

An Bord Pleanala, 64 Marlborough Street, Dublin 1

#### Re: Lough Sewdy & Ballymore Amenity Co. (C/o Nicola Cunningham O'Callaghan)

To determine whether to upgrade/replace existing jetty with safe wheelchair accessible anchored jetty, upgrade slipway at existing access point/slipway for boats, create a designated picnic area on the shoreline, erect water safety signage at strategic points, erect biodiversity signage and historical signage is or is not Exempted Development at Fr Daltons GAA Club Mullaghcloe, Ballymore, Co. Westmeath, N91 EW83.

Dear Sir/Madam,

Enclosed herewith please find attached referral in accordance with Section 5(4) of the Planning & Development Act 2000 as amended, submitted by Lough Sewdy & Ballymore Amenity in relation to upgrade and replacement of infrastructure at Lough Sewdy Mullaghcloe, Ballymore, Co. Westmeath, N91 EW83.

The reasons for referral to An Bord Pleanála are as follows:

Having regard to the nature of the declaration request under the Planning and Development Acts, situated at Lough Sewdy, and the lack of available ecological expertise within the Council for the purpose of determining appropriate assessment requirements having regard to the provisions of Article 9(1)(a)(vii B) of the Planning & Development Regulations 2001 (as amended).

The submitted documentation includes all correspondence in relation to S5-14-22 and a cheque for €110.00 to cover the prescribed fee.

Yours faithfully,

Eamonn Brennan, Administrative Officer, Forward Planning,

Tel No: 044-9332165 Fax No: 044-9342330

E-Mail:



County Buildings Mullingar, Co. Westmeath

Telephone: (090) 6442100

Fax: (090) 6479020

E-mail: Finance@westmeathcoco.ie

Westmeath County Council

6 JUL 2012

RECEIVED FINANCE SECT

## REMITTANCE ADVICE / FAISNÉIS ÍOCAÍOCHTA

An Bord Pleanala 64 Marlborough Street Dublin 1 Ireland

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Date / Dáta

Cheque No.

30/06/2022

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Section 5 Application	29/06/2022		110.00	110.00
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## PLANNING DEPARTMENT SECTION 5 APPLICATION

### **DECLARATION ON DEVELOPMENT AND EXEMPTED DEVELOPMENT**

1.	Applicant's Name:	Lough Sewdy & Ballymore Amenity Co. (C/o Nicola Cunningham O'Callaghan)
	Applicants Address:	High Street, Ballymore, Mullingar, Co. Westmeath
	<b>Tel. No.</b> 087 652 489	1 Fax. No
	E-Mai	
2.	Name of Agent (if any):	MMKDA Consulting Engineers
	Address:	7, Main Street, Athlone Co. Westmeath
	Tel. No. 090 64 93388 I	Fax. No E-Mail info@mmkda.com
3.	Name and Address to w	hich notifications should be sent:
	John McNeill and Nik	ki Cunningham
	High Street, Ballymor	re, Mullingar, Co. Westmeath
	*	

4. Location of Proposed Development: FR DALTONS GAA CLUB

MULLAGHCLOE, BALLYMORE, CO. WESTMEATH, N91 EW83

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5.	Description of	Froposed Development:Upgrade/Replace existing jetty with safe, wheelchair
1	accessible and	chored jetty. Upgrade slipway at existing access point/slipway for boats, create a
	designated pi	cnic area on the shoreline, erect water safety signage at strategic points. Also, erect
	biodiversity s	signage and historical signage.
6.	Is location a P appropriate)	rotected Structure or within the curtilage of a Protected Structure? YES/NO (delete as
	No	
7.	Structure(s) or requested or	eve, has a Declaration under Section 57 (works affecting the character of a Protected r Proposed Protected Structure(s)) of the Planning and Development Act 2000-2010 been issued for the property by the Planning Authority?
8.	No Applicants Int	rerest in site: Trustees _ (Folio WH24398F)
9.	List of plans, o	drawings etc. submitted with this application:
1. 2. 3. 4. & Spec	Graphic Site Preliminary Preliminary/Stification Signature of	- Land Direct Map with Folio Number Layout with Works Description Method Statements Sample Design and Product Solutions Subject to Tender Design  Applicant (or Agent) ************************************
	NOTES: (a)	Application must be accompanied by fee of €80.00
	(b)	Application must be accompanied by a copy of the following documentation:  (i) site location map to scale 1:2500 clearly showing the site outlined in red and the extent of the site boundaries, the position of existing structures, etc., and the proposed work.
		(ii) site layout plan to scale 1:500 of the proposed development. All drawings to differentiate between the original building, all extensions and proposed development. Please indicate position of proposed development relative to premises and adjoining properties.
		(iii) Drawings, plans, photographs and other particulars necessary to identify and describe the matter to which the question relates
		(iv) Any relevant planning history (including details of any previous requests for related Section 5 requests/declarations)
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		OFFICE USE ONLY
Ref. No	)	Date Received:
Fee Re	ceived: €	Receipt No.

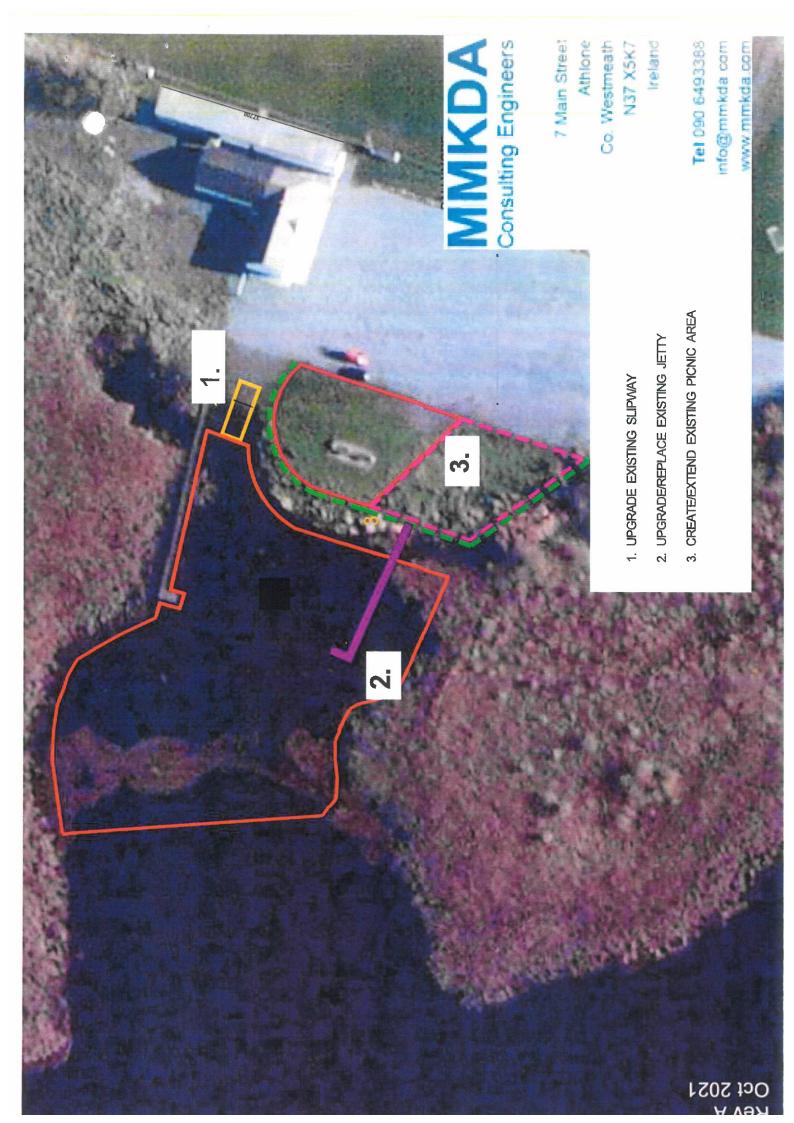


Site Location

Tel 090 6493388 info@mmkda.com www.mmkda.com

Co. Westmeath N37 X5K7 Ireland

7 Main Street Athlone



# Method Statement

# Slipway Construction

Lough Sewdy Development Group

#### **Proposed Method Statement**

To install a concrete slipway at an appropriate height for safe access and egress onto and off of Lough Sewdy, Mullaghcloe, Ballymore, Co. Westmeath N91 EW83. An ecological survey carried out by NPWS has confirmed that minor excavation works to the facilitate a slipway base will not damage any known protected flora and fauna in the area.

The existing slipway ramp is deemed not fit for purpose, and the proposed concrete slipway with connect to the adjoining tarmacadam roadway.

Please note, all works will be undertaken in accordance with the EPA guidelines on General Pollution Prevention and Mitigation Measures.

#### Site Set Up

- 1. Where necessary, set up a work platform with suitable excavator and/or lifting equipment.
- 2. Sand bags to be placed from the shoreline either side of the work area, to create a dam to facilitate works.
- 3. Petrol powered water pumps will remove all standing water. These units will be placed in bunded container to avoid any fuel spillage and contaminate of soil or water.
- 4. Access to the site is readily available, and the area is at a safe gradient to work within.

#### Excavation

Material to be excavated down 300mm within an area of approx. 3.5m x 11m.

Excavated material to be stored on site for reuse in upcoming works to the adjacent picnic area.

#### Installation

Create a substructure with 804 gravel and firm into place using a whacker plate.

Provide formwork screed and timber shuttering either side of slipway area and install rebar mesh.

All concrete to be delivered by ready mix lorry, directly onto area.

Provide rough concrete finish to slipway.

#### **Site Clearance**

Remove all temporary shutters and ensure no trip hazards are left on site.

# Method Statement

Landscaping works to Picnic & Green Amenity Area

Lough Sewdy Development Group

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#### **Proposed Method Statement**

To carry out landscaping works to an existing Picnic area at Lough Sewdy, Mullaghcloe, Ballymore, Co. Westmeath N91 EW83. An ecological survey carried out by NPWS has confirmed that any minor excavation or land levelling works to the facilitate a safe, level surface will not damage any known protected flora and fauna in the area. There is an existing buffer zone of approx. 2m of unmown vegetation that leads to the shoreline and to immediately deep water with a silty lake bed. Please note, all works will be undertaken in accordance with the EPA guidelines on General Pollution Prevention and Mitigation Measures.

#### Site Set Up

- 1. Where necessary, set up a work platform with suitable excavator and/or lifting equipment.
- 2. Restrict access to work area by use of bollarding and construction tape.
- 3. All petrol/diesel powered tool units will be placed in bunded container to avoid any fuel spillage and contaminate of soil or water.
- 4. Access to the site is readily available, and the area is at a safe gradient to work within.

#### Scope of Works

- 1. Level off area of scrub adjacent to the existing picnic.
- 2. Provide top soil to which is available from a local site.
- 3. Retain existing buffer zone of vegetation to within 2-3m approx. of the lake shoreline.
- Plant up a native wildflower mead blended grass mix on the border of the green area to the
  existing treeline that connects to a local designated area of Special area of Conservation
  (SAC)

#### **Site Clearance**

Ensure no trip hazards are left on site.

#### **Duration of Works**

2-3 days (weather permitting)

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# **GRC Decking**

**Technical Specification Sheet** 



Glass Fibre Reinforced Concrete (GRC) is a material which has been in use in construction for decades. At Inland and Coastal Marina Systems we have been using it for our main marina decking option for over 20 years, and it is testament to its strength and durability that the very first examples of this are still in use. With a design life far in excess of other decking options replacement is not something that ever needs to be considered, and with our new Timber Effect finish you can achieve the classic yacht marina aesthetic without any of the drawbacks of traditional timber.

#### Uses

- Yacht harbours and leisure marinas
- Commerical ports and harbours
- Public walkways and boardwalks
- Amenity areas and viewing platforms
- Sports and leisure applications (suitable for bare feet)

#### **Benefits**

- Higher density makes for a more stable floating pontoon
- Little to no maintenance required
- Resistant to fading over time
- Soft under foot makes it ideal for water sports applications
- Low initial cost and lowest lifetime cost for any marina decking available on the market
- 30 year design life
- Available in plain, stipple and timber effect









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### **Technical Information**

**Live Load Capacities** 4kN/m2 @ 500mm centre

Concrete Grade 18 GRC (Glass Reinforced Concrete)

**Reinforcement** 5% AR Glass Fibre or GFRP Rebar

Weight 2200kg/m³

Surface Finish Smooth non-slip GRC (non slip tests available)

**Colour** Salmon Pink/Grey/Teak (other colours available on request)

**Fixings** Galvanised/Stainless Steel TEK screws

Width 400mm for Plain and Stipple, 300mm for Timber Effect

**Length** 570mm, 820mm, 1020mm, 1320mm, 1820mm, 2220mm, 2820mm

Thickness 30mm

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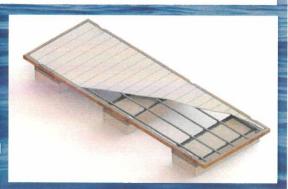


## **Leisure Pontoon**

**Technical Specification Sheet** 



The Leisure Pontoon System was the first pontoon range developed by Inland and Coastal Marina Systems and it is a testament to its versatility and durability that it remains one of our most popular products. The Leisure Pontoon, despite its name, is a robust floating pontoon unit combining all the strengths of steel and concrete whilst providing the traditional yacht harbour aesthetic. The Leisure Pontoon when combined with the ICMS Timber Effect GRC Decking represents the future of the leisure marina, providing the ulitmate combination of durability and good looks.



#### Uses

- Leisure boat marinas
- Yacht harbours
- Inland and coastal locations
- Access walkways including boardwalks
- Work platforms
- Platforms for service buildings

#### **Benefits**

- Adaptable modular system to provide any marina layout possible
- Can be designed to take the ground on low water conditions if required
- Exact client freeboard and live load requirements achievable due to our unique floatation system
- Robust steel frame hot-dip galvanised to provide a long low maintenance working life
- Designed to BS6349, The Yacht Harbour Assoctiation Code of Practice
- 25 year design life









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## **Technical Information**

Live Load	Capacities	1.2kN	I/m2 to !	5kN/m2

Construction	Grade 275 steel main frame hot-dip galvanised to BS EN ISO 146	51
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Connections	M24 galvanised b	oolts through 50mm	thick UV	stabilised rubber
Connections	buffers			

Floatation	15kg/m3 polystyrene encased in glass fibre concrete skin
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Freeboard Options	400mm to 1200mm
rreenoura Options	40011111 to 120011111

Fonder Ontions	Hardwood timber, extruded rubber profiles, recycled plastic, PVC,
Fender Options	composite fonders

Decking Options	GRC (glass fibre reinforced concrete), plastic), timber, timber plastic compositions	

Width Options	2.0m, 2.4m, 3.0m (units can also be connected together to form
Width Options	multiples of these widths)

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## PLANNING DEPARTMENT SECTION 5 APPLICATION

#### **DECLARATION ON DEVELOPMENT AND EXEMPTED DEVELOPMENT**

1.	Applicant's Name: Lough Sewdy & Ballymore Amenity Co. (C/o Nicola Cunningham O'Callaghan)
	Applicants Address:High Street, Ballymore, Mullingar, Co. Westmeath
	Tel. No087 652 4891 Fax. No
	E-Mail
2.	Name of Agent (if any):MMKDA Consulting Engineers
	Address: 7, Main Street, Athlone Co. Westmeath
	Tel. No. 090 64 93388 Fax. No E-Mail info@mmkda.com
3.	Name and Address to which notifications should be sent:
28	John McNeill and NiKki Cunningham
	High Street, Ballymore, Mullingar, Co. Westmeath

4. Location of Proposed Development: FR DALTONS GAA CLUB

MULLAGHCLOE, BALLYMORE, CO. WESTMEATH, N91 EW83

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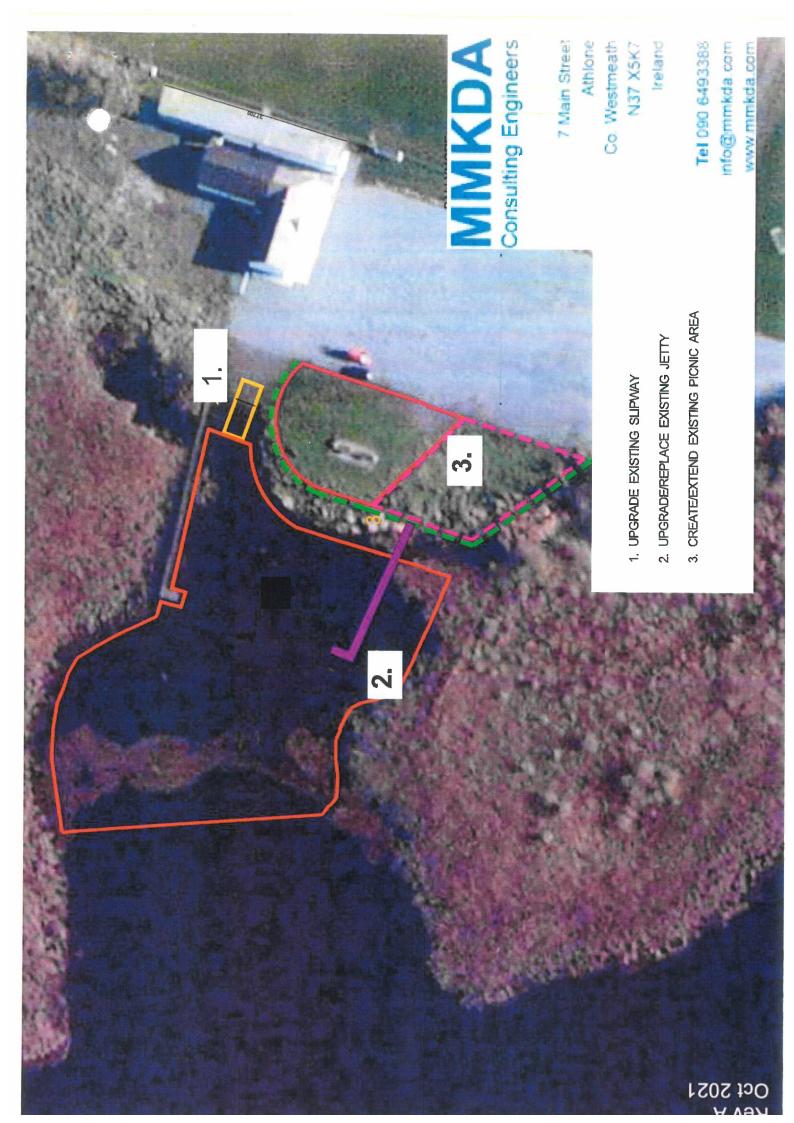
Site Location

Co. Westmeath N37 X5K7

Ireland

7 Main Street Athlone

Tel 090 6493388 info@mmkda.com www.mmkda.com



# Method Statement

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#### Site Set Up

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- 4. Access to the site is readily available, and the area is at a safe gradient to work within.

#### **Excavation**

Material to be excavated down 300mm within an area of approx. 3.5m x 11m.

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Create a substructure with 804 gravel and firm into place using a whacker plate.

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#### Site Clearance

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#### Scope of Works

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- 3. Retain existing buffer zone of vegetation to within 2-3m approx. of the lake shoreline.
- Plant up a native wildflower mead blended grass mix on the border of the green area to the
  existing treeline that connects to a local designated area of Special area of Conservation
  (SAC)

#### **Site Clearance**

Ensure no trip hazards are left on site.

#### **Duration of Works**

2-3 days (weather permitting)



### **GRC Decking**

**Technical Specification Sheet** 



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#### Uses

- Yacht harbours and leisure marinas
- Commerical ports and harbours
- Public walkways and boardwalks
- Amenity areas and viewing platforms
- Sports and leisure applications (suitable for bare feet)

#### **Benefits**

- Higher density makes for a more stable floating pontoon
- Little to no maintenance required
- Resistant to fading over time
- Soft under foot makes it ideal for water sports applications
- Low initial cost and lowest lifetime cost for any marina decking available on the market
- 30 year design life
- Available in plain, stipple and timber effect





















### **Technical Information**

Live Load Capacities

4kN/m2 @ 500mm centres

Concrete

Grade 18 GRC (Glass Reinforced Concrete)

Reinforcement

5% AR Glass Fibre or GFRP Rebar

Weight

2200kg/m<sup>3</sup>

Surface Finish

Smooth non-slip GRC (non slip tests available)

Colour

Salmon Pink/Grey/Teak (other colours available on request)

**Fixings** 

Galvanised/Stainless Steel TEK screws

Width

400mm for Plain and Stipple, 300mm for Timber Effect

Length

570mm, 820mm, 1020mm, 1320mm, 1820mm,

2220mm, 2820mm

Thickness

30mm

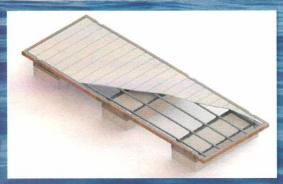


## **Leisure Pontoon**

**Technical Specification Sheet** 



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- Exact client freeboard and live load requirements achievable due to our unique floatation system
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- Designed to BS6349, The Yacht Harbour Assoctiation Code of Practice
- 25 year design life



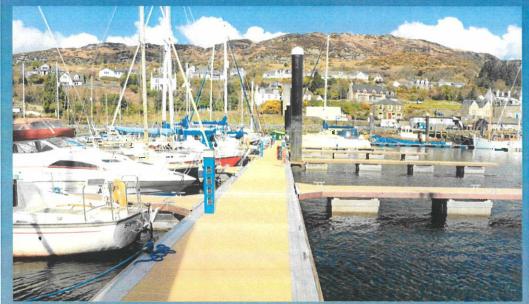






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### **Technical Information**

Live Load Capacities	1.2kN/m2 to 5kN/m2
Construction	Grade 275 steel main frame hot-dip galvanised to BS EN ISO 1461
Connections	M24 galvanised bolts through 50mm thick UV stabilised rubber buffers
Floatation	15kg/m3 polystyrene encased in glass fibre concrete skin
Freeboard Options	400mm to 1200mm
Fender Options	Hardwood timber, extruded rubber profiles, recycled plastic, PVC, composite fenders
Decking Options	GRC (glass fibre reinforced concrete), GRP (glass fibre reinforced plastic), timber, timber plastic composite
Width Options	2.0m, 2.4m, 3.0m (units can also be connected together to form multiples of these widths)



John McNeill and Nikki Cunningham High Street, Ballymore, Mullingar, Co. Westmeath

22<sup>nd</sup> June 2022

Our Ref: S5-14-22

Re: Section 5 Application

<u>Applicant: Lough Sewdy & Ballymore Amenity Co. (C/o Nicola Cunningham O'Callaghan)</u>

RE; Exemption Application Upgrade/Replace existing jetty with safe, wheelchair accessible anchored jetty. Upgrade slipway at existing access point/slipway for boats, create a designated picnic area on the shoreline, erect water safety signage at strategic points. also, erect biodiversity signage and historical signage.

at Fr Daltons Gaa Club Mullaghcloe, Ballymore, Co. Westmeath, N91 Ew83

Dear Sir/Madam,

I acknowledge receipt of your Section 5 Application received in this Office on the 22<sup>nd</sup> June 2022 together with fee.

I enclose receipt of €80.00 for your records.

Is mise le meas,

Ciaran O'Donnell

Ciaran O'Donnell Planning Department Tel No: 044-9332089

E-Mail

