



NOTICE PURSUANT TO SECTION 175(3) AND SECTION 177AE OF THE PLANNING AND DEVELOPMENT ACT 2000 (AS AMENDED) AND THE PLANNING AND DEVELOPMENT REGULATIONS 2001 (AS AMENDED).

APPLICATION TO AN BORD PLEANÁLA FOR APPROVAL: PROPOSED UPGRADE AND ENHANCED VISITOR FACILITIES AT INIS CEALTRA (HOLY ISLAND) AND MOUNTSHANNON VILLAGE, CO. CLARE.

Notice is hereby given that Clare County Council intends to seek the approval of An Bord Pleanála under Section 175(3) and Section 177AE of the Planning and Development Act, 2000 (as amended) for the 'Inis Cealtra Visitor Experience'. 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:

- Demolition of an existing concrete shelter (16sq.m) at Inis Cealtra adjacent to the existing pier at the north-west of the island;
- 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;
- A series of new mown grass pedestrian paths on Inis Cealtra facilitating enhanced access to the island's main monuments and natural landscape;
- 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;
- 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;
- 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;
- 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;
- 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;
- 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;
- 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;
- 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 and Natura Impact Statement have been prepared in respect of the proposed development and are included in the application for approval.

An Bord Pleanála may give approval to the application for development with or without conditions or may refuse the application for development.

Any submissions and observations on the proposed development may be made in writing to An Bord Pleanála, 64 Marlborough Street, Dublin 1, D01 V902.

A copy of the Environmental Impact Assessment Report and Natura Impact Statement and 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> free of charge or purchase at a fee not exceeding the reasonable cost of making a copy, from Thursday, 12 December 2024, up to and including Monday, 3 February 2025, at the following locations:

- The offices of Clare County Council, Áras Chontae an Chláir, New Road, Ennis, Co. Clare, V95 DXP2, during its public opening hours;
- The offices of Clare County Council Killaloe Municipal District, Mountshannon Road, Scariff, Co. Clare, V94 NY33, during its public opening hours; and
- The offices of An Bord Pleanála, 64 Marlborough Street, Dublin 1, D01 V902, between the hours of 9:15 am and 5:30 pm Monday to Friday (excluding public Holidays).

Submissions or observations may be made in writing to An Bord Pleanála, 64 Marlborough Street, Dublin 1, D01 V902, from Thursday, 12 December 2024, and must be received no later than 5:30pm on Monday, 3 February 2025, relating to:

- the implications of the proposed development for proper planning and sustainable development in the area concerned,
- the likely effects on the environment of the proposed development, and
- the likely significant effects of the proposed development on a European Site, if carried out,

A person may question the validity of any such decision by An Bord Pleanála by way of an application for judicial review under Order 84 of the Rules of the Superior Courts (S.I. No. 15 of 1986) in accordance with section 50 of the Planning and Development Act, 2000 (as amended).

Practical information in respect of the judicial review process can be accessed on the Board's website www.pleanala.ie or on the Citizens Information website www.citizensinformation.ie

Siobhán Mc Nulty,
Director of Tourism Development.

Thursday, 12th December 2024.

