

An Bord Pleanála

12th December 2024

64 Marlborough Street,
Dublin 1,
D01 V902

Re: Planning Application to An Bord Pleanála made under section 175 (3) of the Planning and Development Act 2000 (as amended) for the proposed Inis Cealtra Visitor Experience at Inis Cealtra (Holy Island) in Lough Derg, and in Mountshannon, County Clare

A Chara,

McCutcheon Halley Chartered Planning Consultants (MHP) act on behalf of the Applicant, Clare County Council, and wish to submit the enclosed planning application for permission in accordance with the provisions of Section 175 (3) of the Planning and Development Act 2000 (as amended), and the requirements of the Planning and Development Regulations 2001 (as amended).

Briefly, the proposed development comprises the Inis Cealtra Visitor Experience at Inis Cealtra (Holy Island) in Lough Derg and in two locations in Mountshannon Village, in the Townland of Mountshannon, County Clare.

Please find enclosed 2no. hard copies and 1 no soft copy of the complete planning application including EIAR and NIS. A list of all documents submitted with this planning application can be found in **Appendix 1** of this Cover Letter.

An Environmental Impact Assessment Report (EIAR) and a Natura Impact Statement (NIS) have been prepared in respect of the proposed development. Accordingly, this is notified on the public notices and a notification of the EIAR has been sent to the Department of Housing, Planning and Local Government (EIAPortal@housing.gov.ie). A copy of the acknowledgement received in response is included with the submission and as **Appendix 2** (EIA Portal ID 2024209).

Letters of Consent from Landowners holding the respective folios associated with the application site can be found in **Appendix 3**.

A list of the Prescribed Bodies which have been notified with respect to the application for the proposed development under section 177AE of the Planning and Development Act 2000 (as amended) and the requirements of the Planning and Development Regulations 2001 (as amended) and the notifications can be found in **Appendix 4** to this Cover Letter.

We trust that all is in order and look forward to a positive decision in due course. Please forward all future correspondence to our Dublin office and should you have queries please do not hesitate to contact the undersigned.

Is mise, le meas,



Martina Keenan Rivero

McCutcheon Halley Chartered Planning Consultants

Appendix 1: Enclosures

Input / Deliverable	Responsible Party
Administration	
Site Notice dated 12 th December 2024	MH Planning
Press Notice published in the Clare Champion and Clare Echo dated 12 th December 2024	
Letters of Landowners Consent (OPW, WWI, Mr Hogan)	
Planning	
Planning Statement	MH Planning
Architecture	
Architectural Design Statement incl. Conservation Statement	McCullough Mulvin Architects
Architectural Drawings & Register	
Landscaping	
Landscape Drawings & Register	Mitchell + Associates
Landscape Design Report incl. Landscape & Conservation Management Plan (Island)	
Engineering	
Engineering Drawings & Register	Malachy Walsh & Partners
Civil Utilities Planning Report	
Flood Risk Assessment	
Road Safety Audit	
Traffic and Transport Assessment & Mobility Management Plan	
Construction & Environmental Management Plan	
Environmental & Other Assessments	
Arboricultural Assessment and Impact Reports	CMK & Charles McCorkle
Arboricultural Drawings & Drawing Register	
Island Jetty Drawings & Dwg Register	Water Ways Ireland
Flood Risk Assessment (Island Jetty)	Tobin
Natura Impact Statement incl Appropriate Assessment Screening	Malachy Walsh & Partners
Photomontages	Digital Dimensions
Visitor Management Plan	Susan Heffernan Marketing & Project Management
Accessibility Audit	Evolve Technologies
EIAR incl. Appendices	Multidisciplinary Team of Specialists

Appendix 2: EIA Portal Confirmation

Anika Haget

From:

Hugh Wogan (Housing) <Hugh.Wogan@housing.gov.ie>

Sent:

10 December 2024 13:39

To:

Anika Haget

Subject:

EIA Portal Application Confirmation Number: 2024209

NOTE: This email originated from outside the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Dear Aneka,

An EIA Portal notification was received on 10/12/2024 in respect of this proposed application. The information provided has been uploaded to the EIA Portal on 10/12/2024 under EIA Portal ID number 2024209 and is available to view at <http://housinggovie.maps.arcgis.com/apps/webappviewer/index.html?id=d7d5a3d48f104ecbb206e7e5f84b71f1>.

Portal ID: 2024209

Competent Authority: An Bord Pleanála

Applicant Name: Clare County Council

Location: Inis Cealtra (Holy Island) in Lough Derg, and two locations in Mountshannon Village, in the Townland of Mountshannon.

Description: Inis Cealtra Visitor Experience

Linear Development: No

Date Uploaded to Portal: 10/12/2024

Kindest Regards,

Hugh Wogan,


EIA Portal team

An Roinn Tithíochta, Rialtais Áitiúil agus Oidhreacht
Department of Housing, Local Government and Heritage

Teach an Chustaim, Baile Átha Cliath 1, D01 W6X0
Custom House, Dublin 1, D01 W6X0


T +353 (0) 1 888 2142

www.gov.ie/housing



An Roinn Tithíochta,
Rialtais Áitiúil agus Oidhreacht
Department of Housing,
Local Government and Heritage

4

 McCutcheon Halley
CHARTERED PLANNING CONSULTANTS


Appendix 3: Letters of Consent



Mr. John O'Malley,
Acting Director of Tourism Development &
West Clare Municipal District,
c/o Clare County Council,
Áras an Chláir,
New Road,
Ennis,
Co. Clare.

Re: Consent to Clare County Council for submission to An Bord Pleanala of a Part X planning application for a Visitor Centre, car park, works to Inis Cealtra (Holy Island) and Mountshannon Harbour, and all ancillary site development works.

I Éanna Rowe, on behalf of **Waterways Ireland**, give consent for Clare County Council to make an application to An Bord Pleanala for development, of a Part X planning application for a visitor centre, car park, works to Inis Cealtra (Holy Island) and Mountshannon Harbour, and all ancillary site development works.



Signed: Éanna Rowe

Date: 10 July 2024



Mr. John O'Malley,
Acting Director of Tourism Development &
West Clare Municipal District,
c/o Clare County Council,
Áras an Chláir,
New Road,
Ennis,
Co. Clare.

**Re: Consent to Clare County Council for submission to An Bord Pleanála
of a Part X planning application for a Visitor Centre, car park, works to
Inis Cealtra (Holy Island) and Mountshannon Harbour, and all ancillary
site development works.**

I **Terri Sweeney Meade, FRIAI Assistant Principal Architect,** on behalf
of the **Office of Public Works (OPW)**, give consent for Clare County Council to
make an application to An Bord Pleanála for development, of a Part X planning
application for a visitor centre, car park, works to Inis Cealtra (Holy Island) and
Mountshannon Harbour, and all ancillary site development works.

Signed:  Date: 30th September 2024



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Mr. John O'Malley,
Acting Director of Tourism Development &
West Clare Municipal District,
c/o Clare County Council,
Áras an Chláir,
New Road,
Ennis,
Co. Clare.

Re: Consent to Clare County Council for submission to An Bord Pleanála of a Part X planning application for a Visitor Centre, car park, works to Inis Cealtra (Holy Island) and Mountshannon Harbour, and all ancillary site development works.

I KEVIN HOLAN, current registered owner of the land shown for the proposed car park, give my consent for Clare County Council to make an application to An Bord Pleanála for development, inclusive of a car park proposed on my land within the village of Mountshannon.

Should the design be approved and prior to any construction proceeding, Clare County Council will purchase and assume ownership of the relevant land.

Signed: Kevin Holan Date: 9/7/2024

CLARE Roinn Turasóireachta | Tourism Department
Stiúrthóireacht Forbairt Turasóireachta | Tourism Development Directorate
Áras Contae an Chláir, Bóthar Nua, Inis Co. an Chláir, V95 DXP2 | Áras Contae an Chláir, New Road, Ennis, Co. Clare, V95 DXP2

065 6346283

tourism@clarecoco.ie

www.clarecoco.ie / www.visitclare.ie



Mr. John O'Malley,
Acting Director of Tourism Development &
West Clare Municipal District,
c/o Clare County Council,
Áras an Chláir,
New Road,
Ennis,
Co. Clare.

**Re: Consent to Clare County Council for submission to An Bord Pleanala
of a Part X planning application for a Visitor Centre, car park, works to
Inis Cealtra (Holy Island) and Mountshannon Harbour, and all ancillary
site development works.**

I Paul Butler PAUL BUTLER on behalf of Mountshannon Community
Council, give consent for Clare County Council to make an application to An Bord
Pleanala for development, of a Part X planning application for a visitor centre, car
park, works to Inis Cealtra (Holy Island) and Mountshannon Harbour, and all
ancillary site development works.

Signed: 

Date: 13TH SEPT 24

Appendix 4: Prescribed Bodies

The following Prescribed Bodies have been notified with respect to the application for the proposed development under section 177AE of the Planning and Development Act 2000 (as amended) and the requirements of the Planning and Development Regulations 2001 (as amended):

1. An Taisce – The National Trust for Ireland
2. An Chomhairle Ealaíon – The Arts Council
3. Fáilte Ireland
4. National Monuments Service - Department of Housing, Local Government and Heritage
5. Department of Housing, Local Government and Heritage
6. National Parks and Wildlife Service
7. Minister for Housing, Local Government and Heritage - Development Applications Unit
8. Department of Environment, Climate and Communications
9. Department of Tourism, Culture, Arts, Gaeltacht, Sport and Media
10. Department of Rural and Community Development
11. Department of Agriculture, Food and The Marine
12. Office of Public Works
13. Inland Fisheries Ireland
14. The Heritage Council
15. Waterways Ireland Scariff & Enniskillen
16. Environmental Protection Agency
17. Department of Transport
18. National Transport Authority
19. Transport Infrastructure Ireland
20. Uisce Éireann
21. Birdwatch Ireland
22. Tipperary County Council
23. Limerick City and County Council
24. Galway County Council
25. Southern Regional Assembly



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An Taisce – The National Trust for Ireland
5 Foster Place
Temple Bar
Dublin 2
D02 V0P9

12/12/2024

Re: Notice by Clare County Council of Application to An Bord Pleanála for Approval under Sections 175(3) and 177AE of the Planning and Development Act 2000 (as amended) and the requirements of the Planning and Development Regulations 2001 (as amended).

A Chara,

In accordance with the provisions of Section 175 and Section 177AE of the Planning and Development Act 2000 (as amended), and the requirements of the Planning and Development Regulations 2001 (as amended), notice is hereby given by Clare County Council of a proposed development on lands at Inis Cealtra (Holy Island) in Lough Derg, and in Mountshannon, County Clare.

The proposed development provides for upgrade and enhanced visitor facilities on lands measuring approximately 20.3 hectares located at Inis Cealtra (Holy Island) in Lough Derg, and at two locations in Mountshannon Village, in the Townland of Mountshannon. The two sites in Mountshannon Village include: (1) lands within the curtilage of the 'Old Rectory' (a Protected Structure, RPS No. 464) and extending south to encompass a section of Harbour Road (L-4034) and Mountshannon Harbour car park, and (2) lands to the north of Aistear Park on the north side of Main Street (R352).

The proposed upgrade and enhanced visitor facilities development will consist of:

- (a) Demolition of an existing concrete shelter (16sq.m) at Inis Cealtra adjacent to the existing pier at the north-west of the island;
- (b) Installation of a new L-shaped floating access jetty and walkway at the north-west of Inis Cealtra Island at the location of the existing pier, consisting of a floating breakwater jetty, a stone and concrete causeway connected by a steel access ramp and a canoe launch jetty with access ramp;
- (c) A series of new mown grass pedestrian paths on Inis Cealtra facilitating enhanced access to the island's main monuments and natural landscape;



Roinn Turasóireachta |
Stiúrthóireacht Forbairt Turasóireachta
Áras Contae an Chláir, Bóthar Nua, Inis, Co. an Chláir, V95 DXP2

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Tourism Development Directorate
Áras Contae an Chláir, New Road, Ennis, Co. Clare, V95 DXP2



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- (d) Provision of three staff and public welfare facility 'pods' including a weather shelter (20sq.m), WCs (15sq.m) and a staff rest room (25sq.m), principally made up of prefabricated timber components;
- (e) Removal of foul waste from a holding container forming part of a proposed dry toilet system on Inis Cealtra Island, and its transportation by tanker to an off-site licenced wastewater treatment facility;
- (f) Construction of a public car park on the north side of Main Street, incorporating 169 total car parking spaces including 105 standard car parking spaces, 11 accessible car parking spaces and 53 overflow car parking spaces on reinforced grass in the northern part of the site, together with 6 coach parking spaces and 40 secure bicycle parking spaces;
- (g) To facilitate the new car park in Main Street, it is proposed to remove two sections of an existing mound/wall (approx. 155m combined length) extending south to north through the site, together with the access gate and a 7.8m section of the existing masonry wall at the site's frontage to Main Street on the southern boundary;
- (h) Construction of a new part one-storey, part two-storey Visitor Centre with a gross floor area of 1,594sq.m to the south of the existing 'Old Rectory' building (RPS No. 464), incorporating a series of interpretation, exhibition and education spaces, together with a café and ancillary supporting spaces;
- (i) Removal of two sections of the existing stone wall (approx. length 45m combined total) at the south and south-west boundary of the 'Old Rectory' site at its frontage to Harbour Road, to enhance access from Harbour Road and provide a visual connection between the new Visitor Centre and Lough Derg;
- (j) Reconfiguration of the existing Mountshannon Harbour car park, providing for 49 total car parking spaces, including 46 standard spaces and 3 accessible spaces, together with public realm enhancements;
- (k) All ancillary infrastructure and site development works above and below ground level including undergrounding of an existing ESB overhead line at the site of the new car park in Mountshannon Village, public lighting, drainage, connections to public services, site access, traffic calming, hard and soft landscaping, public realm works and boundary treatments.

An Environmental Impact Assessment Report (EIAR) and a Natura Impact Statement (NIS) have been prepared in respect of the proposed development.

A copy of the EIAR and NIS, together with the Plans and Particulars of the proposed development will be available for inspection on Clare County Council's website at <https://yoursay.clarecoco.ie/holy-island-application> from Thursday 12th December 2024.



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Submissions or observations may be made in relation to:

- (i) the implications of the proposed development for proper planning and sustainable development in the area concerned,
- (ii) the likely effects on the environment of the proposed development, and
- (iii) the likely significant effects of the proposed development on a European site, if carried out.

Any submissions must be received by An Bord Pleanála, 64 Marlborough Street, Dublin 1, D01 V902, no later than 5.30pm on Monday, 3rd February 2025.

Is mise le meas,

Siobhán McNulty,
Director of Tourism Development.



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CONTAE AN CHLÁIR | COUNTY COUNCIL

An Chomhairle Ealaíon – The Arts Council
70 Merrion Square
Dublin 2
D02 NY52

12/12/2024

Re: Notice by Clare County Council of Application to An Bord Pleanála for Approval under Sections 175(3) and 177AE of the Planning and Development Act 2000 (as amended) and the requirements of the Planning and Development Regulations 2001 (as amended).

A Chara,

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The proposed development provides for upgrade and enhanced visitor facilities on lands measuring approximately 20.3 hectares located at Inis Cealtra (Holy Island) in Lough Derg, and at two locations in Mountshannon Village, in the Townland of Mountshannon. The two sites in Mountshannon Village include: (1) lands within the curtilage of the 'Old Rectory' (a Protected Structure, RPS No. 464) and extending south to encompass a section of Harbour Road (L-4034) and Mountshannon Harbour car park, and (2) lands to the north of Aistear Park on the north side of Main Street (R352).

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- (b) Installation of a new L-shaped floating access jetty and walkway at the north-west of Inis Cealtra Island at the location of the existing pier, consisting of a floating breakwater jetty, a stone and concrete causeway connected by a steel access ramp and a canoe launch jetty with access ramp;
- (c) A series of new mown grass pedestrian paths on Inis Cealtra facilitating enhanced access to the island's main monuments and natural landscape;
- (d) Provision of three staff and public welfare facility 'pods' including a weather shelter (20sq.m), WCs (15sq.m) and a staff rest room (25sq.m), principally made up of prefabricated timber components;



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(e) Removal of foul waste from a holding container forming part of a proposed dry toilet system on Inis Cealtra Island, and its transportation by tanker to an off-site licenced wastewater treatment facility;

(f) Construction of a public car park on the north side of Main Street, incorporating 169 total car parking spaces including 105 standard car parking spaces, 11 accessible car parking spaces and 53 overflow car parking spaces on reinforced grass in the northern part of the site, together with 6 coach parking spaces and 40 secure bicycle parking spaces;

(g) To facilitate the new car park in Main Street, it is proposed to remove two sections of an existing mound/wall (approx. 155m combined length) extending south to north through the site, together with the access gate and a 7.8m section of the existing masonry wall at the site's frontage to Main Street on the southern boundary;

(h) Construction of a new part one-storey, part two-storey Visitor Centre with a gross floor area of 1,594sq.m to the south of the existing 'Old Rectory' building (RPS No. 464), incorporating a series of interpretation, exhibition and education spaces, together with a café and ancillary supporting spaces;

(i) Removal of two sections of the existing stone wall (approx. length 45m combined total) at the south and south-west boundary of the 'Old Rectory' site at its frontage to Harbour Road, to enhance access from Harbour Road and provide a visual connection between the new Visitor Centre and Lough Derg;

(j) Reconfiguration of the existing Mountshannon Harbour car park, providing for 49 total car parking spaces, including 46 standard spaces and 3 accessible spaces, together with public realm enhancements;

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An Environmental Impact Assessment Report (EIAR) and a Natura Impact Statement (NIS) have been prepared in respect of the proposed development.

A copy of the EIAR and NIS, together with the Plans and Particulars of the proposed development will be available for inspection on Clare County Council's website at <https://yoursay.clarecoco.ie/holy-island-application> from Thursday 12th December 2024.



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Submissions or observations may be made in relation to:

- (i) the implications of the proposed development for proper planning and sustainable development in the area concerned,
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Is mise le meas,

Siobhán McNulty,
Director of Tourism Development.



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COMHAIRLE | CLARE
CONTAE AN CHLÁIR | COUNTY COUNCIL

Fáilte Ireland
88-95 Amiens Street
Dublin 1
D01 WR86

12/12/2024

Re: Notice by Clare County Council of Application to An Bord Pleanála for Approval under Sections 175(3) and 177AE of the Planning and Development Act 2000 (as amended) and the requirements of the Planning and Development Regulations 2001 (as amended).

A Chara,

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The proposed development provides for upgrade and enhanced visitor facilities on lands measuring approximately 20.3 hectares located at Inis Cealtra (Holy Island) in Lough Derg, and at two locations in Mountshannon Village, in the Townland of Mountshannon. The two sites in Mountshannon Village include: (1) lands within the curtilage of the 'Old Rectory' (a Protected Structure, RPS No. 464) and extending south to encompass a section of Harbour Road (L-4034) and Mountshannon Harbour car park, and (2) lands to the north of Aistear Park on the north side of Main Street (R352).

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Siobhán McNulty,
Director of Tourism Development.



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National Monuments Service
Department of Housing, Local Government and Heritage
Custom House
Dublin 1
D01 W6X0

12/12/2024

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The proposed upgrade and enhanced visitor facilities development will consist of:

- (a) Demolition of an existing concrete shelter (16sq.m) at Inis Cealtra adjacent to the existing pier at the north-west of the island;
- (b) Installation of a new L-shaped floating access jetty and walkway at the north-west of Inis Cealtra Island at the location of the existing pier, consisting of a floating breakwater jetty, a stone and concrete causeway connected by a steel access ramp and a canoe launch jetty with access ramp;
- (c) A series of new mown grass pedestrian paths on Inis Cealtra facilitating enhanced access to the island's main monuments and natural landscape;
- (d) Provision of three staff and public welfare facility 'pods' including a weather shelter (20sq.m), WCs (15sq.m) and a staff rest room (25sq.m), principally made up of prefabricated timber components;



Roinn Turasóireachta
Stiúrthóireacht Forbairt Turasóireachta
Áras Contae an Chláir, Bóthar Nua, Inis, Co. an Chláir, V95 DXP2

Tourism Department
Tourism Development Directorate
Áras Contae an Chláir, New Road, Ennis, Co. Clare, V95 DXP2



COMHAIRLE | CLARE
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- (e) Removal of foul waste from a holding container forming part of a proposed dry toilet system on Inis Cealtra Island, and its transportation by tanker to an off-site licenced wastewater treatment facility;
- (f) Construction of a public car park on the north side of Main Street, incorporating 169 total car parking spaces including 105 standard car parking spaces, 11 accessible car parking spaces and 53 overflow car parking spaces on reinforced grass in the northern part of the site, together with 6 coach parking spaces and 40 secure bicycle parking spaces;
- (g) To facilitate the new car park in Main Street, it is proposed to remove two sections of an existing mound/wall (approx. 155m combined length) extending south to north through the site, together with the access gate and a 7.8m section of the existing masonry wall at the site's frontage to Main Street on the southern boundary;
- (h) Construction of a new part one-storey, part two-storey Visitor Centre with a gross floor area of 1,594sq.m to the south of the existing 'Old Rectory' building (RPS No. 464), incorporating a series of interpretation, exhibition and education spaces, together with a café and ancillary supporting spaces;
- (i) Removal of two sections of the existing stone wall (approx. length 45m combined total) at the south and south-west boundary of the 'Old Rectory' site at its frontage to Harbour Road, to enhance access from Harbour Road and provide a visual connection between the new Visitor Centre and Lough Derg;
- (j) Reconfiguration of the existing Mountshannon Harbour car park, providing for 49 total car parking spaces, including 46 standard spaces and 3 accessible spaces, together with public realm enhancements;
- (k) All ancillary infrastructure and site development works above and below ground level including undergrounding of an existing ESB overhead line at the site of the new car park in Mountshannon Village, public lighting, drainage, connections to public services, site access, traffic calming, hard and soft landscaping, public realm works and boundary treatments.

An Environmental Impact Assessment Report (EIAR) and a Natura Impact Statement (NIS) have been prepared in respect of the proposed development.

A copy of the EIAR and NIS, together with the Plans and Particulars of the proposed development will be available for inspection on Clare County Council's website at <https://yoursay.clarecoco.ie/holy-island-application> from Thursday 12th December 2024.



Roinn Turasóireachta
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Tourism Department
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COMHAIRLE | CLARE
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Submissions or observations may be made in relation to:

- (i) the implications of the proposed development for proper planning and sustainable development in the area concerned,
- (ii) the likely effects on the environment of the proposed development, and
- (iii) the likely significant effects of the proposed development on a European site, if carried out.

Any submissions must be received by An Bord Pleanála, 64 Marlborough Street, Dublin 1, D01 V902, no later than 5.30pm on Monday, 3rd February 2025.

Is mise le meas,

Siobhán McNulty,
Director of Tourism Development.



Roinn Turasóireachta
Stiúthóireacht Forbairt Turasóireachta
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Tourism Department
Tourism Development Directorate
Áras Contae an Chláir, New Road, Ennis, Co. Clare, V95 DXP2



COMHAIRLE | CLARE
CONTAE AN CHLÁIR | COUNTY COUNCIL

Department of Housing, Local Government and Heritage
Custom House
Dublin 1
D01 W6X0

12/12/2024

Re: Notice by Clare County Council of Application to An Bord Pleanála for Approval under Sections 175(3) and 177AE of the Planning and Development Act 2000 (as amended) and the requirements of the Planning and Development Regulations 2001 (as amended).

A Chara,

In accordance with the provisions of Section 175 and Section 177AE of the Planning and Development Act 2000 (as amended), and the requirements of the Planning and Development Regulations 2001 (as amended), notice is hereby given by Clare County Council of a proposed development on lands at Inis Cealtra (Holy Island) in Lough Derg, and in Mountshannon, County Clare.

The proposed development provides for upgrade and enhanced visitor facilities on lands measuring approximately 20.3 hectares located at Inis Cealtra (Holy Island) in Lough Derg, and at two locations in Mountshannon Village, in the Townland of Mountshannon. The two sites in Mountshannon Village include: (1) lands within the curtilage of the 'Old Rectory' (a Protected Structure, RPS No. 464) and extending south to encompass a section of Harbour Road (L-4034) and Mountshannon Harbour car park, and (2) lands to the north of Aistear Park on the north side of Main Street (R352).

The proposed upgrade and enhanced visitor facilities development will consist of:

- (a) Demolition of an existing concrete shelter (16sq.m) at Inis Cealtra adjacent to the existing pier at the north-west of the island;
- (b) Installation of a new L-shaped floating access jetty and walkway at the north-west of Inis Cealtra Island at the location of the existing pier, consisting of a floating breakwater jetty, a stone and concrete causeway connected by a steel access ramp and a canoe launch jetty with access ramp;
- (c) A series of new mown grass pedestrian paths on Inis Cealtra facilitating enhanced access to the island's main monuments and natural landscape;
- (d) Provision of three staff and public welfare facility 'pods' including a weather shelter (20sq.m), WCs (15sq.m) and a staff rest room (25sq.m), principally made up of prefabricated timber components;



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COMHAIRLE | CLARE
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- (e) Removal of foul waste from a holding container forming part of a proposed dry toilet system on Inis Cealtra Island, and its transportation by tanker to an off-site licenced wastewater treatment facility;
- (f) Construction of a public car park on the north side of Main Street, incorporating 169 total car parking spaces including 105 standard car parking spaces, 11 accessible car parking spaces and 53 overflow car parking spaces on reinforced grass in the northern part of the site, together with 6 coach parking spaces and 40 secure bicycle parking spaces;
- (g) To facilitate the new car park in Main Street, it is proposed to remove two sections of an existing mound/wall (approx. 155m combined length) extending south to north through the site, together with the access gate and a 7.8m section of the existing masonry wall at the site's frontage to Main Street on the southern boundary;
- (h) Construction of a new part one-storey, part two-storey Visitor Centre with a gross floor area of 1,594sq.m to the south of the existing 'Old Rectory' building (RPS No. 464), incorporating a series of interpretation, exhibition and education spaces, together with a café and ancillary supporting spaces;
- (i) Removal of two sections of the existing stone wall (approx. length 45m combined total) at the south and south-west boundary of the 'Old Rectory' site at its frontage to Harbour Road, to enhance access from Harbour Road and provide a visual connection between the new Visitor Centre and Lough Derg;
- (j) Reconfiguration of the existing Mountshannon Harbour car park, providing for 49 total car parking spaces, including 46 standard spaces and 3 accessible spaces, together with public realm enhancements;
- (k) All ancillary infrastructure and site development works above and below ground level including undergrounding of an existing ESB overhead line at the site of the new car park in Mountshannon Village, public lighting, drainage, connections to public services, site access, traffic calming, hard and soft landscaping, public realm works and boundary treatments.

An Environmental Impact Assessment Report (EIAR) and a Natura Impact Statement (NIS) have been prepared in respect of the proposed development.

A copy of the EIAR and NIS, together with the Plans and Particulars of the proposed development will be available for inspection on Clare County Council's website at <https://yoursay.clarecoco.ie/holy-island-application> from Thursday 12th December 2024.



Roinn Turasóireachta
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Tourism Department
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COMHAIRLE | CLARE
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Is mise le meas,

Siobhán McNulty,
Director of Tourism Development.



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COMHAIRLE | CLARE
CONTAE AN CHLÁIR | COUNTY COUNCIL

National Parks and Wildlife Service
90 King Street North
Dublin 7
D07 N7CV

12/12/2024

Re: Notice by Clare County Council of Application to An Bord Pleanála for Approval under Sections 175(3) and 177AE of the Planning and Development Act 2000 (as amended) and the requirements of the Planning and Development Regulations 2001 (as amended).

A Chara,

In accordance with the provisions of Section 175 and Section 177AE of the Planning and Development Act 2000 (as amended), and the requirements of the Planning and Development Regulations 2001 (as amended), notice is hereby given by Clare County Council of a proposed development on lands at Inis Cealtra (Holy Island) in Lough Derg, and in Mountshannon, County Clare.

The proposed development provides for upgrade and enhanced visitor facilities on lands measuring approximately 20.3 hectares located at Inis Cealtra (Holy Island) in Lough Derg, and at two locations in Mountshannon Village, in the Townland of Mountshannon. The two sites in Mountshannon Village include: (1) lands within the curtilage of the 'Old Rectory' (a Protected Structure, RPS No. 464) and extending south to encompass a section of Harbour Road (L-4034) and Mountshannon Harbour car park, and (2) lands to the north of Aistear Park on the north side of Main Street (R352).

The proposed upgrade and enhanced visitor facilities development will consist of:

- (a) Demolition of an existing concrete shelter (16sq.m) at Inis Cealtra adjacent to the existing pier at the north-west of the island;
- (b) Installation of a new L-shaped floating access jetty and walkway at the north-west of Inis Cealtra Island at the location of the existing pier, consisting of a floating breakwater jetty, a stone and concrete causeway connected by a steel access ramp and a canoe launch jetty with access ramp;
- (c) A series of new mown grass pedestrian paths on Inis Cealtra facilitating enhanced access to the island's main monuments and natural landscape;
- (d) Provision of three staff and public welfare facility 'pods' including a weather shelter (20sq.m), WCs (15sq.m) and a staff rest room (25sq.m), principally made up of prefabricated timber components;



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- (e) Removal of foul waste from a holding container forming part of a proposed dry toilet system on Inis Cealtra Island, and its transportation by tanker to an off-site licenced wastewater treatment facility;
- (f) Construction of a public car park on the north side of Main Street, incorporating 169 total car parking spaces including 105 standard car parking spaces, 11 accessible car parking spaces and 53 overflow car parking spaces on reinforced grass in the northern part of the site, together with 6 coach parking spaces and 40 secure bicycle parking spaces;
- (g) To facilitate the new car park in Main Street, it is proposed to remove two sections of an existing mound/wall (approx. 155m combined length) extending south to north through the site, together with the access gate and a 7.8m section of the existing masonry wall at the site's frontage to Main Street on the southern boundary;
- (h) Construction of a new part one-storey, part two-storey Visitor Centre with a gross floor area of 1,594sq.m to the south of the existing 'Old Rectory' building (RPS No. 464), incorporating a series of interpretation, exhibition and education spaces, together with a café and ancillary supporting spaces;
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- (j) Reconfiguration of the existing Mountshannon Harbour car park, providing for 49 total car parking spaces, including 46 standard spaces and 3 accessible spaces, together with public realm enhancements;
- (k) All ancillary infrastructure and site development works above and below ground level including undergrounding of an existing ESB overhead line at the site of the new car park in Mountshannon Village, public lighting, drainage, connections to public services, site access, traffic calming, hard and soft landscaping, public realm works and boundary treatments.

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A copy of the EIAR and NIS, together with the Plans and Particulars of the proposed development will be available for inspection on Clare County Council's website at <https://yoursay.clarecoco.ie/holy-island-application> from Thursday 12th December 2024.



Roinn Turasóireachta
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COMHAIRLE | CLARE
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Submissions or observations may be made in relation to:

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Is mise le meas,

Siobhán McNulty,
Director of Tourism Development.



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COMHAIRLE | CLARE
CONTAE AN CHLÁIR | COUNTY COUNCIL

Minister for Housing, Local Government and Heritage
C/O The Manager
Development Applications Unit
Department of Housing, Local Government and Heritage
Newtown Road
Wexford
Y35 AP90

12/12/2024

Re: Notice by Clare County Council of Application to An Bord Pleanála for Approval under Sections 175(3) and 177AE of the Planning and Development Act 2000 (as amended) and the requirements of the Planning and Development Regulations 2001 (as amended).

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The proposed development provides for upgrade and enhanced visitor facilities on lands measuring approximately 20.3 hectares located at Inis Cealtra (Holy Island) in Lough Derg, and at two locations in Mountshannon Village, in the Townland of Mountshannon. The two sites in Mountshannon Village include: (1) lands within the curtilage of the 'Old Rectory' (a Protected Structure, RPS No. 464) and extending south to encompass a section of Harbour Road (L-4034) and Mountshannon Harbour car park, and (2) lands to the north of Aistear Park on the north side of Main Street (R352).

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- (a) Demolition of an existing concrete shelter (16sq.m) at Inis Cealtra adjacent to the existing pier at the north-west of the island;
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- (d) Provision of three staff and public welfare facility 'pods' including a weather shelter (20sq.m), WCs (15sq.m) and a staff rest room (25sq.m), principally made up of prefabricated timber components;
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Tourism Department
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CONTAE AN CHLÁIR | COUNTY COUNCIL

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Is mise le meas,

Siobhán McNulty,
Director of Tourism Development.



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Tourism Department
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Áras Contae an Chláir, New Road, Ennis, Co. Clare, V95 DXP2



COMHAIRLE | CLARE
CONTAE AN CHLÁIR | COUNTY COUNCIL

Department of Environment, Climate and Communications
Tom Johnson House
Haddington Road
Dublin 4
D04 K7X4

12/12/2024

Re: Notice by Clare County Council of Application to An Bord Pleanála for Approval under Sections 175(3) and 177AE of the Planning and Development Act 2000 (as amended) and the requirements of the Planning and Development Regulations 2001 (as amended).

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Tourism Department
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Siobhán McNulty,
Director of Tourism Development.



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COMHAIRLE | CLARE
CONTAE AN CHLÁIR | COUNTY COUNCIL

Department of Tourism, Culture, Arts,
Gaeltacht, Sport and Media
23 Kildare Street
Dublin 2
D02 TD30

12/12/2024

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A Chara,

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The proposed development provides for upgrade and enhanced visitor facilities on lands measuring approximately 20.3 hectares located at Inis Cealtra (Holy Island) in Lough Derg, and at two locations in Mountshannon Village, in the Townland of Mountshannon. The two sites in Mountshannon Village include: (1) lands within the curtilage of the 'Old Rectory' (a Protected Structure, RPS No. 464) and extending south to encompass a section of Harbour Road (L-4034) and Mountshannon Harbour car park, and (2) lands to the north of Aistear Park on the north side of Main Street (R352).

The proposed upgrade and enhanced visitor facilities development will consist of:

- (a) Demolition of an existing concrete shelter (16sq.m) at Inis Cealtra adjacent to the existing pier at the north-west of the island;
- (b) Installation of a new L-shaped floating access jetty and walkway at the north-west of Inis Cealtra Island at the location of the existing pier, consisting of a floating breakwater jetty, a stone and concrete causeway connected by a steel access ramp and a canoe launch jetty with access ramp;
- (c) A series of new mown grass pedestrian paths on Inis Cealtra facilitating enhanced access to the island's main monuments and natural landscape;
- (d) Provision of three staff and public welfare facility 'pods' including a weather shelter (20sq.m), WCs (15sq.m) and a staff rest room (25sq.m), principally made up of prefabricated timber components;



Roinn Turasóireachta
Stiúrthóireacht Forbairt Turasóireachta
Áras Contae an Chláir, Bóthar Nua, Inis, Co. an Chláir, V95 DXP2

Tourism Department
Tourism Development Directorate
Áras Contae an Chláir, New Road, Ennis, Co. Clare, V95 DXP2



COMHAIRLE | CLARE
CONTAE AN CHLÁIR | COUNTY COUNCIL

- (e) Removal of foul waste from a holding container forming part of a proposed dry toilet system on Inis Cealtra Island, and its transportation by tanker to an off-site licenced wastewater treatment facility;
- (f) Construction of a public car park on the north side of Main Street, incorporating 169 total car parking spaces including 105 standard car parking spaces, 11 accessible car parking spaces and 53 overflow car parking spaces on reinforced grass in the northern part of the site, together with 6 coach parking spaces and 40 secure bicycle parking spaces;
- (g) To facilitate the new car park in Main Street, it is proposed to remove two sections of an existing mound/wall (approx. 155m combined length) extending south to north through the site, together with the access gate and a 7.8m section of the existing masonry wall at the site's frontage to Main Street on the southern boundary;
- (h) Construction of a new part one-storey, part two-storey Visitor Centre with a gross floor area of 1,594sq.m to the south of the existing 'Old Rectory' building (RPS No. 464), incorporating a series of interpretation, exhibition and education spaces, together with a café and ancillary supporting spaces;
- (i) Removal of two sections of the existing stone wall (approx. length 45m combined total) at the south and south-west boundary of the 'Old Rectory' site at its frontage to Harbour Road, to enhance access from Harbour Road and provide a visual connection between the new Visitor Centre and Lough Derg;
- (j) Reconfiguration of the existing Mountshannon Harbour car park, providing for 49 total car parking spaces, including 46 standard spaces and 3 accessible spaces, together with public realm enhancements;
- (k) All ancillary infrastructure and site development works above and below ground level including undergrounding of an existing ESB overhead line at the site of the new car park in Mountshannon Village, public lighting, drainage, connections to public services, site access, traffic calming, hard and soft landscaping, public realm works and boundary treatments.

An Environmental Impact Assessment Report (EIAR) and a Natura Impact Statement (NIS) have been prepared in respect of the proposed development.

A copy of the EIAR and NIS, together with the Plans and Particulars of the proposed development will be available for inspection on Clare County Council's website at <https://yoursay.clarecoco.ie/holy-island-application> from Thursday 12th December 2024.



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Tourism Department
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COMHAIRLE | CLARE
CONTAE AN CHLÁIR | COUNTY COUNCIL

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- (ii) the likely effects on the environment of the proposed development, and
- (iii) the likely significant effects of the proposed development on a European site, if carried out.

Any submissions must be received by An Bord Pleanála, 64 Marlborough Street, Dublin 1, D01 V902, no later than 5.30pm on Monday, 3rd February 2025.

Is mise le meas,

Siobhán McNulty,
Director of Tourism Development.



Roinn Turasóireachta
Stiúrthóireacht Forbairt Turasóireachta
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Áras Contae an Chláir, New Road, Ennis, Co. Clare, V95 DXP2



COMHAIRLE | CLARE
CONTAE AN CHLÁIR | COUNTY COUNCIL

Department of Rural and Community Development
Trinity Point
10-11 South Leinster Street
Dublin 2
D02 EF85

12/12/2024

Re: Notice by Clare County Council of Application to An Bord Pleanála for Approval under Sections 175(3) and 177AE of the Planning and Development Act 2000 (as amended) and the requirements of the Planning and Development Regulations 2001 (as amended).

A Chara,

In accordance with the provisions of Section 175 and Section 177AE of the Planning and Development Act 2000 (as amended), and the requirements of the Planning and Development Regulations 2001 (as amended), notice is hereby given by Clare County Council of a proposed development on lands at Inis Cealtra (Holy Island) in Lough Derg, and in Mountshannon, County Clare.

The proposed development provides for upgrade and enhanced visitor facilities on lands measuring approximately 20.3 hectares located at Inis Cealtra (Holy Island) in Lough Derg, and at two locations in Mountshannon Village, in the Townland of Mountshannon. The two sites in Mountshannon Village include: (1) lands within the curtilage of the 'Old Rectory' (a Protected Structure, RPS No. 464) and extending south to encompass a section of Harbour Road (L-4034) and Mountshannon Harbour car park, and (2) lands to the north of Aistear Park on the north side of Main Street (R352).

The proposed upgrade and enhanced visitor facilities development will consist of:

- (a) Demolition of an existing concrete shelter (16sq.m) at Inis Cealtra adjacent to the existing pier at the north-west of the island;
- (b) Installation of a new L-shaped floating access jetty and walkway at the north-west of Inis Cealtra Island at the location of the existing pier, consisting of a floating breakwater jetty, a stone and concrete causeway connected by a steel access ramp and a canoe launch jetty with access ramp;
- (c) A series of new mown grass pedestrian paths on Inis Cealtra facilitating enhanced access to the island's main monuments and natural landscape;
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- (e) Removal of foul waste from a holding container forming part of a proposed dry toilet system on Inis Cealtra Island, and its transportation by tanker to an off-site licenced wastewater treatment facility;
- (f) Construction of a public car park on the north side of Main Street, incorporating 169 total car parking spaces including 105 standard car parking spaces, 11 accessible car parking spaces and 53 overflow car parking spaces on reinforced grass in the northern part of the site, together with 6 coach parking spaces and 40 secure bicycle parking spaces;
- (g) To facilitate the new car park in Main Street, it is proposed to remove two sections of an existing mound/wall (approx. 155m combined length) extending south to north through the site, together with the access gate and a 7.8m section of the existing masonry wall at the site's frontage to Main Street on the southern boundary;
- (h) Construction of a new part one-storey, part two-storey Visitor Centre with a gross floor area of 1,594sq.m to the south of the existing 'Old Rectory' building (RPS No. 464), incorporating a series of interpretation, exhibition and education spaces, together with a café and ancillary supporting spaces;
- (i) Removal of two sections of the existing stone wall (approx. length 45m combined total) at the south and south-west boundary of the 'Old Rectory' site at its frontage to Harbour Road, to enhance access from Harbour Road and provide a visual connection between the new Visitor Centre and Lough Derg;
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- (k) All ancillary infrastructure and site development works above and below ground level including undergrounding of an existing ESB overhead line at the site of the new car park in Mountshannon Village, public lighting, drainage, connections to public services, site access, traffic calming, hard and soft landscaping, public realm works and boundary treatments.

An Environmental Impact Assessment Report (EIAR) and a Natura Impact Statement (NIS) have been prepared in respect of the proposed development.

A copy of the EIAR and NIS, together with the Plans and Particulars of the proposed development will be available for inspection on Clare County Council's website at <https://yoursay.clarecoco.ie/holy-island-application> from Thursday 12th December 2024.



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Tourism Department
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Submissions or observations may be made in relation to:

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Is mise le meas,

Siobhán McNulty,
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Áras Contae an Chláir, New Road, Ennis, Co. Clare, V95 DXP2



COMHAIRLE | CLARE
CONTAE AN CHLÁIR | COUNTY COUNCIL

Department of Agriculture, Food and The Marine
Agriculture House
Kildare Street
D02 WK12

12/12/2024

Re: Notice by Clare County Council of Application to An Bord Pleanála for Approval under Sections 175(3) and 177AE of the Planning and Development Act 2000 (as amended) and the requirements of the Planning and Development Regulations 2001 (as amended).

A Chara,

In accordance with the provisions of Section 175 and Section 177AE of the Planning and Development Act 2000 (as amended), and the requirements of the Planning and Development Regulations 2001 (as amended), notice is hereby given by Clare County Council of a proposed development on lands at Inis Cealtra (Holy Island) in Lough Derg, and in Mountshannon, County Clare.

The proposed development provides for upgrade and enhanced visitor facilities on lands measuring approximately 20.3 hectares located at Inis Cealtra (Holy Island) in Lough Derg, and at two locations in Mountshannon Village, in the Townland of Mountshannon. The two sites in Mountshannon Village include: (1) lands within the curtilage of the 'Old Rectory' (a Protected Structure, RPS No. 464) and extending south to encompass a section of Harbour Road (L-4034) and Mountshannon Harbour car park, and (2) lands to the north of Aistear Park on the north side of Main Street (R352).

The proposed upgrade and enhanced visitor facilities development will consist of:

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- (c) A series of new mown grass pedestrian paths on Inis Cealtra facilitating enhanced access to the island's main monuments and natural landscape;
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- (e) Removal of foul waste from a holding container forming part of a proposed dry toilet system on Inis Cealtra Island, and its transportation by tanker to an off-site licenced wastewater treatment facility;
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- (h) Construction of a new part one-storey, part two-storey Visitor Centre with a gross floor area of 1,594sq.m to the south of the existing 'Old Rectory' building (RPS No. 464), incorporating a series of interpretation, exhibition and education spaces, together with a café and ancillary supporting spaces;
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COMHAIRLE | CLARE
CONTAE AN CHLÁIR | COUNTY COUNCIL

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Siobhán McNulty,
Director of Tourism Development.



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Áras Contae an Chláir, New Road, Ennis, Co. Clare, V95 DXP2



COMHAIRLE | CLARE
CONTAE AN CHLÁIR | COUNTY COUNCIL

Office of Public Works
Jonathan Swift Street
Trim
Co Meath
C15 NX36

12/12/2024

Re: Notice by Clare County Council of Application to An Bord Pleanála for Approval under Sections 175(3) and 177AE of the Planning and Development Act 2000 (as amended) and the requirements of the Planning and Development Regulations 2001 (as amended).

A Chara,

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The proposed development provides for upgrade and enhanced visitor facilities on lands measuring approximately 20.3 hectares located at Inis Cealtra (Holy Island) in Lough Derg, and at two locations in Mountshannon Village, in the Townland of Mountshannon. The two sites in Mountshannon Village include: (1) lands within the curtilage of the 'Old Rectory' (a Protected Structure, RPS No. 464) and extending south to encompass a section of Harbour Road (L-4034) and Mountshannon Harbour car park, and (2) lands to the north of Aistear Park on the north side of Main Street (R352).

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CONTAE AN CHLÁIR | COUNTY COUNCIL

- (e) Removal of foul waste from a holding container forming part of a proposed dry toilet system on Inis Cealtra Island, and its transportation by tanker to an off-site licenced wastewater treatment facility;
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Tourism Department
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Is mise le meas,

Siobhán McNulty,
Director of Tourism Development.



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COMHAIRLE | CLARE
CONTAE AN CHLÁIR | COUNTY COUNCIL

Inland Fisheries Ireland
3044 Lake Drive
Citywest Business Campus
Dublin 24
D24 CK66

12/12/2024

Re: Notice by Clare County Council of Application to An Bord Pleanála for Approval under Sections 175(3) and 177AE of the Planning and Development Act 2000 (as amended) and the requirements of the Planning and Development Regulations 2001 (as amended).

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COMHAIRLE | CLARE
CONTAE AN CHLÁIR | COUNTY COUNCIL

The Heritage Council
Áras na hOidhreachta
Church Lane
Kilkenny
R95 X264

12/12/2024

Re: Notice by Clare County Council of Application to An Bord Pleanála for Approval under Sections 175(3) and 177AE of the Planning and Development Act 2000 (as amended) and the requirements of the Planning and Development Regulations 2001 (as amended).

A Chara,

In accordance with the provisions of Section 175 and Section 177AE of the Planning and Development Act 2000 (as amended), and the requirements of the Planning and Development Regulations 2001 (as amended), notice is hereby given by Clare County Council of a proposed development on lands at Inis Cealtra (Holy Island) in Lough Derg, and in Mountshannon, County Clare.

The proposed development provides for upgrade and enhanced visitor facilities on lands measuring approximately 20.3 hectares located at Inis Cealtra (Holy Island) in Lough Derg, and at two locations in Mountshannon Village, in the Townland of Mountshannon. The two sites in Mountshannon Village include: (1) lands within the curtilage of the 'Old Rectory' (a Protected Structure, RPS No. 464) and extending south to encompass a section of Harbour Road (L-4034) and Mountshannon Harbour car park, and (2) lands to the north of Aistear Park on the north side of Main Street (R352).

The proposed upgrade and enhanced visitor facilities development will consist of:

- (a) Demolition of an existing concrete shelter (16sq.m) at Inis Cealtra adjacent to the existing pier at the north-west of the island;
- (b) Installation of a new L-shaped floating access jetty and walkway at the north-west of Inis Cealtra Island at the location of the existing pier, consisting of a floating breakwater jetty, a stone and concrete causeway connected by a steel access ramp and a canoe launch jetty with access ramp;
- (c) A series of new mown grass pedestrian paths on Inis Cealtra facilitating enhanced access to the island's main monuments and natural landscape;
- (d) Provision of three staff and public welfare facility 'pods' including a weather shelter (20sq.m), WCs (15sq.m) and a staff rest room (25sq.m), principally made up of prefabricated timber components;



Roinn Turasóireachta
Stiúrthóireacht Forbairt Turasóireachta
Áras Contae an Chláir, Bóthar Nua, Inis, Co. an Chláir, V95 DXP2

Tourism Department
Tourism Development Directorate
Áras Contae an Chláir, New Road, Ennis, Co. Clare, V95 DXP2



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- (e) Removal of foul waste from a holding container forming part of a proposed dry toilet system on Inis Cealtra Island, and its transportation by tanker to an off-site licenced wastewater treatment facility;
- (f) Construction of a public car park on the north side of Main Street, incorporating 169 total car parking spaces including 105 standard car parking spaces, 11 accessible car parking spaces and 53 overflow car parking spaces on reinforced grass in the northern part of the site, together with 6 coach parking spaces and 40 secure bicycle parking spaces;
- (g) To facilitate the new car park in Main Street, it is proposed to remove two sections of an existing mound/wall (approx. 155m combined length) extending south to north through the site, together with the access gate and a 7.8m section of the existing masonry wall at the site's frontage to Main Street on the southern boundary;
- (h) Construction of a new part one-storey, part two-storey Visitor Centre with a gross floor area of 1,594sq.m to the south of the existing 'Old Rectory' building (RPS No. 464), incorporating a series of interpretation, exhibition and education spaces, together with a café and ancillary supporting spaces;
- (i) Removal of two sections of the existing stone wall (approx. length 45m combined total) at the south and south-west boundary of the 'Old Rectory' site at its frontage to Harbour Road, to enhance access from Harbour Road and provide a visual connection between the new Visitor Centre and Lough Derg;
- (j) Reconfiguration of the existing Mountshannon Harbour car park, providing for 49 total car parking spaces, including 46 standard spaces and 3 accessible spaces, together with public realm enhancements;
- (k) All ancillary infrastructure and site development works above and below ground level including undergrounding of an existing ESB overhead line at the site of the new car park in Mountshannon Village, public lighting, drainage, connections to public services, site access, traffic calming, hard and soft landscaping, public realm works and boundary treatments.

An Environmental Impact Assessment Report (EIAR) and a Natura Impact Statement (NIS) have been prepared in respect of the proposed development.

A copy of the EIAR and NIS, together with the Plans and Particulars of the proposed development will be available for inspection on Clare County Council's website at <https://yoursay.clarecoco.ie/holy-island-application> from Thursday 12th December 2024.



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Tourism Department
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Submissions or observations may be made in relation to:

- (i) the implications of the proposed development for proper planning and sustainable development in the area concerned,
- (ii) the likely effects on the environment of the proposed development, and
- (iii) the likely significant effects of the proposed development on a European site, if carried out.

Any submissions must be received by An Bord Pleanála, 64 Marlborough Street, Dublin 1, D01 V902, no later than 5.30pm on Monday, 3rd February 2025.

Is mise le meas,

Siobhán McNulty,
Director of Tourism Development.



Roinn Turasóireachta
Stiúrthóireacht Forbairt Turasóireachta
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CONTAE AN CHLÁIR | COUNTY COUNCIL

Waterways Ireland
Scarriff Harbour
Dock Road
Drewsborough
Scarriff
Co. Clare
V94 H7N1

12/12/2024

Re: Notice by Clare County Council of Application to An Bord Pleanála for Approval under Sections 175(3) and 177AE of the Planning and Development Act 2000 (as amended) and the requirements of the Planning and Development Regulations 2001 (as amended).

A Chara,

In accordance with the provisions of Section 175 and Section 177AE of the Planning and Development Act 2000 (as amended), and the requirements of the Planning and Development Regulations 2001 (as amended), notice is hereby given by Clare County Council of a proposed development on lands at Inis Cealtra (Holy Island) in Lough Derg, and in Mountshannon, County Clare.

The proposed development provides for upgrade and enhanced visitor facilities on lands measuring approximately 20.3 hectares located at Inis Cealtra (Holy Island) in Lough Derg, and at two locations in Mountshannon Village, in the Townland of Mountshannon. The two sites in Mountshannon Village include: (1) lands within the curtilage of the 'Old Rectory' (a Protected Structure, RPS No. 464) and extending south to encompass a section of Harbour Road (L-4034) and Mountshannon Harbour car park, and (2) lands to the north of Aistear Park on the north side of Main Street (R352).

The proposed upgrade and enhanced visitor facilities development will consist of:

- (a) Demolition of an existing concrete shelter (16sq.m) at Inis Cealtra adjacent to the existing pier at the north-west of the island;
- (b) Installation of a new L-shaped floating access jetty and walkway at the north-west of Inis Cealtra Island at the location of the existing pier, consisting of a floating breakwater jetty, a stone and concrete causeway connected by a steel access ramp and a canoe launch jetty with access ramp;
- (c) A series of new mown grass pedestrian paths on Inis Cealtra facilitating enhanced access to the island's main monuments and natural landscape;



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- (d) Provision of three staff and public welfare facility 'pods' including a weather shelter (20sq.m), WCs (15sq.m) and a staff rest room (25sq.m), principally made up of prefabricated timber components;
- (e) Removal of foul waste from a holding container forming part of a proposed dry toilet system on Inis Cealtra Island, and its transportation by tanker to an off-site licenced wastewater treatment facility;
- (f) Construction of a public car park on the north side of Main Street, incorporating 169 total car parking spaces including 105 standard car parking spaces, 11 accessible car parking spaces and 53 overflow car parking spaces on reinforced grass in the northern part of the site, together with 6 coach parking spaces and 40 secure bicycle parking spaces;
- (g) To facilitate the new car park in Main Street, it is proposed to remove two sections of an existing mound/wall (approx. 155m combined length) extending south to north through the site, together with the access gate and a 7.8m section of the existing masonry wall at the site's frontage to Main Street on the southern boundary;
- (h) Construction of a new part one-storey, part two-storey Visitor Centre with a gross floor area of 1,594sq.m to the south of the existing 'Old Rectory' building (RPS No. 464), incorporating a series of interpretation, exhibition and education spaces, together with a café and ancillary supporting spaces;
- (i) Removal of two sections of the existing stone wall (approx. length 45m combined total) at the south and south-west boundary of the 'Old Rectory' site at its frontage to Harbour Road, to enhance access from Harbour Road and provide a visual connection between the new Visitor Centre and Lough Derg;
- (j) Reconfiguration of the existing Mountshannon Harbour car park, providing for 49 total car parking spaces, including 46 standard spaces and 3 accessible spaces, together with public realm enhancements;
- (k) All ancillary infrastructure and site development works above and below ground level including undergrounding of an existing ESB overhead line at the site of the new car park in Mountshannon Village, public lighting, drainage, connections to public services, site access, traffic calming, hard and soft landscaping, public realm works and boundary treatments.

An Environmental Impact Assessment Report (EIAR) and a Natura Impact Statement (NIS) have been prepared in respect of the proposed development.

A copy of the EIAR and NIS, together with the Plans and Particulars of the proposed development will be available for inspection on Clare County Council's website at <https://yoursay.clarecoco.ie/holy-island-application> from Thursday 12th December 2024.



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Submissions or observations may be made in relation to:

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Siobhán McNulty,
Director of Tourism Development.



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COMHAIRLE | CLARE
CONTAE AN CHLÁIR | COUNTY COUNCIL

Waterways Ireland
2 Sligo Road
Enniskillen
Fermanagh
BT74 7JY

12/12/2024

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A Chara,

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The proposed development provides for upgrade and enhanced visitor facilities on lands measuring approximately 20.3 hectares located at Inis Cealtra (Holy Island) in Lough Derg, and at two locations in Mountshannon Village, in the Townland of Mountshannon. The two sites in Mountshannon Village include: (1) lands within the curtilage of the 'Old Rectory' (a Protected Structure, RPS No. 464) and extending south to encompass a section of Harbour Road (L-4034) and Mountshannon Harbour car park, and (2) lands to the north of Aistear Park on the north side of Main Street (R352).

The proposed upgrade and enhanced visitor facilities development will consist of:

- (a) Demolition of an existing concrete shelter (16sq.m) at Inis Cealtra adjacent to the existing pier at the north-west of the island;
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- (c) A series of new mown grass pedestrian paths on Inis Cealtra facilitating enhanced access to the island's main monuments and natural landscape;
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- (e) Removal of foul waste from a holding container forming part of a proposed dry toilet system on Inis Cealtra Island, and its transportation by tanker to an off-site licenced wastewater treatment facility;
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COMHAIRLE | CLARE
CONTAE AN CHLÁIR | COUNTY COUNCIL

Environmental Protection Agency
EPA Headquarters
Johnstown Castle Estate
Co. Wexford
Y35 W821

12/12/2024

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Is mise le meas,

Siobhán McNulty,
Director of Tourism Development.



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COMHAIRLE | CLARE
CONTAE AN CHLÁIR | COUNTY COUNCIL

Department of Transport
Leeson Lane
Dublin 2
D02 TR60

12/12/2024

Re: Notice by Clare County Council of Application to An Bord Pleanála for Approval under Sections 175(3) and 177AE of the Planning and Development Act 2000 (as amended) and the requirements of the Planning and Development Regulations 2001 (as amended).

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Siobhán McNulty,
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National Transport Authority
Haymarket House
Smithfield
Dublin 7
D07 CF98

12/12/2024

Re: Notice by Clare County Council of Application to An Bord Pleanála for Approval under Sections 175(3) and 177AE of the Planning and Development Act 2000 (as amended) and the requirements of the Planning and Development Regulations 2001 (as amended).

A Chara,

In accordance with the provisions of Section 175 and Section 177AE of the Planning and Development Act 2000 (as amended), and the requirements of the Planning and Development Regulations 2001 (as amended), notice is hereby given by Clare County Council of a proposed development on lands at Inis Cealtra (Holy Island) in Lough Derg, and in Mountshannon, County Clare.

The proposed development provides for upgrade and enhanced visitor facilities on lands measuring approximately 20.3 hectares located at Inis Cealtra (Holy Island) in Lough Derg, and at two locations in Mountshannon Village, in the Townland of Mountshannon. The two sites in Mountshannon Village include: (1) lands within the curtilage of the 'Old Rectory' (a Protected Structure, RPS No. 464) and extending south to encompass a section of Harbour Road (L-4034) and Mountshannon Harbour car park, and (2) lands to the north of Aistear Park on the north side of Main Street (R352).

The proposed upgrade and enhanced visitor facilities development will consist of:

- (a) Demolition of an existing concrete shelter (16sq.m) at Inis Cealtra adjacent to the existing pier at the north-west of the island;
- (b) Installation of a new L-shaped floating access jetty and walkway at the north-west of Inis Cealtra Island at the location of the existing pier, consisting of a floating breakwater jetty, a stone and concrete causeway connected by a steel access ramp and a canoe launch jetty with access ramp;
- (c) A series of new mown grass pedestrian paths on Inis Cealtra facilitating enhanced access to the island's main monuments and natural landscape;
- (d) Provision of three staff and public welfare facility 'pods' including a weather shelter (20sq.m), WCs (15sq.m) and a staff rest room (25sq.m), principally made up of prefabricated timber components;



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Stiúrthóireacht Forbairt Turasóireachta
Áras Contae an Chláir, Bóthar Nua, Inis, Co. an Chláir, V95 DXP2

Tourism Department
Tourism Development Directorate
Áras Contae an Chláir, New Road, Ennis, Co. Clare, V95 DXP2



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- (e) Removal of foul waste from a holding container forming part of a proposed dry toilet system on Inis Cealtra Island, and its transportation by tanker to an off-site licenced wastewater treatment facility;
- (f) Construction of a public car park on the north side of Main Street, incorporating 169 total car parking spaces including 105 standard car parking spaces, 11 accessible car parking spaces and 53 overflow car parking spaces on reinforced grass in the northern part of the site, together with 6 coach parking spaces and 40 secure bicycle parking spaces;
- (g) To facilitate the new car park in Main Street, it is proposed to remove two sections of an existing mound/wall (approx. 155m combined length) extending south to north through the site, together with the access gate and a 7.8m section of the existing masonry wall at the site's frontage to Main Street on the southern boundary;
- (h) Construction of a new part one-storey, part two-storey Visitor Centre with a gross floor area of 1,594sq.m to the south of the existing 'Old Rectory' building (RPS No. 464), incorporating a series of interpretation, exhibition and education spaces, together with a café and ancillary supporting spaces;
- (i) Removal of two sections of the existing stone wall (approx. length 45m combined total) at the south and south-west boundary of the 'Old Rectory' site at its frontage to Harbour Road, to enhance access from Harbour Road and provide a visual connection between the new Visitor Centre and Lough Derg;
- (j) Reconfiguration of the existing Mountshannon Harbour car park, providing for 49 total car parking spaces, including 46 standard spaces and 3 accessible spaces, together with public realm enhancements;
- (k) All ancillary infrastructure and site development works above and below ground level including undergrounding of an existing ESB overhead line at the site of the new car park in Mountshannon Village, public lighting, drainage, connections to public services, site access, traffic calming, hard and soft landscaping, public realm works and boundary treatments.

An Environmental Impact Assessment Report (EIAR) and a Natura Impact Statement (NIS) have been prepared in respect of the proposed development.

A copy of the EIAR and NIS, together with the Plans and Particulars of the proposed development will be available for inspection on Clare County Council's website at <https://yoursay.clarecoco.ie/holy-island-application> from Thursday 12th December 2024.



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Submissions or observations may be made in relation to:

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- (ii) the likely effects on the environment of the proposed development, and
- (iii) the likely significant effects of the proposed development on a European site, if carried out.

Any submissions must be received by An Bord Pleanála, 64 Marlborough Street, Dublin 1, D01 V902, no later than 5.30pm on Monday, 3rd February 2025.

Is mise le meas,

Siobhán McNulty,
Director of Tourism Development.



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Stiúrthóireacht Forbairt Turasóireachta
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COMHAIRLE | CLARE
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Transport Infrastructure Ireland
Parkgate Business Centre
Parkgate Street
Dublin 8
D08 DK10

12/12/2024

Re: Notice by Clare County Council of Application to An Bord Pleanála for Approval under Sections 175(3) and 177AE of the Planning and Development Act 2000 (as amended) and the requirements of the Planning and Development Regulations 2001 (as amended).

A Chara,

In accordance with the provisions of Section 175 and Section 177AE of the Planning and Development Act 2000 (as amended), and the requirements of the Planning and Development Regulations 2001 (as amended), notice is hereby given by Clare County Council of a proposed development on lands at Inis Cealtra (Holy Island) in Lough Derg, and in Mountshannon, County Clare.

The proposed development provides for upgrade and enhanced visitor facilities on lands measuring approximately 20.3 hectares located at Inis Cealtra (Holy Island) in Lough Derg, and at two locations in Mountshannon Village, in the Townland of Mountshannon. The two sites in Mountshannon Village include: (1) lands within the curtilage of the 'Old Rectory' (a Protected Structure, RPS No. 464) and extending south to encompass a section of Harbour Road (L-4034) and Mountshannon Harbour car park, and (2) lands to the north of Aistear Park on the north side of Main Street (R352).

The proposed upgrade and enhanced visitor facilities development will consist of:

- (a) Demolition of an existing concrete shelter (16sq.m) at Inis Cealtra adjacent to the existing pier at the north-west of the island;
- (b) Installation of a new L-shaped floating access jetty and walkway at the north-west of Inis Cealtra Island at the location of the existing pier, consisting of a floating breakwater jetty, a stone and concrete causeway connected by a steel access ramp and a canoe launch jetty with access ramp;
- (c) A series of new mown grass pedestrian paths on Inis Cealtra facilitating enhanced access to the island's main monuments and natural landscape;
- (d) Provision of three staff and public welfare facility 'pods' including a weather shelter (20sq.m), WCs (15sq.m) and a staff rest room (25sq.m), principally made up of prefabricated timber components;



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- (e) Removal of foul waste from a holding container forming part of a proposed dry toilet system on Inis Cealtra Island, and its transportation by tanker to an off-site licenced wastewater treatment facility;
- (f) Construction of a public car park on the north side of Main Street, incorporating 169 total car parking spaces including 105 standard car parking spaces, 11 accessible car parking spaces and 53 overflow car parking spaces on reinforced grass in the northern part of the site, together with 6 coach parking spaces and 40 secure bicycle parking spaces;
- (g) To facilitate the new car park in Main Street, it is proposed to remove two sections of an existing mound/wall (approx. 155m combined length) extending south to north through the site, together with the access gate and a 7.8m section of the existing masonry wall at the site's frontage to Main Street on the southern boundary;
- (h) Construction of a new part one-storey, part two-storey Visitor Centre with a gross floor area of 1,594sq.m to the south of the existing 'Old Rectory' building (RPS No. 464), incorporating a series of interpretation, exhibition and education spaces, together with a café and ancillary supporting spaces;
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An Environmental Impact Assessment Report (EIAR) and a Natura Impact Statement (NIS) have been prepared in respect of the proposed development.

A copy of the EIAR and NIS, together with the Plans and Particulars of the proposed development will be available for inspection on Clare County Council's website at <https://yoursay.clarecoco.ie/holy-island-application> from Thursday 12th December 2024.



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Siobhán McNulty,
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COMHAIRLE | CLARE
CONTAE AN CHLÁIR | COUNTY COUNCIL

Uisce Éireann
Colvill House
24-26 Talbot Street
Dublin 1

12/12/2024

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The proposed development provides for upgrade and enhanced visitor facilities on lands measuring approximately 20.3 hectares located at Inis Cealtra (Holy Island) in Lough Derg, and at two locations in Mountshannon Village, in the Townland of Mountshannon. The two sites in Mountshannon Village include: (1) lands within the curtilage of the 'Old Rectory' (a Protected Structure, RPS No. 464) and extending south to encompass a section of Harbour Road (L-4034) and Mountshannon Harbour car park, and (2) lands to the north of Aistear Park on the north side of Main Street (R352).

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COMHAIRLE | CLARE
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Birdwatch Ireland
Unit 20
Block D
Bullford Business Campus
Kilcoole
Greystones
Co. Wicklow
A63 RW83

12/12/2024

Re: Notice by Clare County Council of Application to An Bord Pleanála for Approval under Sections 175(3) and 177AE of the Planning and Development Act 2000 (as amended) and the requirements of the Planning and Development Regulations 2001 (as amended).

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Siobhán McNulty,
Director of Tourism Development.



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COMHAIRLE | CLARE
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Tipperary County Council
Civic Offices
Limerick Road
Nenagh
Co. Tipperary
E45 A099

12/12/2024

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COMHAIRLE | CLARE
CONTAE AN CHLÁIR | COUNTY COUNCIL

Tipperary County Council
Civic Offices
Emmet Street
Clonmel
Co. Tipperary
E91 N512

12/12/2024

Re: Notice by Clare County Council of Application to An Bord Pleanála for Approval under Sections 175(3) and 177AE of the Planning and Development Act 2000 (as amended) and the requirements of the Planning and Development Regulations 2001 (as amended).

A Chara,

In accordance with the provisions of Section 175 and Section 177AE of the Planning and Development Act 2000 (as amended), and the requirements of the Planning and Development Regulations 2001 (as amended), notice is hereby given by Clare County Council of a proposed development on lands at Inis Cealtra (Holy Island) in Lough Derg, and in Mountshannon, County Clare.

The proposed development provides for upgrade and enhanced visitor facilities on lands measuring approximately 20.3 hectares located at Inis Cealtra (Holy Island) in Lough Derg, and at two locations in Mountshannon Village, in the Townland of Mountshannon. The two sites in Mountshannon Village include: (1) lands within the curtilage of the 'Old Rectory' (a Protected Structure, RPS No. 464) and extending south to encompass a section of Harbour Road (L-4034) and Mountshannon Harbour car park, and (2) lands to the north of Aistear Park on the north side of Main Street (R352).

The proposed upgrade and enhanced visitor facilities development will consist of:

- (a) Demolition of an existing concrete shelter (16sq.m) at Inis Cealtra adjacent to the existing pier at the north-west of the island;
- (b) Installation of a new L-shaped floating access jetty and walkway at the north-west of Inis Cealtra Island at the location of the existing pier, consisting of a floating breakwater jetty, a stone and concrete causeway connected by a steel access ramp and a canoe launch jetty with access ramp;
- (c) A series of new mown grass pedestrian paths on Inis Cealtra facilitating enhanced access to the island's main monuments and natural landscape;



Roinn Turasóireachta
Stiúrthóireacht Forbairt Turasóireachta
Áras Contae an Chláir, Bóthar Nua, Inis, Co. an Chláir, V95 DXP2

Tourism Department
Tourism Development Directorate
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- (d) Provision of three staff and public welfare facility 'pods' including a weather shelter (20sq.m), WCs (15sq.m) and a staff rest room (25sq.m), principally made up of prefabricated timber components;
- (e) Removal of foul waste from a holding container forming part of a proposed dry toilet system on Inis Cealtra Island, and its transportation by tanker to an off-site licenced wastewater treatment facility;
- (f) Construction of a public car park on the north side of Main Street, incorporating 169 total car parking spaces including 105 standard car parking spaces, 11 accessible car parking spaces and 53 overflow car parking spaces on reinforced grass in the northern part of the site, together with 6 coach parking spaces and 40 secure bicycle parking spaces;
- (g) To facilitate the new car park in Main Street, it is proposed to remove two sections of an existing mound/wall (approx. 155m combined length) extending south to north through the site, together with the access gate and a 7.8m section of the existing masonry wall at the site's frontage to Main Street on the southern boundary;
- (h) Construction of a new part one-storey, part two-storey Visitor Centre with a gross floor area of 1,594sq.m to the south of the existing 'Old Rectory' building (RPS No. 464), incorporating a series of interpretation, exhibition and education spaces, together with a café and ancillary supporting spaces;
- (i) Removal of two sections of the existing stone wall (approx. length 45m combined total) at the south and south-west boundary of the 'Old Rectory' site at its frontage to Harbour Road, to enhance access from Harbour Road and provide a visual connection between the new Visitor Centre and Lough Derg;
- (j) Reconfiguration of the existing Mountshannon Harbour car park, providing for 49 total car parking spaces, including 46 standard spaces and 3 accessible spaces, together with public realm enhancements;
- (k) All ancillary infrastructure and site development works above and below ground level including undergrounding of an existing ESB overhead line at the site of the new car park in Mountshannon Village, public lighting, drainage, connections to public services, site access, traffic calming, hard and soft landscaping, public realm works and boundary treatments.

An Environmental Impact Assessment Report (EIAR) and a Natura Impact Statement (NIS) have been prepared in respect of the proposed development.

A copy of the EIAR and NIS, together with the Plans and Particulars of the proposed development will be available for inspection on Clare County Council's website at <https://yoursay.clarecoco.ie/holy-island-application> from Thursday 12th December 2024.



Roinn Turasóireachta
Stiúrthóireacht Forbairt Turasóireachta
Áras Contae an Chláir, Bóthar Nua, Inis, Co. an Chláir, V95 DXP2

Tourism Department
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COMHAIRLE | CLARE
CONTAE AN CHLÁIR | COUNTY COUNCIL

Submissions or observations may be made in relation to:

- (i) the implications of the proposed development for proper planning and sustainable development in the area concerned,
- (ii) the likely effects on the environment of the proposed development, and
- (iii) the likely significant effects of the proposed development on a European site, if carried out.

Any submissions must be received by An Bord Pleanála, 64 Marlborough Street, Dublin 1, D01 V902, no later than 5.30pm on Monday, 3rd February 2025.

Is mise le meas,

Siobhán McNulty,
Director of Tourism Development.



Roinn Turasóireachta
Stiúrthóireacht Forbairt Turasóireachta
Áras Contae an Chláir, Bóthar Nua, Inis, Co. an Chláir, V95 DXP2

Tourism Department
Tourism Development Directorate
Áras Contae an Chláir, New Road, Ennis, Co. Clare, V95 DXP2



COMHAIRLE | CLARE
CONTAE AN CHLÁIR | COUNTY COUNCIL

Limerick City and County Council
Corporate Headquarters
Merchants Quay
Limerick
V94 EH90

12/12/2024

Re: Notice by Clare County Council of Application to An Bord Pleanála for Approval under Sections 175(3) and 177AE of the Planning and Development Act 2000 (as amended) and the requirements of the Planning and Development Regulations 2001 (as amended).

A Chara,

In accordance with the provisions of Section 175 and Section 177AE of the Planning and Development Act 2000 (as amended), and the requirements of the Planning and Development Regulations 2001 (as amended), notice is hereby given by Clare County Council of a proposed development on lands at Inis Cealtra (Holy Island) in Lough Derg, and in Mountshannon, County Clare.

The proposed development provides for upgrade and enhanced visitor facilities on lands measuring approximately 20.3 hectares located at Inis Cealtra (Holy Island) in Lough Derg, and at two locations in Mountshannon Village, in the Townland of Mountshannon. The two sites in Mountshannon Village include: (1) lands within the curtilage of the 'Old Rectory' (a Protected Structure, RPS No. 464) and extending south to encompass a section of Harbour Road (L-4034) and Mountshannon Harbour car park, and (2) lands to the north of Aistear Park on the north side of Main Street (R352).

The proposed upgrade and enhanced visitor facilities development will consist of:

- (a) Demolition of an existing concrete shelter (16sq.m) at Inis Cealtra adjacent to the existing pier at the north-west of the island;
- (b) Installation of a new L-shaped floating access jetty and walkway at the north-west of Inis Cealtra Island at the location of the existing pier, consisting of a floating breakwater jetty, a stone and concrete causeway connected by a steel access ramp and a canoe launch jetty with access ramp;
- (c) A series of new mown grass pedestrian paths on Inis Cealtra facilitating enhanced access to the island's main monuments and natural landscape;



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Stiúrthóireacht Forbairt Turasóireachta
Áras Contae an Chláir, Bóthar Nua, Inis, Co. an Chláir, V95 DXP2

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- (d) Provision of three staff and public welfare facility 'pods' including a weather shelter (20sq.m), WCs (15sq.m) and a staff rest room (25sq.m), principally made up of prefabricated timber components;
- (e) Removal of foul waste from a holding container forming part of a proposed dry toilet system on Inis Cealtra Island, and its transportation by tanker to an off-site licenced wastewater treatment facility;
- (f) Construction of a public car park on the north side of Main Street, incorporating 169 total car parking spaces including 105 standard car parking spaces, 11 accessible car parking spaces and 53 overflow car parking spaces on reinforced grass in the northern part of the site, together with 6 coach parking spaces and 40 secure bicycle parking spaces;
- (g) To facilitate the new car park in Main Street, it is proposed to remove two sections of an existing mound/wall (approx. 155m combined length) extending south to north through the site, together with the access gate and a 7.8m section of the existing masonry wall at the site's frontage to Main Street on the southern boundary;
- (h) Construction of a new part one-storey, part two-storey Visitor Centre with a gross floor area of 1,594sq.m to the south of the existing 'Old Rectory' building (RPS No. 464), incorporating a series of interpretation, exhibition and education spaces, together with a café and ancillary supporting spaces;
- (i) Removal of two sections of the existing stone wall (approx. length 45m combined total) at the south and south-west boundary of the 'Old Rectory' site at its frontage to Harbour Road, to enhance access from Harbour Road and provide a visual connection between the new Visitor Centre and Lough Derg;
- (j) Reconfiguration of the existing Mountshannon Harbour car park, providing for 49 total car parking spaces, including 46 standard spaces and 3 accessible spaces, together with public realm enhancements;
- (k) All ancillary infrastructure and site development works above and below ground level including undergrounding of an existing ESB overhead line at the site of the new car park in Mountshannon Village, public lighting, drainage, connections to public services, site access, traffic calming, hard and soft landscaping, public realm works and boundary treatments.

An Environmental Impact Assessment Report (EIAR) and a Natura Impact Statement (NIS) have been prepared in respect of the proposed development.

A copy of the EIAR and NIS, together with the Plans and Particulars of the proposed development will be available for inspection on Clare County Council's website at <https://yoursay.clarecoco.ie/holy-island-application> from Thursday 12th December 2024.



Roinn Turasóireachta
Stiúrthóireacht Forbairt Turasóireachta
Áras Contae an Chláir, Bóthar Nua, Inis, Co. an Chláir, V95 DXP2

Tourism Department
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COMHAIRLE | CLARE
CONTAE AN CHLÁIR | COUNTY COUNCIL

Submissions or observations may be made in relation to:

- (i) the implications of the proposed development for proper planning and sustainable development in the area concerned,
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- (iii) the likely significant effects of the proposed development on a European site, if carried out.

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Is mise le meas,

Siobhán McNulty,
Director of Tourism Development.



Roinn Turasóireachta
Stiúrthóireacht Forbairt Turasóireachta
Áras Contae an Chláir, Bóthar Nua, Inis, Co. an Chláir, V95 DXP2

Tourism Department
Tourism Development Directorate
Áras Contae an Chláir, New Road, Ennis, Co. Clare, V95 DXP2



COMHAIRLE | CLARE
CONTAE AN CHLÁIR | COUNTY COUNCIL

Galway County Council
Áras an Chontae
Prospect Hill
Galway
H91 H6KX

12/12/2024

Re: Notice by Clare County Council of Application to An Bord Pleanála for Approval under Sections 175(3) and 177AE of the Planning and Development Act 2000 (as amended) and the requirements of the Planning and Development Regulations 2001 (as amended).

A Chara,

In accordance with the provisions of Section 175 and Section 177AE of the Planning and Development Act 2000 (as amended), and the requirements of the Planning and Development Regulations 2001 (as amended), notice is hereby given by Clare County Council of a proposed development on lands at Inis Cealtra (Holy Island) in Lough Derg, and in Mountshannon, County Clare.

The proposed development provides for upgrade and enhanced visitor facilities on lands measuring approximately 20.3 hectares located at Inis Cealtra (Holy Island) in Lough Derg, and at two locations in Mountshannon Village, in the Townland of Mountshannon. The two sites in Mountshannon Village include: (1) lands within the curtilage of the 'Old Rectory' (a Protected Structure, RPS No. 464) and extending south to encompass a section of Harbour Road (L-4034) and Mountshannon Harbour car park, and (2) lands to the north of Aistear Park on the north side of Main Street (R352).

The proposed upgrade and enhanced visitor facilities development will consist of:

- (a) Demolition of an existing concrete shelter (16sq.m) at Inis Cealtra adjacent to the existing pier at the north-west of the island;
- (b) Installation of a new L-shaped floating access jetty and walkway at the north-west of Inis Cealtra Island at the location of the existing pier, consisting of a floating breakwater jetty, a stone and concrete causeway connected by a steel access ramp and a canoe launch jetty with access ramp;
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- (d) Provision of three staff and public welfare facility 'pods' including a weather shelter (20sq.m), WCs (15sq.m) and a staff rest room (25sq.m), principally made up of prefabricated timber components;
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- (f) Construction of a public car park on the north side of Main Street, incorporating 169 total car parking spaces including 105 standard car parking spaces, 11 accessible car parking spaces and 53 overflow car parking spaces on reinforced grass in the northern part of the site, together with 6 coach parking spaces and 40 secure bicycle parking spaces;
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- (h) Construction of a new part one-storey, part two-storey Visitor Centre with a gross floor area of 1,594sq.m to the south of the existing 'Old Rectory' building (RPS No. 464), incorporating a series of interpretation, exhibition and education spaces, together with a café and ancillary supporting spaces;
- (i) Removal of two sections of the existing stone wall (approx. length 45m combined total) at the south and south-west boundary of the 'Old Rectory' site at its frontage to Harbour Road, to enhance access from Harbour Road and provide a visual connection between the new Visitor Centre and Lough Derg;
- (j) Reconfiguration of the existing Mountshannon Harbour car park, providing for 49 total car parking spaces, including 46 standard spaces and 3 accessible spaces, together with public realm enhancements;
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Roinn Turasóireachta
Stiúrthóireacht Forbairt Turasóireachta
Áras Contae an Chláir, Bóthar Nua, Inis, Co. an Chláir, V95 DXP2

Tourism Department
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CONTAE AN CHLÁIR | COUNTY COUNCIL

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Is mise le meas,

Siobhán McNulty,
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Stiúrthóireacht Forbairt Turasóireachta
Áras Contae an Chláir, Bóthar Nua, Inis, Co. an Chláir, V95 DXP2

Tourism Department
Tourism Development Directorate
Áras Contae an Chláir, New Road, Ennis, Co. Clare, V95 DXP2



COMHAIRLE | CLARE
CONTAE AN CHLÁIR | COUNTY COUNCIL

Southern Regional Assembly
Assembly House
O' Connell Street
Waterford
Ireland
X91 F8PC

12/12/2024

Re: Notice by Clare County Council of Application to An Bord Pleanála for Approval under Sections 175(3) and 177AE of the Planning and Development Act 2000 (as amended) and the requirements of the Planning and Development Regulations 2001 (as amended).

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Áras Contae an Chláir, Bóthar Nua, Inis, Co. an Chláir, V95 DXP2

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Is mise le meas,

Siobhán McNulty,
Director of Tourism Development.



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