPS <laps@pleanala.ie>
Subject: An Coimisiún Pleanála - Case reference: JA20.324610 EMAIL:0331048

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Dear Sir/Madam,

In response to a Notice of a Section 175 and Section 177AE Application by Roscommon County Council to An Coimisiún Pleanála - Case reference: JA20.324610.

Please find attached Uisce Éireann's observations.

I hope you find this information helpful. If you have any queries please do not hesitate to contact me.

Kind Regards,

Martha Gilligan
Regional Planning Analyst

Uisce Éireann
Teach Colvill, 24-26 Sráid Thalbóid, Baile Átha Cliath 1, D01 NP86, Éire
Irish Water
Colvill House, 24-26 Talbot Street, Dublin 1, D01 NP86, Ireland

marthagilligan@water.ie
www.water.ie
Facebook | Twitter | LinkedIn

---------- Original Message ----------
From: mlough@mkoireland.ie;
Received: Fri Aug 28 2026 15:13:04 GMT+0100 (Irish Standard Time)
To: Planning <planning@water.ie>;
Cc: aswaminathan@mkoireland.ie;
Subject: Uisce Éireann - Notice of a Section 175 and Section 177AE Application by Roscommon County Council to An Coimisiún Pleanála

You don't often get email from mlough@mkoireland.ie. Learn why this is important

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Good afternoon,

I am writing to notify you of 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.

The application will be available to view from Wednesday 2nd September 2026 to Friday 16th October 2026 (inclusive) at the locations detailed on the public notices, and the attached letter. This includes the project's official webpage, linked below, which will contain a digital copy of the documents submitted. 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/enie/sid/observation, during the above-mentioned period.

https://www.roscommoncoco.ie/en/services/tourism/eujtf-projects/hodson-bay-waterfront-park/planning-documents/

Please find further details regarding the planning application in the letter attached to this email.

Please let me know if you have any questions, concerns, or issues gaining access.

Kind regards,
Michael.

Michael Lough
Planning Practitioner
MKO
9C Beckett Way, Park West
Business Park, Dublin, D12 XN9W

Offices in Galway and Dublin
mkoireland.ie | +353 (0)91 735 611

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Is don duine amháin nó don eintiteas amháin ainmnithe ar an seoladh an fhaisnéis agus d'fhéadfadh ábhar faoi rún, faoi phribhléid nó ábhar atá íogair ó thaobh na tráchtála de

a bheith mar chuid den fhaisnéis. Tá toirmeasc ar aon daoine nó aon eititis; nach dóibh siúd an fhaisnéis- aon athbhreithniú a dhéanamh, aon atarchur a dhéanamh nó aon athdháileadh a dhéanamh, nó aon úsáid eile a bhaint as an bhfaisnéis, nó aon ghníomh a bhraithfeadh ar an bhfaisnéis seo a dhéanamh agus d'fhéadfaí an dlí a shárú dá ndéanfaí sin. Séanann Uisce Éireann dliteanas as aon ghníomh agus as aon iarmhairt bunaithe ar úsáid neamhúdaraithe na faisnéise seo. Séanann Uisce Éireann dliteanas maidir le seachadadh iomlán agus ceart na faisnéise sa chumarsáid seo agus séanann Uisce Éireann dliteanas maidir le haon mhoill a bhaineann leis an bhfaisnéis a fháil. Má tá an ríomh-phost seo faighte agat trí dhearmad, déan teagmháil leis an seoltóir más é do thoil é agus scrios an t-ábhar ó gach aon ríomhaire. D'fhéadfadh ríomhphost a bheith so-ghabhálach i leith truaillithe, idircheaptha agus i leith leasuithe neamhúdaraithe. Séanann Uisce Éireann aon fhreagracht as athruithe nó as idircheapadh a rinneadh ar an ríomhphost seo nó as aon dochar do chórais na bhfaighteoirí déanta ag an teachtaireacht seo nó ag a ceangaltáin tar éis a sheolta. Tabhair faoi deara go bhféadfadh monatóireacht a bheith á dhéanamh ar theachtaireachtaí chuig Uisce Éireann agus ó Uisce Éireann d'fhonn ár ngnó a chosaint agus chun a chinntiú go bhfuiltear ag teacht le beartais agus le caighdeáin Uisce Éireann. Is cuideachta gníomhaíochta ainmnithe é Uisce Éireann atá faoi theorainn scaireanna, a bunaíodh de bhun fhorálacha na n-Achtanna um Sheirbhísí Uisce 2007-2022, a bhfuil a bpríomh-ionad gnó ag Teach Colvill, 24-26 Sráid na Talbóide, BÁC 1.

Go raibh maith agat as d'aird a thabhairt.

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Thank you for your attention.

Is don duine amháin nó don eintiteas amháin ainmnithe ar an seoladh an fhaisnéis agus d'fhéadfadh ábhar faoi rún, faoi phribhléid nó ábhar atá íogair ó thaobh na tráchtála de a bheith mar chuid den fhaisnéis. Tá toirmeasc ar aon daoine nó aon eititis; nach dóibh siúd an fhaisnéis- aon athbhreithniú a dhéanamh, aon atarchur a dhéanamh nó aon athdháileadh a dhéanamh, nó aon úsáid eile a bhaint as an bhfaisnéis, nó aon ghníomh a bhraithfeadh ar an bhfaisnéis seo a dhéanamh agus d'fhéadfaí an dlí a shárú dá ndéanfaí sin. Séanann Uisce Éireann dliteanas as aon ghníomh agus as aon iarmhairt bunaithe ar úsáid neamhúdaraithe na faisnéise seo. Séanann Uisce Éireann dliteanas maidir le seachadadh iomlán agus ceart na faisnéise sa chumarsáid seo agus séanann Uisce Éireann dliteanas maidir le haon mhoill a bhaineann leis an bhfaisnéis a fháil. Má tá an ríomh-phost seo faighte agat trí dhearmad, déan teagmháil leis an seoltóir más é do thoil é agus scrios an t-ábhar ó gach aon ríomhaire. D'fhéadfadh ríomhphost a bheith so-ghabhálach i leith truaillithe, idircheaptha agus i leith leasuithe neamhúdaraithe. Séanann Uisce Éireann aon fhreagracht as athruithe nó as idircheapadh a rinneadh ar an ríomhphost seo nó as aon dochar do chórais na bhfaighteoirí déanta ag an teachtaireacht seo nó ag a ceangaltáin tar éis a sheolta. Tabhair faoi deara go bhféadfadh monatóireacht a bheith á dhéanamh ar theachtaireachtaí chuig Uisce Éireann agus ó Uisce Éireann d'fhonn ár ngnó a chosaint agus chun a chinntiú go bhfuiltear ag teacht le beartais agus le caighdeáin Uisce Éireann. Is cuideachta gníomhaíochta ainmnithe é Uisce Éireann atá faoi theorainn scaireanna, a bunaíodh de bhun fhorálacha na n-Achtanna um Sheirbhísí Uisce 2007-2022, a bhfuil a bpríomh-ionad gnó ag Teach Colvill, 24-26 Sráid na Talbóide, BÁC 1.

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Thank you for your attention.

Uisce Éireann
Bosca OP 448
Oifig Sheachadta na
Cathrach Theas
Cathair Chorcaí

Uisce Éireann
PO Box 448
South City
Delivery Office
Cork City

www.water.ie

Uisce Éireann's Ref: PN26000047508

Planning Ref: Part 8 - Waterfront Park and Marina Development at Hodson Bay

Planning Authority: Roscommon County Council

Issue Date: 16 October 2026

Development Location: Hodson Bay, Townland of Barrymore, Co. Roscommon

Development Description: The proposed development consists of the following elements: Water Sports Pavilion Development, Marina Redevelopment and Extension, Public Realm Upgrades, Active Travel and Site Access Improvements, Ancillary works.

A Chara,

Uisce Éireann (UÉ) has reviewed the plans and particulars submitted with the application and has the following observations;

Connection(s) to Public Water and Wastewater

The applicant has engaged with Uisce Éireann via a Pre-Connection Enquiry and Uisce Éireann can confirm that a Confirmation of Feasibility (CoF) has been issued to the applicant advising that a wastewater connection is feasible without infrastructure upgrade by Uisce Éireann.

The CoF notes that an upgrade is required at the Hodson Bay Wastewater pump station in order to allow for the proposed connection. If Uisce Éireann does not have a Capital Investment Project in place for the upgrade, it shall be funded by the developer. Full detailed foul drainage layout drawings and technical information must be provided at the connection application stage.

The applicant shall enter into a Connection Agreement with Uisce Éireann to provide for a service connection to the public wastewater collection network and adhere to the standards and conditions set out in that agreement.

Protection of Existing Public Water Supply

The applicant/operator shall comply with the Water Framework Directive and River Basin Management Plan objectives to ensure that the development will not negatively impact on the water quality of source/receiving waters during both construction and operational phases.

The applicant/operator shall meet the requirements of EIA Directive 2014/52/EU.

Stiúrthóirí / Directors: Jerry Grant (Cathaoirleach / Chairperson), Niall Gleeson (POF / CEO), Douglas Millican, Michael Nolan,Patricia King, Eileen Maher, Cathy Mannion, Michael Walsh, Rena O'Sullivan and Orlagh Nevin.
Oifig Chláraithe / Registered Office: Teach Colvill, 24-26 Sráid Thalbóid, Baile Átha Cliath 1, D01 NP86 / Colvill House, 24-26 Talbot Street, Dublin, Ireland D01NP86
Is cuideachta ghníomhaíochta ainmnithe atá faoi theorainn scaireanna é Uisce Éireann / Uisce Éireann is a designated activity company, limited by shares.
Cláraithe in Éirinn Uimh.: 530363 / Registered in Ireland No.: 530363.

The applicant/operator shall comply with the requirements of the Groundwater Directive, Article 6(1) of Directive 2000/60/EC.

In the interest of Public Health and Environmental Sustainability the applicant/operator will comply with best practice Groundwater Protection Schemes set in the GSI Groundwater Protection Schemes.

Uisce Éireann Assets / Risk to public infrastructure

Uisce Éireann records indicate that there is an existing public infrastructure within and/or in close proximity to the proposed development site, including a 150 uPVC watermain along the L2020.

Uisce Éireann does not permit Build Over of its assets. Where the applicant proposes to build over, build near, or divert the existing water service located on the site, the applicant shall have received written Confirmation of Feasibility (COF) of Safe Separation Distances, Protection Measures and/or Diversion(s), to ensure adequate protection and uninterrupted service of this pipe, from Uisce Éireann (diversions@water.ie), prior to any works commencing.

To ensure adequate provision and protection of water and wastewater facilities, Uisce Éireann recommends the following;

1. Where the applicant seeks a connection to the public network, the applicant shall enter into a connection agreement with Uisce Éireann prior to the commencement of the development and adhere to the standards and conditions set out in that agreement.
2. There shall be no build over of public infrastructure from these proposals. Separation distances as per Uisce Éireann's Standards Codes & Practices shall be achieved where public infrastructure is in situ within and/or adjacent to site boundaries*.
3. The development shall not impact public drinking water sources and/or abstraction point(s) and/or abstraction infrastructure**.
4. The design and construction of the Water & Wastewater pipes and related infrastructure to be installed in this Development shall comply with the Uisce Éireann Connections and Developer Services Standard Details and Codes of Practice.

Queries relating to the terms and observations above should be directed to planning@water.ie

Yours sincerely,

Dermot Phelan

Dermot Phelan
Connections and Developer Services

Advisory Note(s):

*Uisce Éireann does not permit build over of its assets. Separation distances from public infrastructure, as per Uisce Éireann's Standards Codes and Practices must be achieved. It is the applicant's responsibility to submit a diversion enquiry to Uisce Éireann Diversions Section

(diversions@water.ie) prior to construction, where a potential build over of public assets is in question and/or where the applicants proposals cannot achieve separation distances from public infrastructure as per UÉ Standards & Codes of Practice.

** Protection of drinking water source(s) from potentially adverse impacts is a priority for Uisce Éireann. It is Uisce Éireanns current policy to maintain safe and secure drinking water supplies and ensure that development will not give rise to any deterioration in water quality. Development proposals shall not impact public drinking water sources and/or abstraction point(s). It is also a requirement of the Water Framework Directive that waters used for the abstraction of drinking water are protected to avoid deterioration in quality. Development proposals shall not impact public drinking water sources and/or abstraction point(s).

Any person discharging trade effluent** to a sewer, must have a Trade Effluent License issued pursuant to section 16 of the Local Government (Water Pollution) Act, 1977 (as amended). More information and an application form for a Trade Effluent License can be found at the following link: https://www.water.ie/business/trade-effluent/about/ . Trade effluent is defined in the Local Government (Water Pollution) Act, 1977 (as amended).

Uisce Éireann does not permit surface waters into the public sewer network.