



An Bord Pleanála
64 Marlborough St,
Rotunda,
Dublin 1,
D01 V902

Our ref: 210327

Your ref:

Date: 25th October

Re: Part X Planning Application for Permission for public realm enhancement works (as per Section 177AE(4)(a) of the Planning and Development Act 2000) at Clifden, Co. Galway

Dear Sir/Madam,

Please find enclosed Part 10 planning application on behalf of our client Galway County Council. The proposed development description is as follows:

Planning and Development Act, 2000, as amended, Notice of Direct Planning Application to An Bord Pleanála. In accordance with Section 177AE(4)(a) of the Planning and Development Act 2000 as amended, Galway County Council are seeking approval from An Bord Pleanála for the proposed development of a public realm scheme in Clifden, Co. Galway.

The proposed works include:

- i. Alterations works to the Clifden Town Centre area on Seaview Road, Main Street, Market Street, Market Hill, Bridgewell Lane, Bridge Street, and Hulk Street comprising:*
 - a. The reconfiguration and resurfacing of roads and realignment of parking spaces including removal of 58 no. On-street parking spaces leaving a total of 155 no. on street parking spaces,*
 - b. The widening and realignment of existing footpath areas, including the provision of new soft and hard landscaping,*
 - c. The installation of new and upgraded public lighting throughout the town,*
 - d. Relocation of The Beacon Statue,*
 - e. Installation of new public art,*
- ii. Alterations to and resurfacing of Beach Road Quay public realm comprising:*
 - a. The provision of pedestrian and seating areas on the quay side of Beach Road quay, including the installation of 6 no. seating areas, and ancillary paving and landscaping,*
 - b. Remedial works to the quay wall (NIAH reg no. 30325017), including the resetting of dislodged stones, the removal of vegetation, and remedial masonry works,*
 - c. The replacement of existing railings along the quay wall,*
 - d. The installation of public lighting along the roadside,*
- iii. Redevelopment of the Harbour Park area south of Beach Road and to the west of Clifden town centre.*
 - a. The demolition of the existing playground on site, and the construction of a new park including multi-age playground areas, including the provision of:*
 - i. Cycle Parking,*

Galway - MKO, Tuam Road, Galway, H91 VW84 (**Correspondence address**)
Dublin - MKO, 9C Beckett Way, Park West Business Park, Dublin, D12 XN9W

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McCarthy Keville O'Sullivan Ltd t/a MKO. Registered in Ireland No: 462657. VAT No: IE9693052R
MKO Water Limited t/a MKO. Registered in Ireland No: 338589. VAT No: IE6358589Q
MKO Estates & Project Management Ltd. Registered in Ireland No: 613029. VAT No: 3497897JH

- ii. *Timber Play Furniture,*
- iii. *Picnic benches and seating areas,*
- iv. *An Amphitheatre Performance Spaces,*
- v. *Climbing Wall*
- vi. *Pump track,*
- vii. *Running Track,*
- viii. *Car Park,*
- ix. *Sports pitch,*
- b. *Resurfacing, paving and hard & soft landscaping of the park area,*
- iv. *All other associated and ancillary works*

This application is supported by Natura Impact Statement (NIS)

An Environmental Impact Assessment Screening Report has been undertaken in respect of the proposed development and concluded that an Environmental Impact Assessment Report is not required.

➤ **Planning Application Documentation**

- This Cover Letter
- Site Notice (copy, as erected on the 25th October 2024);
- Newspaper Notice: The Connacht Tribune (Dated 25th October 2024);
- Copies of Cover Letters issued to prescribed bodies;
- ESRI Shapefile of the Application Boundary;
- Letters of consent, as received from:
 - Clifden District Community Council
 - Margaret Middleton
 - Martin Middleton

➤ **Planning Application Drawings (Full Drawing Schedule included with drawings);**

- Drawing Pack, as prepared by LUC,
- Engineering Drawings, as prepared by Tobin Consulting Engineers,
- Lighting Drawings, as prepared by Moloney Fox Consulting Engineers,

➤ **Technical Reports**

- Planning Report, as prepared by MKO;
- Natura Impact Statement, as prepared by MKO;
- Ecological Impact Assessment, as prepared by MKO;
 - Invasive Species Management Plan, as prepared by MKO;
- EIA Screening Report, as prepared by MKO;
- Construction Environmental Management Plan, as prepared by MKO;
- A Site Lighting Report, as prepared by Moloney Fox Consulting Engineers;
- A Cultural Heritage Impact Assessment, as prepared by Moore Archaeological & Environmental Services Ltd.;
- An Architectural Heritage Impact Assessment Report, as Prepared by ACP Architectural Conservation Professionals;
- Clifden Town Centre Enhancement Project Planning Report, as prepared by LUC;
- Stage 1 Road Safety Audit, as prepared by Tobin Consulting Engineers;
- Flood Risk Assessment, as prepared by Tobin Consulting Engineers;
- Car Parking Survey Report, as prepared by Tobin Consulting Engineers;
- DMURS Compliance Statement, as prepared by Tobin Consulting Engineers;

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- Structural Inspection of Quay Wall, as prepared by Tobin Consulting Engineers;
- A Preliminary Pre-Design Stage Asbestos Management Plan, as prepared by CACL.

The newspaper notice was advertised in the Connacht Tribune on Friday 25th October 2024. The site notice was erected on Friday 25th October 2024. The location of the site notices can be seen on the enclosed Site Location Map, as prepared by LUC.

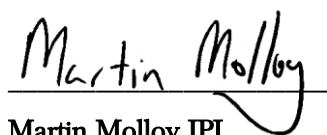
The application will be on display and available to the public to view between Friday 25th October 2024 and Friday 6th December (a period of 6 weeks).

As per the legislation referred to above, a digital copy and covering letter have been provided to the following prescribed bodies:

- > An Chomhairle Ealaíon,
- > Fáilte Ireland,
- > An Taisce,
- > The Department of Housing, Local Government and Heritage
- > Inland Fisheries Ireland,
- > Córas Iompair Éireann,
- > National Transport Authority,
- > The Heritage Council,

We trust that you find this planning application of satisfaction. Should you require any further information or clarification in respect of this matter please do not hesitate to contact this office.

Yours sincerely,



Martin Molloy IPI

Planner

MKO

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