An Coimisiún Pleanála
64 Marlborough Street,
Dublin 1,
D01 V902

Our ref: 250326
Your ref: [Your ref]

Date: 25 November 2026

Re: Section 177AE of the Planning and Development Act 2000, as amended – Application for Approval to An Coimisiún Pleanála for works including the extension of the existing pier, construction of a slipway and parking area, widening of the existing bridge and associated development at Droim Pier by Galway County Council

Dear Sir/Madam,

On behalf of our client, Galway County Council (the Applicant), of County Hall, Prospect Hill, Galway, H91 H6KX, please find enclosed a Section 177AE application to An Coimisiún Pleanála for the Droim Pier Upgrade and Extension project.

> *'Pursuant to the requirements of Section 177AE(4)(a) of the Planning and Development Act 2000 (as amended) notice is hereby given that Galway County Council is seeking the approval of An Coimisiún Pleanála to carry out the following development at Droim Pier, Maumeen, Shanacavas, Co. Galway.*
>
> *The proposed development consists of:*
>
> *The upgrade and extension of the existing Droim Pier, comprising:*
>
> i. *Construction of 1 no. extension to the existing pier (202.5 sq. m) including pier steps and a vertical ladder providing access to the water;*
> ii. *Construction of 1 no. new slipway (c 29.33m in length and c 5m wide) for launching and landing of small vessels;*
> iii. *Construction of a vehicle and trailer parking hardstand area (providing 3 no. car parking spaces and 2 no. trailer parking spaces);*
> iv. *Widening of existing the roadway and bridge from c 4.2m to c 8.2m to provide vehicular access to the proposed vehicle and trailer parking area;*
> v. *Provision of 6 no. solar powered street lights (6m height);*
> vi. *Construction 1 no. 1.2m high roadside parapet boundary wall;*
> vii. *Provision of new stormwater road gullies and extension of the existing culvert to drain the pier face;*
> viii. *All ancillary site enabling and development works.*
>
> *A Natura Impact Statement (NIS) has been prepared in respect of the proposed development.'*

The following items and documents are being submitted as part of this planning application, alongside this cover letter. All documents have been provided to An Coimisiún Pleanála in 1 no. paper copies, and in 1 no. digital copy (provided by USB), unless otherwise indicated.

Administrative Documents

Statutory Notices

- **An original page of the Tuam Herald** dated 25th November 2026 in which notice of the application has been published pursuant to Section 177AE(4)(a) of the Planning and Development Act 2000 (as amended).

The newspaper notice published has been provided to the Commission in Irish and English. The statutory consultant period for the application is to occur from ***Wednesday 25 November 2026 to 5:30pm Wednesday 6 January 2027 (inclusive).***

Prescribed Body Notices

A copy of all **letters issued to prescribed bodies notifying them of the application** as required under Section 177AE(4)(b) of the Act of 2000 (as amended). A list of bodies which were notified is provided below. All notices were issued by MKO on 25th November 2025 via email with a link to the Galway County Council consultation website https://consult.galway.ie/ which contains the complete application documentation. The prescribed bodies relevant to this application are as follows:

- An Taisce
- Commissioner of Irish Lights
- National Parks and Wildlife Service Department of Housing, Local Government and Heritage
- Heritage Council
- Inland Fisheries Ireland
- Marine Institute
- Maritime Area Regulatory Authority
- Minister for Agriculture; Food and the Marine
- Minister for Rural and Community Development and the Gaeltacht
- The Appropriate Regional Fisheries Board (Western River Basin District)
- Údarás na Gaeltachta
- Waterways Ireland
- Galway County Council
- Department of Housing, Local Government and Heritage

Letters of Consent

- A letter from the landowners of folio GY50819 in the ownership of Thomas & Sally McDonagh consent to the making of the subject application.

MKO wish to submit a Section 177AE application to An Coimisiún Pleanála for the extension of the existing pier, construction of a slipway and parking area, widening of the existing bridge and associated development on lands located in the townlands of Maumeen and Shanacavas, Co. Galway.

Planning Drawings & Documents

1 no. hard copies, and 1 no. soft copies of the following sets of plans and drawings at the appropriate scales are provided as part of this application. A schedule of drawings is provided with each disciplines pack. In addition, a master list of drawings submitted with the application is appended to this letter.

- Site Location Map prepared by Langan Consulting Engineers
- Planning Drawing Pack prepared by Langan Consulting Engineers

Technical Reports

1 no. hard copies, and 1 no. soft copies of the following reports and assessments are provided as part of this application:

- Appropriate Assessment Screening Report prepared by JBA Consulting
- Natura Impact Statement prepared by JBA Consulting
- Proposed Works Memorandum prepared by Langan Consulting Engineers
- Planning Report prepared by MKO

Planning Fee

Under Section 177AE(9)(a) of the Planning and Development Act of 2000 (as amended), there are no fees for a Local Authority due upon submission of an application to An Coimisiún Pleanála under the same. Fees, as considered reasonable by the Commission, are to be recouped from Galway County Council following the making of a decision on the Case.

Applicant Details

Name of Applicant:	Galway County Council
Address:	Galway County Council, County Hall, Prospect Hill, Galway, H91 H6KX
Telephone:	+353 091 509 043
Email Address:	mbradshaw@galwaycoco.ie

We trust that the contents of the application are in order. Should you require any further information or clarity on any of the items set out above, please do not hesitate to contact this office.

Yours sincerely



Rhiannon Simpson
Planning Practitioner
MKO

Enclosed:

- Master Schedule of Drawings

Master Schedule of Drawings

Author	Number	Title	Size	Scale
Langan Consulting Engineers	1011	SITE LOCATION MAP	A3	1:2500
Langan Consulting Engineers	1081	CROSS SECTIONS THROUGH SLIPWAY AND PIER EXTENSION	A3	1:200
Langan Consulting Engineers	1051	SITE LAYOUT MAP	A3	1:500
Langan Consulting Engineers	1082	ELEVATIONS EXISTING AND PROPOSED PIERS AND SLIPWAY	A3	1:200
Langan Consulting Engineers	1083	SECTIONS THROUGH PROPOSED SLIPWAY AND PARKING/HARDSTAND AREA	A3	1:250
Langan Consulting Engineers	2410	PROPOSED PIER LADDER AND STEPS TYPICAL DETAILS	A1	1:50

Galway MKO, Tuam Road, Galway, H91 VW84 (Correspondence address)
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