



70 Merrion Square,
Dublin 2,
D02 NY52

Our ref: 210327

Your ref:

Date: 25th October 2025

Re: Section 177AE of the Planning and Development Act 2000, as amended – Planning Application to An Bord Pleanála for the public realm enhancement works at Clifden, Co. Galway by Galway County Council.

Dear Sir/Madam,

On behalf of our client, Galway County Council, of Áras an Chontae, Prospect Hill, Galway, H91 H6KX, please find enclosed a copy of a planning application for the provision of public realm enhancement works at Clifden, Co. Galway. The planning application constitutes Local Authority Own Development Requiring Appropriate Assessment (also known as a Part 10 application) due to the necessity of a providing Natura Impact Statement (NIS) assessing potential affects on nearby designated sites as part of the application. As a result, the application has been made directly to An Bord Pleanála. You have received a copy of the application as a noted Prescribed Body.

The Development Description as set out in the public notices is as follows:

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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,*

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- c. *The replacement of existing railings along the quay wall,*
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 - i. *Cycle Parking,*
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- 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.

The following documents are included in the application pack:

➤ **Planning Application Documentation**

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- Site Notice (copy, as erected on the 25th October 2024);
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- Copies of Cover Letters issued to prescribed bodies;
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- Letters of consent, as received from:
 - Clifden District Community Council
 - Margaret Middleton
 - Martin Middleton

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

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Further to our previous correspondence, an electronic copy of the planning application pack as outlined above is enclosed with this letter via USB. An Bord Pleanála (“the Board”) has also received a copy of the application pack. The application will be available for inspection at the offices of The Board and Galway County Council for a period of six weeks commencing on the 25th of October 2024, or online through the following website: <https://consult.galway.ie/>.

Submissions or observations may be made only to An Bord Pleanála in writing or online at www.pleanala.ie, 64 Marlborough Street, Dublin 1 during the above-mentioned period of six weeks relating to:

- The implications of the proposed development for proper planning and sustainable development, and
- The likely effects on the environment of the proposed development, and
- The likely effects of the proposed development on a European site, if carried out.

Any submissions/observations must be accompanied by a fee of €50 (except for certain prescribed bodies) and must be received by the Board not later than 5.30 p.m. on the 6th December 2024.

Such submissions/observations must also include the following information:

- The name of the person making the submission or observation, the name of the person acting on his or her behalf, if any, and the address to which any correspondence relating to the application should be sent,
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- The reasons, consideration and arguments on which the submission or observation is based in full (Article 217 of the Planning and Development Regulations 2001, as amended, refers)

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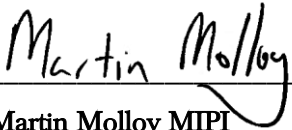
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A person may question the validity of any such decision of the Board by way of an application for judicial review, under Order 84 of the Rules of the Superior Courts (S.I. No. 15 of 1986, as amended by S.I. No. 691 of 2011), in accordance with Section 50 of the Planning and Development Act, 2000 as amended. Practical Information on the review mechanism can be accessed on the Boards website (www.pleanala.ie) under the following heading: Legal Notices – Judicial Review Notice. This information is also available on the Citizens Information Service website www.citizensinformation.ie.

Yours sincerely,



Martin Molloy

Martin Molloy MIPI

Planner

MKO



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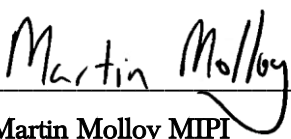
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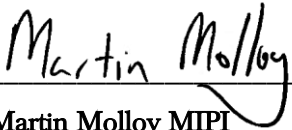
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Yours sincerely,



Martin Molloy

Martin Molloy MIPI

Planner

MKO



88 - 95 Amiens Street,
Dublin 1,
D01 WR86

Our ref: 210327

Your ref:

Date: 25th October 2025

Re: Section 177AE of the Planning and Development Act 2000, as amended – Planning Application to An Bord Pleanála for the public realm enhancement works at Clifden, Co. Galway by Galway County Council.

Dear Sir/Madam,

On behalf of our client, Galway County Council, of Áras an Chontae, Prospect Hill, Galway, H91 H6KX, please find enclosed a copy of a planning application for the provision of public realm enhancement works at Clifden, Co. Galway. The planning application constitutes Local Authority Own Development Requiring Appropriate Assessment (also known as a Part 10 application) due to the necessity of a providing Natura Impact Statement (NIS) assessing potential affects on nearby designated sites as part of the application. As a result, the application has been made directly to An Bord Pleanála. You have received a copy of the application as a noted Prescribed Body.

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- 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,*

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- c. *The replacement of existing railings along the quay wall,*
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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.

The following documents are included in the application pack:

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 - Margaret Middleton
 - Martin Middleton

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Further to our previous correspondence, an electronic copy of the planning application pack as outlined above is enclosed with this letter via USB. An Bord Pleanála (“the Board”) has also received a copy of the application pack. The application will be available for inspection at the offices of The Board and Galway County Council for a period of six weeks commencing on the 25th of October 2024, or online through the following website: <https://consult.galway.ie/>.

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Any submissions/observations must be accompanied by a fee of €50 (except for certain prescribed bodies) and must be received by the Board not later than 5.30 p.m. on the 6th December 2024.

Such submissions/observations must also include the following information:

- The name of the person making the submission or observation, the name of the person acting on his or her behalf, if any, and the address to which any correspondence relating to the application should be sent,
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Any submissions or observations which do not comply with the above requirements cannot be considered by the Board.

The Board may at its absolute discretion hold an oral hearing on the application. The Board may, in respect of an application for permission, decide to:

- i. Grant the permission, or
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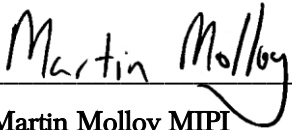
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3044 Lake Drive,
Citywest Business Campus,
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D24 CK66

Our ref: 210327

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- iii. Grant permission in respect of part of the proposed development (with or without specified modifications of the foregoing kind), and any of the above decisions may be subject to or without conditions, or
- iv. Refuse to grant the permission.

Any enquiries relating to the application process should be directed to the Local Authority Projects Section of An Bord Pleanála (Tel: 01-8588100, Email: laps@pleanala.ie).

A person may question the validity of any such decision of the Board by way of an application for judicial review, under Order 84 of the Rules of the Superior Courts (S.I. No. 15 of 1986, as amended by S.I. No. 691 of 2011), in accordance with Section 50 of the Planning and Development Act, 2000 as amended. Practical Information on the review mechanism can be accessed on the Boards website (www.pleanala.ie) under the following heading: Legal Notices – Judicial Review Notice. This information is also available on the Citizens Information Service website www.citizensinformation.ie.

Yours sincerely,



Martin Molloy MIPI

Planner

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Development Applications Unit,
Newtown Road,
Wexford,
Y35 AP90

Our ref: 210327

Your ref:

Date: 25th October 2025

Re: Section 177AE of the Planning and Development Act 2000, as amended – Planning Application to An Bord Pleanála for the public realm enhancement works at Clifden, Co. Galway by Galway County Council.

Dear Sir/Madam,

On behalf of our client, Galway County Council, of Áras an Chontae, Prospect Hill, Galway, H91 H6KX, please find enclosed a copy of a planning application for the provision of public realm enhancement works at Clifden, Co. Galway. The planning application constitutes Local Authority Own Development Requiring Appropriate Assessment (also known as a Part 10 application) due to the necessity of a providing Natura Impact Statement (NIS) assessing potential affects on nearby designated sites as part of the application. As a result, the application has been made directly to An Bord Pleanála. You have received a copy of the application as a noted Prescribed Body.

The Development Description as set out in the public notices 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,*

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- 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,
 - 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.

The following documents are included in the application pack:

➤ **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;
- EIA Screening Report, as prepared by MKO;
- Construction Environmental Management Plan, as prepared by MKO;
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- 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;
- Structural Inspection of Quay Wall, as prepared by Tobin Consulting Engineers;
- A Preliminary Pre-Design Stage Asbestos Management Plan, as prepared by CACL.

Further to our previous correspondence, an electronic copy of the planning application pack as outlined above is enclosed with this letter via USB. An Bord Pleanála (“the Board”) has also received a copy of the application pack. The application will be available for inspection at the offices of The Board and Galway County Council for a period of six weeks commencing on the 25th of October 2024, or online through the following website: <https://consult.galway.ie/> .

Submissions or observations may be made only to An Bord Pleanála in writing or online at www.pleanala.ie, 64 Marlborough Street, Dublin 1 during the above-mentioned period of six weeks relating to:

- The implications of the proposed development for proper planning and sustainable development, and
- The likely effects on the environment of the proposed development, and
- The likely effects of the proposed development on a European site, if carried out.

Any submissions/observations must be accompanied by a fee of €50 (except for certain prescribed bodies) and must be received by the Board not later than 5.30 p.m. on the 6th December 2024.

Such submissions/observations must also include the following information:

- The name of the person making the submission or observation, the name of the person acting on his or her behalf, if any, and the address to which any correspondence relating to the application should be sent,
- The subject matter of the submission or observation, and
- The reasons, consideration and arguments on which the submission or observation is based in full (Article 217 of the Planning and Development Regulations 2001, as amended, refers)

Any submissions or observations which do not comply with the above requirements cannot be considered by the Board.

The Board may at its absolute discretion hold an oral hearing on the application. The Board may, in respect of an application for permission, decide to:

- i. Grant the permission, or
- ii. Make such modifications to the proposed development as it specifies in its decision and grant permission in respect of the proposed development as so modified, or

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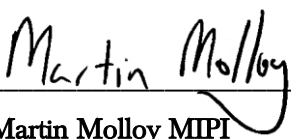
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The Heritage Council
Áras na hOidhreachta,
Church Lane,
Kilkenny,
R95 X264

Our ref: 210327

Your ref:

Date: 25th October 2025

Re: Section 177AE of the Planning and Development Act 2000, as amended – Planning Application to An Bord Pleanála for the public realm enhancement works at Clifden, Co. Galway by Galway County Council.

Dear Sir/Madam,

On behalf of our client, Galway County Council, of Áras an Chontae, Prospect Hill, Galway, H91 H6KX, please find enclosed a copy of a planning application for the provision of public realm enhancement works at Clifden, Co. Galway. The planning application constitutes Local Authority Own Development Requiring Appropriate Assessment (also known as a Part 10 application) due to the necessity of a providing Natura Impact Statement (NIS) assessing potential affects on nearby designated sites as part of the application. As a result, the application has been made directly to An Bord Pleanála. You have received a copy of the application as a noted Prescribed Body.

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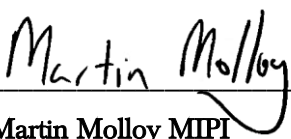
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