Planning Report

Proposed Upgrade & Extension of the existing Droim Pier, Maumeen, Shanacavas, Co. Galway.

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1 Introduction

1.1 Preamble

MKO has been appointed by Galway County Council (the Applicant) to submit a planning application for approval under Section 177AE, Part X of the Planning & Development Act 2000 (as amended) for works pertaining to the existing Droim Pier located in the townland of Maumeen and Shanacavas, Co. Galway. The planning application will be submitted to An Coimisiún Pleanála as the Planning Authority.

The purpose of this Planning Report is to outline the background to the Proposed Development, the key elements of the proposal and to demonstrate that the development complies with all relevant National, Regional and Local policies and is in accordance with the proper planning and sustainable development of the area. This Planning Report is intended to assist the Planning Authority with the assessment of the application by providing a summary of the context of the overall proposal.

This report is accompanied by a suite of drawings, an Appropriate Assessment Screening report (AASR) and Natura Impact Statement (NIS) prepared by JBA Consulting, a Proposed Works Description Memorandum prepared by Langan Consulting Engineers.

The full description of the Proposed Development can be found in Section 6 of this report, as well as the statutory notices.

The newspaper and site notices were published in Irish and in English.

1.2 Report Structure

The Planning Report is set out as follows:

Section 2 Outlines the site overview and context.

Section 3 Outlines the Site Constraints.

Section 4 Outlines the relevant planning history for the site.

Section 5 Provides a summary of the Maritime Area Consent Application

Section 6 Provides a detailed description of the proposed development.

Section 7 Provides the legislative context for this application.

Section 8 Provides an overview of the relevant National, Regional and Local Planning Policy Framework.

Section 9 Provides a planning assessment of the proposed development.

Section 10 Provides concluding statement on the proposed development's contribution to the proper planning and development of the area.

2 Site Location and Context

2.1 Site Location

The subject site is located at Droim Pier in the townlands of Maumeen, Shanacavas, County Galway, approximately 7.8km south of Lettermore Village, Co. Galway. Droim Pier is located at the end of a Local Road which services several private dwellings and is accessed via the R374 located approximately 3.0km to the north-west of the site.



Figure 1: Site Context (Google Earth Aerial Imagery)



Figure 2: Site Location (Langan Consulting Engineers)

The application site is approximately 2,551 sq. m in area and is located directly adjacent to the coastline, in an area with a rich ecological and cultural heritage. The existing site context is provided in the following imagery:

i. The existing pier provides a hardstand area for car/trailer/vessel parking and 2 no. ladder access points to the water (**Figure 3**).

ii. The foreshore area to the east of the existing pier is currently being utilised for informal equipment storage and vessel haul-out areas (**Figure 4**).

iii. The existing bridge and Local Road as it heads along the coast through the subject site before turning south-east. The bridge is a single carriageway, and the Local Road comprises an informal surface following the bridge, however, is still part of the Local Road network (**Figure 5**).

iv. The informal slipway arrangement currently on the site comprises a grassed slope before reaching the rocky waterline. It is understood that this area is where vessels are launched/landed currently (**Figure 6**).



Figure 3: View of existing Pier from Local Road (Google Maps)



Figure 4: View of end of existing Pier, subject to proposed extension (Google Maps)



Figure 5: View of existing bridge and Local Road within site, subject to proposed widening and hardstand area (Google Maps)



Figure 6: View of existing lands used as informal slipway (Google Maps)

3 Site Constraints

The following section of the PR sets out the site-specific considerations which have been considered in the assessments that accompany the subject application.

3.1 European Designated Sites

The Proposed Development site is located in proximity to the following European Designated Sites, ie. Special Area of Conservation (SAC) and Special Protection Area (SPA):

- Kilkieran Bays and Islands SAC (Site Code: 002111) – Proposal is located within the SAC.

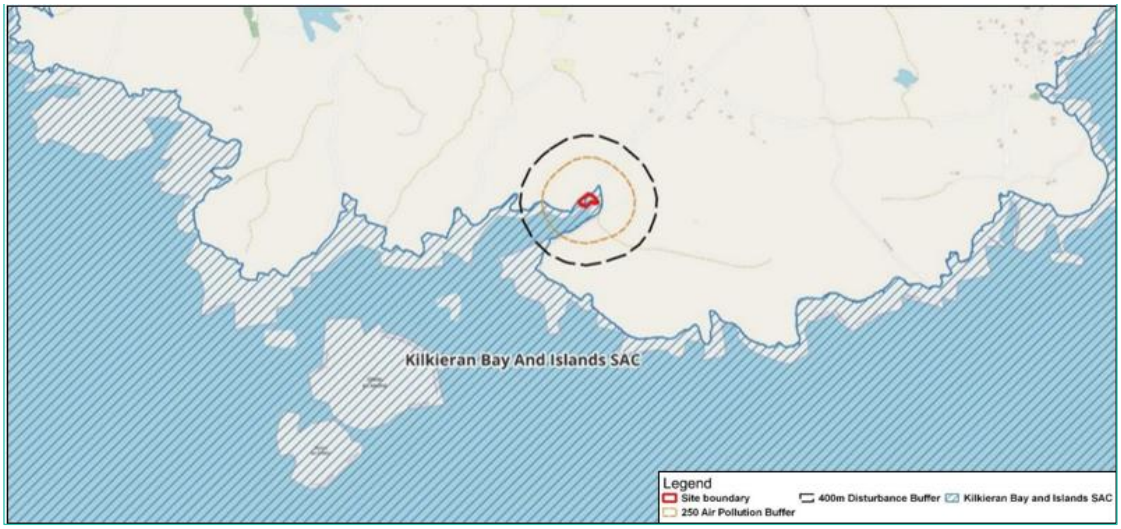


Figure 7: Kilkieran Bay and Islands SAC (JBA Consulting)

Article 6.3 of the Habitats Directive 92/43/EEC requires that an Appropriate Assessment (AA) should be carried out where plans or projects are likely to have a significant effect on any European Site. Screening for Appropriate Assessment was carried out by JBA Consulting. The Appropriate Assessment Screening concluded:

> *'Given the anticipated impacts on the above Natura 2000 site as a result of the proposed development, this report declares that this proposed project must progress to next stage, Stage 2: Appropriate Assessment / Natura Impact Statement (NIS), so that mitigation measures may be outlined and incorporated into the proposed construction works, in order to safeguard the integrity of the Natura 2000 site from any adverse significant effect via the source receptor-pathways highlighted in this report.'*

An Appropriate Assessment Screening Report and a Natura Impact Statement (NIS) prepared by JBA Consulting accompany the application.

3.2 Gaeltacht Language Area

The subject site is located in a Gaeltacht area, being Ceantar na nOileán (The Islands Region). The associated statutory documents have been prepared in Irish and English.



Figure 8: Ceantar na Noeleen Language Area (Údarás na Gaeltachta)

3.3 Built Heritage

3.3.1 Protected Structures

Appendix 6 of the CDP provides a list and description of the Record of Protected Structure (RPS) for the Galway County area. A review of Appendix 6 identified that there are 0 no. RPS on or within the subject site.

3.3.2 Sites and Monuments Records & National Inventory of Architectural Heritage

A review of mapping from the National Monuments Service's Historic Environment Viewer indicates that there are 0 no. Sites and Monuments Records (SMRs) or National Inventory of Architectural Heritage (NIAH) designations located within, or within 1 km of, the site boundary.

4 Planning History

A search of Galway County Council's planning history reveals that there are no previous or extant planning applications on the specific site or within direct proximity of the site.

Table 1 below provides details of planning applications within the vicinity of the site. The surrounding development comprises individual residential dwellings within the area which are provided access from the Local Road network.

Table 1: Planning History within the vicinity of the site

APPLICATION REFERENCE	DESCRIPTION	DECISION
22681 Located approx. 1.2km to the north of the subject site.	chun teach cónaithe agus córas séarachais agus gach obair láithreáin ag teastáil a thógáil.Spás urláir comhlán na n-oibreacha beartaithe: 202sqm	Granted 28/11/2022, subject to 14 no. conditions
19806 Located approx.. 900m to the north of the subject site.	for (1) the erection of a gate at the entrance to the driveway of the existing dwelling house and (2) the removal of the Enurement Clause attached to the permitted dwelling house under Planning Reference No. 00/583	Granted 26/08/2019, subject to 3 no. conditions
13620 Located approx.. 700m to the north of the subject site.	chun teach cónaithe, garáiste & córas séarachais a thógáil (gross floor space 160sqm)	Granted 21/10/2013, subject to 15 no. conditions
074020 Located approx.. 700m to the north of the subject site.	chun teach conaithe, garasite agus coras searachais a thogail. (Gross floor area 218sqm)	Granted 10/12/2007, subject to 18 no. conditions
05167 Located approx. 450m to the north of the subject site.	for the construction of a dwelling house, domestic garage and septic tank (gross floor area 200sq.m)	Granted 20/06/2005, subject to 13 no. conditions.
033645 Located approx.. 650m	to construct a dwellinghouse, septic tank and domestic garage	Granted 18/08/2003, subject to 17 no. conditions.

APPLICATION REFERENCE	DESCRIPTION	DECISION
to the north of the subject site.		
012621 Located approx.. 1km to the north of the subject site.	for the construction of a dwellinghouse with septic tank and percolation area	Granted 24/03/2003, subject to 9 no. conditions
012622 Located approx.. 1.3km to the north of the subject site.	for the construction of a dwellinghouse with septic tank and percolation area	Granted 24/03/2003, subject to 9 no. conditions

Whilst there is limited planning history over the site, the pier and its use for inshore activities has been long-established over the site. The surrounding development generally comprises low intensity residential development representative of the existing limited urban form and the open landscapes of the surrounding area.

5 Maritime Area Consent Application

A Maritime Area Consent (MAC) Application under Section 89 of the Maritime Area Planning Act 2021 (as amended) was made to the Maritime Area Regulatory Authority (MARA) by Galway County Council for the Proposed Development on 20th November 2025 (MAC Ref. No. MAC250001).

MARA issued a final determination on 13th July 2026 granting a MAC, subject to the conditions of the MAC. The Permitted Maritime Usage is as follows:

> *'The construction, use, operation and maintenance of a pier, bridge, slipway and a hardstanding/parking area including all associated decommissioning, demolition, rehabilitation, and any other works required on foot of any development permission relating to the infrastructure.'*

The MAC final determination was accompanied by 22 no. conditions of which a copy of are provided in **Appendix 1** of this Report.

6 Proposed Development

6.1 Development Description

The full development description as per the public notice is as follows:

'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.

Plans and particulars of the proposed development, including the Natura Impact Statement (NIS), can be viewed and will be available for inspection or for purchase for a fee not exceeding the cost of making a copy, for a period of not less than 6-weeks from Wednesday 25 November 2026 until Wednesday 6 January 2027 (inclusive), at the following locations:

- *Galway County Council Áras an Chontae, Prospect Hill, Galway, H91 H6KX between the hours of 9:00a.m. and 4:00p.m. from Monday to Friday (excluding Public Holidays).*
- *An Cheathrú Rua Area Office Galway County Council Offices, An Cheathrú Rua, Co. na Gaillimhe H91 HY76 Monday–Friday, 9:00am–1:00pm and 2:00pm–5:00pm*
- *Offices of An Coimisiún Pleanála, 64 Marlborough St Dublin 1, D01V902, between the hours of 9.15 am and 5.30pm Monday to Friday.*

For appointments, please contact planning at 091 509043 or by email planning@galwaycoco.ie

An electronic copy of the plans and particulars and the NIS may also be views and downloaded from the Galway County Council consultation website from Wednesday 25 November 2026 until Wednesday 6 January 2027 (inclusive) ***https://consult.galway.ie/***

Submissions and observations may be made only to An Coimisiún Pleanála ('The Commission') of 64 Marlborough Street, Dublin 1, D01 V902 with respect to the proposed development from Wednesday 25 November 2026 to 5:30pm Wednesday 6 January 2027 (inclusive), relating to:

I. *The implications of the prosed development for proper planning and sustainable development in the area concerned,*
II. *The likely effects on the environment of the proposed development, and*
III. *The likely significant effects of the proposed development on a European site.*

The Commission may, in respect of a Section 177AE application for development, decide to:

I. *Give approval to the application for development with or without conditions, or;*
II. *May refuse the application for development.*

Any person may question the validity of any such decision by way of an application to 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 under the heading 'information on cases/weekly lists – Judicial Review of Planning Decisions' on the Commission's Website (www.Pleanala.ie) or the Citizens Information Service website (www.CitizensInformation.ie).

Mark Bradshaw Executive Engineer

De bhun cheanglais Alt 177AE(4)(a) den Acht um Pleanáil agus Forbairt, 2000 (arna leasú) tugtar fógra leis seo go bfhuil Comhairle Chontae na Gaillimhe ag lorg ceadú ón gCoimisiún Pleanála chun an fhorbairt seo a leanas a dhéanamh ag Cé Dhroima, Maumeen, Shanacavas, Co. na Gaillimhe.

Áirítear leis an bhforbairt atá beartaithe:

Uasghrádú agus síneadh ar Ché Dhroima atá ann cheana, lena n-áirítear:

- *Síneadh (202.5 méadar cearnach) a thógáil ar an cé atá ann cheana, le céimeanna cé agus dréimire síos i dtreo an uisce;*
- *Tógáil rámpa nua (thart ar 29.33m ar fad agus thart ar 5m ar leithead) chun báid beaga a chur san uisce agus a thabhairt i dtír;*
- *Tógáil limistéir chrua-dhromchla le haghaidh feithiclí agus leantóirí a pháirceáil (ag soláthar 3 spás páirceála do charranna agus 2 spás páirceála do leantóirí);*
- *Leathnú an bhóthair agus an droichid atá ann cheana ó thart ar 4.2m go dtí thart ar 8.2m chun rochtain d'fheithiclí a sholáthar don limistéar páirceála atá beartaithe d'fheithiclí agus do leantóirí;*
- *Soláthar 6 shoilse sráide grianchumhachtaithe (6m ar airde);*
- *Tógáil balla teorann cois bóthair 1.2m ar airde;*
- *Soláthar silteáin bóthair nua le haghaidh uisce stoirme, agus síneadh a chur leis an lintéar atá ann cheana chun an ché a dhraenáil;*
- *Gach obair ullmhúcháin láithreáin agus gach obair forbartha láithreáin choimhdeach.*

Tá Ráiteas Tionchair Natura (RTN, nó 'Natura Impact Statement') ullmhaithe maidir leis an bhforbairt a bheartaítear.

Is féidir pleananna agus sonraí an fhorbartha atá beartaithe, lena n-áirítear an Ráiteas Thionchair Natura (RTN), a fheiceáil; beidh siad ar fáil lena scrúdú nó le ceannach ar tháille nach rachaidh thar chostas cóip a dhéanamh, ar feadh tréimhse nach lú ná 6 seachtaine ón gCéadaoin, an 25ú Samhain 2026 go dtí an Chéadaoin, an 6ú Eanair 2027 (san áireamh), ag na suíomhanna seo a leanas.

- *Comhairle Chontae na Gaillimhe, Áras an Chontae, Cnoc na Radharc, Gaillimh, H91 H6KX, idir 9:00 r.n. agus 4:00 i.n., ón Luan go dtí an Aoine (seachas Laethanta Saoire Poiblí).*
- *Oifig Cheantar na Ceathrún Rua, Oifigí Chomhairle Chontae na Gaillimhe, An Cheathrú Rua, Co. na Gaillimhe, H91 HY76, ó Luan go hAoine, 9.00 r.n. go 1.00 i.n. agus 2.00 i.n. go 5.00 i.n.*
- *Oifigí an Choimisiúin Pleanála, 64 Sráid Mhaoilbhríde, Baile Átha Cliath 1, D01 V902, idir 9.15 r.n. agus 5.30 i.n., ó Luan go hAoine*

Le haghaidh coinní, téigh i dteagmháil le pleanáil ag 091 509043 nó trí r-phost a sheoladh chuig planning@galwaycoco.ie

Is féidir cóip leictreonach de na pleananna agus na sonraí, chomh maith leis an NIS, a fheiceáil agus a íoslódáil ó shuíomh gréasáin comhairliúcháin Chomhairle Contae na Gaillimhe, ón gCéadaoin an 25 Samhain 2026 go dtí an Chéadaoin an 6 Eanáir 2027 (san áireamh) ***https://consult.galway.ie/***

Is chuig an gCoimisiún Pleanála ('An Coimisiún') amháin, ag 64 Sráid Mhaoilbhríde, Baile Átha Cliath 1, D01 V902, a fhéadfar aighneachtaí agus tuairimí a sheoladh ón gCéadaoin, an 25 Samhain 2026, go dtí 5:30 i.n. Dé Céadaoin, an 6 Eanáir 2027 (san áireamh), maidir leis na nithe seo a leanas:

I. *Na himpleachtaí a d'fhéadfadh a bheith ag an bhforbairt atá bheartaithe ar an bpleanáia chuí agus ar an bhforbairt inbhuanaithe sa cheantar lena mbaineann;*
II. *Na héifeachtaí a mheastar a bheidh ag an bhforbairt atá beartaithe ar an gcomhshaol; agus*
III. *Na héifeachtaí suntasacha a mheastar a bheidh ag an bhforbairt atá beartaithe ar shuíomh Eorpach.*

Féadfaidh an Coimisiún, i ndáil le hiarratas faoi Alt 177AE maidir le forbairt:

I. *An t-iarratas i leith na forbartha a cheadú, le coinníollacha nó gan aon choinníollacha, nó;*
II. *Diúltú don iarratas forbartha*

Féadfaidh aon duine bailíocht aon chinnidh dá leithéid a cheistiú trí iarratas ar athbhreithniú breithiúnach, de bhun Ordú 84 de Rialacha na gCúirteanna Uachtaracha (I.R. Uimh. 15 de 1986, arna leasú le I.R. Uimh. 691 de 2011), de réir alt 50 den Acht um Pleanáil agus Forbairt, 2000 (arna leasú). Is féidir eolas praiticiúil maidir leis an gcóras athbhreithnithe a fháil faoin gceannteideal 'Eolas ar chásanna / liostaí seachtainiúla — Athbhreithniú Breithiúnach ar Chinntí Pleanála' ar shuíomh gréasáin an Choimisiúin (www.Pleanala.ie) nó ar shuíomh gréasáin an tSeirbhís Eolais do Shaoránaigh (www.CitizensInformation.ie).

Mark Bradshaw Innealtóir Feidhmiúcháin'

6.2 Development Details

The Proposed Development is intended to facilitate upgrades the existing facilities and functions of the Droim pier. As set out in the details issued as part of the Maritime Area Consent, the Droim Pier is utilised for 3 no. key functions which have both a local economic and recreational use namely traditional seaweed harvesting, inshore fisheries, mainly lobster and crab as well as for launching and landing of small recreational motorised and non-motorised vessels.

The Proposed Development will be delivered through a distinct construction stages to ensure the protection of the surrounding environment. An outline construction methodology has been prepared by Langan Consulting Engineers and accompanies this planning application. A high-level summary of the works stages is as follows:

- **Stage 1: Site Mobilisation**
- The appointed contractor will typically decide the location of the site compound that facilitates their requirements in terms of construction equipment and material storage.
- No land outside the works boundary will be provided to the contractor for the provision of a site compound.
- The contractors work proposal should include provisions for locating a site compound. It is expected that the site compound will be located southeast of the car park area subject to landowner agreement.
- It is not envisioned that the site compound will require a road surface.

- For the extent of the works to be carried out, a site compound will typically consist of a 2Nr shipping containers and a storage area for equipment contained within a heras fenced area.
- Blackwater will typically be contained onsite in portable toilets which are typically serviced on a weekly basis.
- Greywater arising from site activities such as cleaning will be collected and stored prior to transport to a suitable facility offsite for recovery/disposal. Run-off containing pollutants into surrounding soils, watercourses and open excavations will not be permitted.
- All fuel must be stored more than 50m from a watercourse and should be bunded to 110% capacity.
- A daily record of machinery inspections should take place to check for leaks and spills and a record kept for inspection.
- A spill kit and drip tray should be onsite at all times and available for refuelling operations.
- The plant refuelling procedures should be detailed in the contractors' methods statements

- **Stage 2: Rock Breaking and Excavation**
- Prior to commencement of construction works, a detailed method statement will be required from the contractor that details that they adhere to safe methods of best practice in terms of both environmental safety and construction works safety.
- Typically localised excavation of sediment/cobbles/stones to bedrock in some areas below the footprint of the slipway and pier development will be required (area/volume to be confirmed at construction stage).
- It is envisioned that the material will typically be reused to create the hardstanding area onsite. If, at the time of construction, the material is unable to be used, the material will be removed from site typically in 8-wheel tipper trucks to a waste disposal facility by a licensed contractor.

- **Stage 3: Shuttering and Formwork**
- Shuttering pans to be fixed to bedrock and tied at corners using diawag bars which have been chemical anchored into existing bedrock.
- Shuttering pans supported using steel Acrow props fixed to Lego blocks and by double bagged tonne bags of sand (which should be retrieved on completion of the pour).

- **Stage 4: Concrete Works**
- Precast concrete elements will be used, whenever possible, to negate the requirement for in-situ concrete.
- All in situ concrete works must be done during dry weather conditions and isolated from any water that may enter the drainage network/sea until the concrete has cured.
- Concrete delivery vehicles will be precluded from washing out at locations which would result in discharge to surface waters and will be required to wash into a concrete absorption sack or similar.
- No concrete should enter the sea. This is typically achieved by diverting the water away from the working area through the use of double bagged bags of sand.
- Shutters will typically be made watertight through a combination of Hessian and sandbags to retain the concrete during the pour and pours are typically timed to begin on the going/falling tide to allow for sufficient time for the concrete to set prior to the rising tie.
- An underwater concrete mix will be specified at detailed design stage for all in-situ works that will be intertidal.
- Removal of shutters will take place typically 24-48 hours upon completion of the pour and process repeated to completion of slipway/pier extension.

- **Stage 5: Hardstand/Parking Area**
- Area to be surveyed by contractor.

- Area to be levelled using excavator and surfaced with dredged material and locally sourced hardcore infill stone.
- Foundations for boundary wall to be excavated and poured using in-situ concrete.
- Boundary wall to be shuttered and poured in a similar manner to pier and slipway construction.
- Installation of stormwater gullies to drain to the pier face.
- Completion of pavement construction (material to be defined at detailed design stage).

- **Stage 6: Widening of Bridge**
- Excavate and construct foundations at bedrock.
- Extend bridge approx. 3m to the Northeastern side.
- Bridge construction is anticipated to be undertaken using a precast culvert.

- **Stage 7: Demobilisation and Handover.**
- Removal of site compound.
- Inspection of works and handover

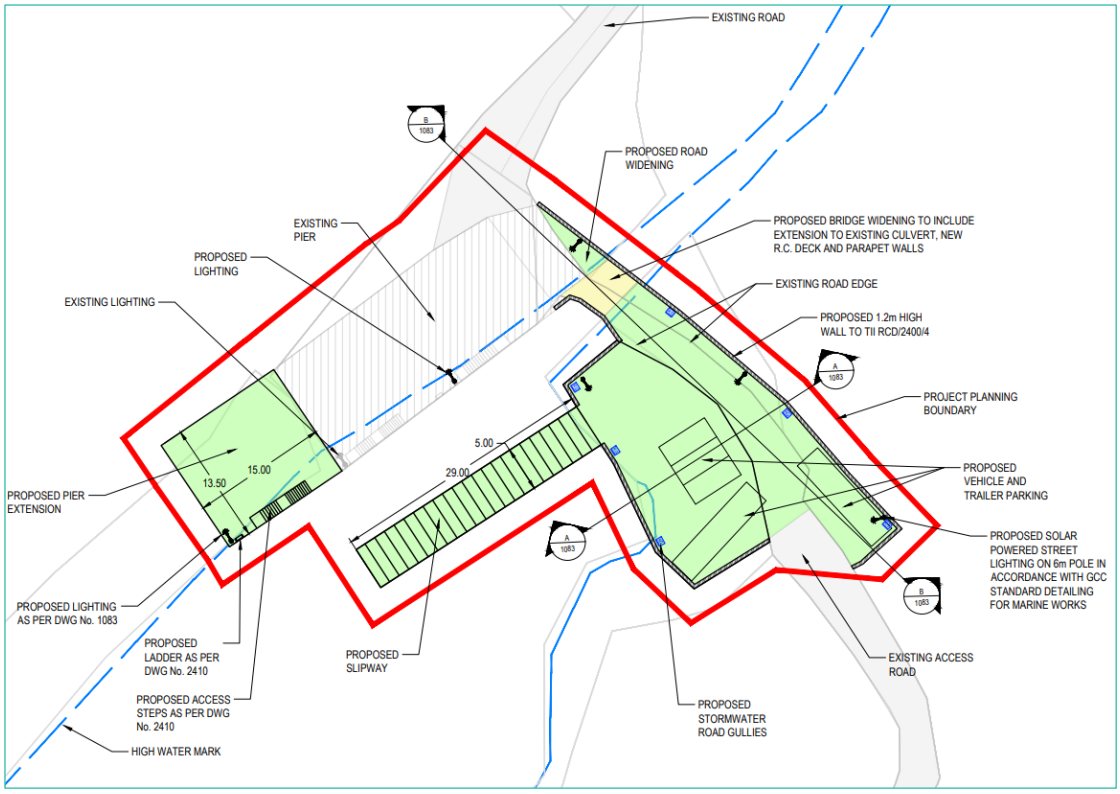


Figure 9: Proposed Site Layout (Langan Consulting Engineers

7 Legislative Context

7.1 Planning and Development Act 2000

This planning application has been prepared in accordance with the provisions of Section 177AE of the Planning and Development Act 2000 (as amended), which sets out the requirements for Appropriate Assessment of certain development carried out by or on behalf of local authorities and states:

> ***177AE.***—*(1) Where an appropriate assessment is required in respect of development—*
>
> *(a)* ***by a local authority that is a planning authority****, whether in its capacity as a planning authority or in any other capacity, or*
>
> *(b) by some other person on behalf of, or jointly or in partnership with, such a local authority, pursuant to a contract entered into by that local authority whether in its capacity as a planning authority or in any other capacity,*
>
> *(2) Proposed development in respect of which an appropriate assessment is required shall not be carried out unless the Board has approved it with or without modifications.*
>
> *(3) Where a Natura impact statement has been prepared pursuant to subsection (1), the local authority shall apply to the Board for approval and the provisions of Part XAB shall apply to the carrying out of the appropriate assessment.*
>
> *(3A) A local authority shall not be eligible to make an application under subsection (3) in relation to* ***proposed development in the maritime area****, unless it—*
>
> *(a)* ***is the holder of a maritime area consent granted for the occupation of a maritime site for the purposes of the proposed development,***
>
> *(b) is the owner of land on which it is proposed to carry out the development concerned, or*
>
> *(c) makes the application with the consent, or on behalf, of the owner of land on which it is proposed to carry out the development concerned.*

The Applicant, Galway County Council, is local authority that is a planning authority and proposed development in the maritime area and is the holder of a MAC granted for the occupation of the maritime site, the subject site, for the purposes of the Proposed Development.

8 Planning Policy Context

8.1 National Planning Framework: Project Ireland 2040

The National Planning Framework (NPF), entitled *Ireland 2040*, was published by the Department of Housing, Planning, Community and Local Government in 2018 and revised in April 2025 as the *National Planning Framework – First Revision*. It sets out the Government's long-term strategic planning framework to guide national, regional and local planning and investment decisions over a 25-year period.

The NPF is a high-level document which provides a framework for future development and investment in Ireland, providing a long-term and place-based aspect to public policy and investment, and aiming to coordinate sectoral areas such as housing, jobs, transport, education, health, environment, energy and communications, into an overall coherent strategy.

The Proposed Development seeks to upgrade the existing Droim Pier to improve the recreational facility for the surrounding community to benefit from. Importantly, the existing pier is surrounded by important ecological receptors, which are sought to be protected through the construction methodology to be implemented to facilitate the Proposed Development.

National Strategic Outcomes (NSO) are the shared goals expressed withing the NPF and are supported by National Planning Outcomes to support the meeting of the Framework over its lifetime.

National Strategic Outcome 3 – Strengthened Rural Economies and Communities

NSO 3 seeks to strengthen rural economies and communities through investment in infrastructure, support for rural economic activities and the development of recreational opportunities. NSO 3 recognises the importance of continued investment in the agri-food sector, including the development of Fisheries Harbour Centres and associated infrastructure. It also acknowledges the contribution of water-based recreational activities to the diversification and development of rural economies.

The proposed development at Droim Pier is considered consistent with the wider objectives of NSO 3. The proposed works seek to upgrade and extend an established maritime facility to improve its functionality for inshore small-scale fishing, traditional seaweed harvesting and the launching and landing of small motorised and non-motorised recreational vessels.

The proposed improvements will support the continuation of small-scale maritime economic activities within the surrounding coastal community. In particular, the provision of improved infrastructure for inshore fishing and traditional seaweed harvesting will facilitate activities that contribute to the local economy and form part of the established maritime practices of coastal communities in Connemara.

The proposed development will also improve access to coastal waters for recreational boating, supporting the availability of water-based recreational opportunities within the surrounding rural area.

The development therefore represents an investment in existing public maritime infrastructure that will support the continued use of Droim Pier for economic, cultural and recreational activities.

Having regard to the foregoing, the proposed development is considered consistent with the wider policy direction established by NSO 3, particularly its emphasis on strengthening rural economies and communities through infrastructure investment, support for traditional economic sectors and the development of recreational opportunities.

National Strategic Outcome 7 – Enhanced Amenities and Heritage

NSO 7 seeks to enhance the quality and accessibility of recreational amenities while recognising the importance of protecting Ireland's natural and cultural heritage.

> *'Invest in and enable access to recreational facilities, including trails networks, designed and delivered with a strong emphasis on conservation, allowing the protection and preservation of our most fragile environments and providing a wellbeing benefit for all.'*

NSO 7 supports investment in recreational facilities and improved access to amenities, while emphasising the importance of conservation and the protection of environmentally sensitive areas. The outcome also recognises the contribution of heritage to local identity, economic renewal and sustainable employment. The proposed development at Droim Pier is considered consistent with the wider policy direction established by NSO 7. The proposed works will upgrade and extend an established maritime facility, improving infrastructure for the launching and landing of small motorised and non-motorised recreational vessels.

The proposed development will also support the continuation of traditional maritime activities, including inshore small-scale fishing and seaweed harvesting, which contribute to the cultural heritage and established practices of coastal communities in Connemara.

The improvements to the existing pier, slipway and associated infrastructure will enhance the functionality of the facility and provide improved access to coastal waters for recreational and traditional maritime activities.

Having regard to the established use of the site, the nature of the proposed improvements and the findings of the accompanying environmental assessments, the development is considered consistent with the objectives of NSO 7 concerning investment in recreational infrastructure, improved access to amenities and the protection of natural and cultural heritage.

National Policy Objectives

The NPF establishes a number of National Policy Objectives (NPO's) that support the strategic direction of NSO 3, Strengthened Rural Economies and Communities, and NSO 7, Enhanced Amenities and Heritage.

NPO 23 seeks to protect and promote the sense of place, culture, character and distinctiveness of Ireland's rural landscapes, including island communities.

NPO 24 supports the sustainable development of rural areas and seeks to sustain vibrant rural communities.

NPO 30 facilitates the development of the rural economy, including through support for fishing, aquaculture and other traditional economic sectors, while recognising the importance of protecting biodiversity, natural landscapes and built heritage.

NPO 34 supports sustainable tourism and outdoor recreation, with particular emphasis on the sustainable management of recreational infrastructure and the protection of the natural environment.

The proposed development at Droim Pier is considered consistent with the wider policy direction established by these objectives. The proposed works will upgrade and extend an established maritime facility to improve infrastructure for inshore small-scale fishing, traditional seaweed harvesting and the launching and landing of small motorised and non-motorised recreational vessels.

The proposed development will support the continuation of established maritime economic activities within the surrounding coastal community, while also improving access to recreational opportunities. Furthermore, the development will support traditional maritime practices that contribute to the cultural identity and heritage of coastal communities in Connemara.

The proposed works represent an investment in existing public maritime infrastructure, supporting the continued use of Droim Pier for economic, cultural and recreational activities.

8.2 Our Rural Future: Rural Development Policy 2026–2031

Our Rural Future: Rural Development Policy 2026–2031 was published by the Government of Ireland on 27 October 2026, under the Department of Rural and Community Development and the Gaeltacht The Policy sets out the Government's strategic framework for supporting the economic, social, cultural and environmental development of rural Ireland.

The policy is structured around five pillars, including **Pillar 3, A Strong and Diverse Rural Economy,** which recognises the importance of traditional economic sectors, including fishing, in sustaining rural and coastal communities.

Of particular relevance to the Proposed Development is **Commitment 3.4**, which seeks to strengthen the agriculture, food, fishing and forestry sectors through targeted supports that promote diversification and long-term viability.

The associated Action Plan 2026–2028 identifies the following relevant actions:

Action 3.4g:

"Introduce the Coastal Communities Development Scheme 2025-2029 as an element of the Seafood Development Plan to support economic development in our coastal communities."

Action 3.4h:

"Support and promote improvements in fisheries and aquaculture and maintain support for the inshore fishing sector."

Action 3.4i:

"Invest in our State Fishery Harbour Centres and public marine infrastructure, under the Fishery Harbour Centre and Coastal Infrastructure Development Programme."

The policy also recognises the importance of investment in outdoor recreational infrastructure and the sustainable management of coastal and marine environments.

The Proposed Development is considered consistent with these policy commitments, particularly those relating to the inshore fishing sector and public marine infrastructure. The proposed upgrade and extension of Droim Pier will improve an established maritime facility to support inshore small-scale fishing, traditional seaweed harvesting and the launching and landing of small motorised and non-motorised recreational vessels.

The works will provide improved infrastructure for these activities while formalising existing access, launching and parking arrangements to better manage their interaction with the surrounding coastal environment. The Proposed Development therefore supports the continued use of Droim Pier as a public

maritime facility serving the economic, cultural and recreational needs of the local community, consistent with the wider objectives of *Our Rural Future 2026–2031*.

8.3 Regional Planning Policy: Northern & Western Regional Assembly (NWRA)

The Regional Spatial & Economic Strategy (RSES) for the Northern & Western Regional Assembly (NWRA) was adopted on 24th January 2020. The principal purpose of the RSES is to support the implementation of the National Planning Framework and the economic policies and objectives of the

The RSES recognises the importance of the marine economy and associated infrastructure in supporting employment, economic activity and the continued viability of coastal communities throughout the region.

Section 3.5, Smaller Towns, Villages and Rural Areas, acknowledges the importance of coastal and island communities along the western seaboard, particularly those within the Gaeltacht, and their reliance on traditional economic sectors, including fishing, agriculture and tourism.

Furthermore, **Section 4.4, Marine and Blue Economy,** recognises the extensive network of piers and harbours along the region's coastline and the important role that these facilities play in supporting marine-related economic activities.

The RSES establishes a number of Regional Policy Objectives that are relevant to the proposed development.

RPO 4.12 supports the sustainable development of the water-based leisure sector, including making appropriate use of existing infrastructure and resources while protecting natural and cultural heritage.

RPO 4.35 supports the continued upgrading and improvement of the region's harbours and ports to facilitate the sustainable development of the seafood industry.

RPO 6.2 supports investment in maritime infrastructure and associated connectivity, while RPO 6.3 supports the development and protection of fisheries harbours.

Furthermore, **RPO 5.8** seeks to promote, enhance and protect the linguistic, cultural and heritage value of Gaeltacht communities.

Having regard to the established use of the site, the nature and scale of the proposed improvements and the findings of the accompanying environmental assessments, the proposed development is considered consistent with the relevant objectives of the Northern and Western Regional Spatial and Economic Strategy 2020–2032.

8.4 Local Planning Policy Context

8.4.1 Galway County Development Plan 2022-2028

The Galway County Development Plan 2022-2028, referred to herein as the 'CDP', came into effect on 20th June 2022 and sets out an overall strategy for the proper planning and sustainable development of Galway County. The CDP takes into account national, regional and local policy developments, and also the need for the preservation, improvement, and extension of amenities and recreational amenities.

Chapter 9 of the CDP titled 'Marine and Coastal Management', details the following strategic aims:

- 'To promote growth in the marine sector and deliver a thriving maritime economy harnessing; the opportunities that present themselves in a coordinated and sustainable manner;
- To facilitate the development and upkeep of marine infrastructure;
- To support the maintenance and protection of the maritime ecosystem;

The following Policy Objectives are relevant to the Proposed Development:

- **MCD 1:** To protect the special character of the coast by preventing inappropriate development, particularly on the seaward side of coastal roads. New development, wherever possible, shall be accommodated within existing developed areas and shall be climate resilient in its location and design.

The Proposed Development seeks to protect the special character of the coastline it surrounds through an intentional design that limits impact on the coastline during the construction and operational phases. The Proposed development utilises as much of the surrounding foreshore areas without encroaching into the coastline, where possible. Importantly, the Proposed Development seeks to provide infrastructure upgrades to the existing pier to ensure its longevity and appropriateness for the surrounding community such as improved parking provisions and land/launching abilities for vessels.

The materials to be utilised for the pier extension and slipway comprise reinforced concrete. The landside works will utilise a combination of concrete and pavement construction materials. It is anticipated that the materials proposed are long-lasting and will be climate resilient by way of their ability to withstand the elements that they will be subject to on the site.

- **SMT 1:** To support the marine potential of the county's piers and harbours and related infrastructure and other appropriate marine related development and support the sustainable development of this infrastructure to enable the marine economy to develop.

The Proposed Development seeks to upgrade and extend the existing Droim Pier and associated infrastructure to support its continued use for inshore small-scale fishing, traditional seaweed harvesting and the launching and landing of small motorised and non-motorised recreational vessels. The proposed works will improve the functionality and longevity of the existing facilities while having regard to the environmental sensitivities of the surrounding coastal area.

Certain elements of the existing pier infrastructure and associated activities are currently informal in nature, with the potential to adversely affect the surrounding environment. The proposed development will address these limitations through the provision of a formalised slipway and designated vehicle and trailer parking areas, improving access and manoeuvring arrangements while reducing the potential for encroachment into environmentally sensitive areas.

Droim Pier is an established public maritime facility serving the surrounding coastal community. The proposed improvements will support local inshore fishing activities and the continuation of traditional seaweed harvesting, which forms part of the cultural heritage and traditional economic activities of coastal communities in Connemara. The development will also facilitate recreational boating and improved access to coastal waters.

While the proposed development will support small-scale maritime economic activities, it is not intended to facilitate a large-scale commercial fishing or new maritime operation. Rather, the works represent a proportionate upgrade of existing public infrastructure to support the economic, cultural and recreational needs of the local community.

- **MCT 1:** To encourage proposals that promote sustainable development of water-based sports and marine recreation in coastal areas and on river systems across the County in accordance with environmental considerations.

The Proposed Development seeks to improve the existing Droim Pier for the purposes of improving the offering to the community for leisure and recreation purposes. The Proposed Development will facilitate improved infrastructure enabling the public to access the watercourse through the inclusion of a slipway aiding in the launching/landing of vessels and recreational equipment. The planning application is accompanied by a Natura Impact Statement (NIS) and Appropriated Assessment Screening Report (AASR), prepared by JBA Consulting and consider the impacts of the Proposed Development the surrounding environmental and ecological considerations.

- **MCC 2:** To strictly control the nature and pattern of development within coastal areas and ensure that it is designed and landscaped to the highest standards and sited appropriately so as not to detract from the visual amenity of the area.

  a) Development shall be prohibited where the development poses a significant or potential threat to coastal habitats or features, and/or where the development is likely to result in altered patterns of erosion or deposition elsewhere along the coast;

  (b) To prohibit development along the coast outside existing towns and villages where such development is not adequately safeguarded over the lifetime of the development without the need to construct additional coastal defences.

The Proposed Development has been designed to limit impacts on the visual amenity of the coastal area through the intentional locating of the extension and upgrade areas on the existing foreshore. Notably, in the informal locations of the existing functions. The proposal does not comprise a scale that constitute a significant increase from the existing functional use of the pier and commensurate with the surrounding amenity.

- **NHB 2:** To implement Article 6 of the Habitats Directive and to ensure that Appropriate Assessment is carried out in relation to works, plans and projects likely to impact on European sites (SACs and SPAs), whether directly or indirectly or in combination with any other plan(s) or project(s). All assessments must be in compliance with the European Communities (Birds and Natural Habitats) Regulations 2011. All such projects and plans will also be required to comply with statutory Environmental Impact Assessment requirements where relevant.

The planning application is accompanied by a Natura Impact Assessment and Appropriate Assessment Screening Report due to the site's proximity to a European Site. The relevant assessments have been prepared in accordance with the relevant regulations.

- **NHB 3:** No plans, programmes, or projects etc. giving rise to significant cumulative, direct, indirect or secondary impacts on European sites arising from their size or scale, land take, proximity, resource requirements, emissions (disposal to land, water or air), transportation requirements, duration of construction, operation, decommissioning or from any other effects shall be permitted on the basis of this Plan (either individually or in combination with other plans, programmes, etc. or projects.

The Natura Impact Assessment and Appropriate Assessment Screening Report prepared as a part of the planning application, demonstrate that the Proposed Development will not result in significant direct, indirect or secondary impacts on European sites.

Chapter 13 of the CDP titled 'The Galway Gaeltacht and Islands', details the following strategic aims which are relevant to the Proposed Development:

- 'To promote and facilitate sustainable development that is appropriate to the character, heritage, amenity and strategic role of the Gaeltacht and Island communities in County Galway;
- Support an appropriate level of services and infrastructure to provide for existing and future growth and sustainable development in a manner that protects and is complementary to the environment, heritage, character and amenities of the Gaeltacht villages and islands;
- Promote a strong sense of community spirit, civic pride, local identity and social inclusiveness, and promoting the status of the Irish language in the area and its contribution to the linguistic heritage of An Ghaeltacht.'

The following Policy Objectives are relevant to the Proposed Development:

- **GIED 4:** Promote and facilitate the sustainable development in the marine/aquaculture industry in suitable locations in the Gaeltacht and on the islands.

The Proposed Development seeks to provide improvements to existing marine related infrastructure at Droim Pier in a sustainable manner by way of development that is commensurate with the surrounding marine area for the purpose of recreational use for the surrounding community.

- **GICT 2:** Support the development of the water-based leisure sector in a sustainable manner making the best use of existing and planned infrastructure and resources, in a manner that is sensitive to the natural and cultural heritage resources.

The proposal has recognised the need for infrastructure improvements and upgrades to the existing Droim Pier, that facilitates water-based leisure for the surrounding community whilst also enabling the community to participate in the biocultural heritage practice of seaweed harvesting, which is undertaken in the Gaeltacht area within the vicinity of the subject site. Importantly, the Proposed Development has been designed having regard to the sensitive natural resources that surround the subject site which has been assessed as a part of the planning application.

8.4.1.1 Development Management Standards

Chapter 15 of the CDP sets out the Development Management Standards for the Galway region to ensure the delivery of proper planning and sustainable development. The Development Management Standards set out the standards and criteria that development must adhere to, to ensure development occurs in an orderly and efficient manner.

The following Development Management Standards relevant to the proposed development is set out below:

DM Standard 50(a): Appropriate Assessment

> *Screening for Appropriate Assessment and/or Appropriate Assessment will be required with all applications where it is considered that the proposed development may impact (directly and indirectly), or in combination with other projects, on a Natura 2000 designated site i.e., a Special Area of Conservation (SAC) or a Special Protection Area (SPA), to inform decision making. The appropriate assessment shall be carried out in accordance with Article 6 of the Habitats Directive the European Communities (Birds and Natural Habitats) Regulations 2011 (as amended), as relevant.*

The application is accompanied by an AASR and NIS prepared by JBA Consulting.

9 Planning Assessment

9.1 Principle of Development

The principle of the Proposed Development is considered acceptable at this location, having regard to the long-established maritime use of Droim Pier. The existing facility comprises a hardstanding area used for parking and vehicle manoeuvring, an informal slipway for the launching and landing of vessels, and existing mooring facilities. The Proposed Development will formalise and improve these existing facilities, supporting their continued use for inshore small-scale fishing, traditional seaweed harvesting and recreational boating. The proposed works will also provide more appropriate infrastructure for these activities, reducing the potential for adverse impacts on the surrounding coastal environment and its ecological sensitivities. In this context, the Proposed Development is considered appropriate in principle and represents a positive planning gain by improving the operational functionality and long-term sustainability of Droim Pier while supporting the protection of the receiving environment.

9.2 Site-Specific Design

The construction methodology as prepared by Langan Consulting Engineers has been designed in accordance with the site-specific constraints of the existing Droim Pier and surrounding lands, having regard to best practices to ensure that any impacts to the environment are mitigated insofar as possible. Further to this, it is fundamental that the proposal achieves a design outcome that has longevity and can withstand the elements of the remote location with minimal maintenance. Having regard to these factors, the Proposed Development is representative of an optimal site-specific design.

9.3 Ecological Matters

9.3.1 Appropriate Assessment

An Appropriate Assessment Screening Report (AASR) has been prepared by JBA Consulting and accompanies this planning application. The AASR concludes that:

> *'Following this initial screening of the proposed project at Droim, Leitir Móir, Co. Galway, it can be concluded that significant impacts are anticipated via surface water, or land/air pathways on the following Natura 2000 sites:*
>
> - Kilkieran Bay and Islands SAC
>
> *Given the anticipated impacts on the above Natura 2000 site as a result of the proposed development, this report declares that this proposed project must progress to next stage, Stage 2: Appropriate Assessment / Natura Impact Statement (NIS), so that mitigation measures may be outlined and incorporated into the proposed construction works, in order to safeguard the integrity of the Natura 2000 site from any adverse significant effect via the source receptor-pathways highlighted in this report.'*

Following the AASR, a Natura Impact Statement (NIS) was prepared by JBA Consulting as the Stage 2 of the Appropriate Assessment. The NIS concludes that:

> *'The proposed project is identified as occurring within the Zone of Influence of the following Natura 20000:*

Kilkieran Bay and Islands SAC The proposed development site is located within the Kilkieran Bay and Islands SAC. Therefore, the proposed site is connected to the Natura 2000 site via the surface water and land pathways.

The qualifying interests within the Zone of Influence are:

- Large shallow inlets and bays [1160]
- Reefs [1170]
- Otter Lutra lutra [1355]
- Harbour Seal Phoca vitulina [1365]

The potential impact from the proposed project is posed during construction and operational phases; and relates to potential pollution of surface water caused by accidental spillage of pollutants, such as hydrocarbons; potential air (dust pollution); habitat loss; and visual and audible disturbance which could impact on the designated QI habitats and species.

Where potentially significant adverse impacts were identified, a range of mitigation and avoidance measures have been stipulated to help offset them. With the recommended guidance and mitigation proposals in place and, provided the mitigation measures are effectively managed in consultation with NPWS, a residual impact of 'not significant' and no in combination effects with other projects and plans is predicted.

It is concluded that provided that the mitigation measures outlined are strictly adhered to, adverse effects are not likely to occur from the works involved with the proposed slipway development at Droim, Leitir Móir, Co. Galway; in-combination with other projects and plans on the following Natura 2000 sites:

- Kilkieran Bay and Islands SAC

To confirm this conclusion, a checklist on methodological guidance on the provisions of Article 6(3) and (4) of the Habitats Directive 92/43/EEC from (European Commission 2021) has been completed with regards to conservation objectives in Table 8-1.'

Please refer to the AASR and NIS prepared by JBA Consulting for further details.

10 Conclusion

The Proposed Development seeks to upgrade and extend the existing infrastructure at Droim Pier, Maumeen, Shanacavas, Co. Galway, to improve its functionality and ensure its long-term viability. The proposed works will formalise and enhance the existing facilities while having regard to the environmental sensitivities of the surrounding coastal area. As established throughout this Report, Droim Pier is an important public maritime facility supporting inshore small-scale fishing, traditional seaweed harvesting and recreational boating. The proposed improvements will facilitate the continuation of these activities, supporting the economic, cultural and recreational needs of the surrounding coastal community.

The Applicant has obtained a Maritime Area Consent from the Maritime Area Regulatory Authority (MARA) for the proposed works within the maritime area. The current application represents the next stage of the statutory consenting process.

The application is accompanied by an Appropriate Assessment Screening Report and a Natura Impact Statement, which assess the potential effects of the Proposed Development on European sites. The Natura Impact Statement concludes that, subject to the implementation of the identified mitigation measures, the Proposed Development will not adversely affect the integrity of any European site, either individually or in combination with other plans or projects.

The Proposed Development is considered consistent with the relevant objectives of the National Planning Framework, the Northern and Western Regional Spatial and Economic Strategy and the Galway County Development Plan. Having regard to the established maritime use of the site, the nature and scale of the proposed improvements, the supporting environmental assessments and the relevant planning policy framework, it is considered that the Proposed Development represents an appropriate and sustainable investment in existing public maritime infrastructure and is consistent with the proper planning and sustainable development of the area.

Planning Report

Appendices

Appendix 1

Maritime Area Consent Determination

MARA
An tÚdarás Rialála Limistéir Mhuirí
Maritime Area Regulatory Authority

Section 81(3) Determination Notice

Galway County Council
Áras an Chontae
Prospect Hill
Galway
H91 H6KX

(electronic copy)

14 July 2026

Re: Application for a Maritime Area Consent (MAC), Reference MAC250001

Dear Applicant,

I refer to your application to the Maritime Area Regulatory Authority (MARA) for the above referenced MAC.

Following a detailed assessment of your MAC application and to the minded to notice dated 29 May 2026, please be advised that MARA has determined to grant you a MAC as per section 81(3)(b) of the Act for the proposed maritime usage, subject to conditions.

A copy of the MAC which includes the reasons for conditions is enclosed.

The annual MAC levy has been calculated based on the project type and MAC area in accordance with MARA's MAC levy framework, as set out below.

MAPA Levy Framework Part:	A: Nearshore
Category/Class:	Development (commercial)
Tier:	Tier 5
Applicable Rate:	Base Annual Charge of €428.19 plus an add on of 0.2007 per sq.m for areas in excess of 100 sq.m
Length or Area:	781 sq.m
Calculation:	€428.19 + (€0.2007 * (781.00 - 100.00))
Levy due:	€564.87

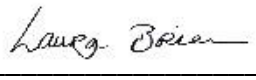
All levies are indexed to the Harmonised Index of Consumer Prices (HICP), applied on an annual basis.

In accordance with section 84(1) of the Act, MARA shall publish a notice of the determination on the MARA's website, including the MAC and a map of the area the subject of the MAC. MARA will also publish a copy of the enclosed MAC Report and Final Determination Memo.

Please note that all correspondence in relation to compliance with the MAC from herein should be directed to compliance@mara.gov.ie and all correspondence in relation to the levies should be directed to revenue@mara.gov.ie. Please forward contact details for the point(s) of contact in relation MAC compliance and revenue matters to the aforementioned email addresses.

The Maritime Area Regulatory Authority (MARA) is a prescribed body for the purposes of Chapter III of Part XXI as set out in Schedule 1 of the Planning and Development (Maritime Development) Regulations, 2023. Please note that any invitation to MARA for consultation in accordance with maritime development applications under section 34 and 281 of the Planning and Development Act 2000,as amended, and/or notifications inviting submissions or observations in accordance section 291 or 292 of the Planning and Development Act 2000, as amended, should be forwarded to the following email address: consultation@mara.gov.ie.

Yours faithfully,



Laura Brien

Chief Executive Officer

Encl.

MAC250001

MAC Map

Final Determination Memo

MAC Report

Final Determination Memo	
Re: Application for a Maritime Area Consent (MAC) under section 79 of Maritime Area Planning Act 2021 (the Act)	
Application Details	
MAC Applicant:	Galway County Council
MAC Reference No:	MAC250001
Date Application received:	20 November 2025
Proposed Maritime Usage:	Galway County Council has applied for a MAC for a pier extension, slipway and associated works at Droim, Leitir Móir, Galway.
Recommendation:	To Grant, with conditions, the MAC sought.
Permitted Maritime Usage:	The construction, use, operation and maintenance of a pier, bridge, slipway and a hardstanding/parking area including all associated decommissioning, demolition, rehabilitation, and any other works required on foot of any development permission relating to the infrastructure.

Document Control		
Prepared By:	Karen McCluskey, Consenting Analyst, MAC Directorate	13 July 2026
Reviewed & approved by:	Jacinta Ponzi, Head of Maritime Area Consenting	13 July 2026
Final, Version 1	Karen McCluskey, Consenting Analyst, MAC Directorate	13 July 2026

A minded to notice issued to Galway County Council under section 81(7)(b) on 29 May 2026 informing Galway County Council that MARA was minded to grant a MAC subject to the conditions attached to the MAC. A copy of the proposed MAC and reasons for the conditions attached were also furnished to the applicant within the notice.

The applicant did not provide any supplementary material following issue of the minded to notice within 21 days.

Accordingly, it is recommended to issue a final determination notice, as enclosed, in relation to the above application in accordance with section 81(3) of the Act. It is recommended to finalise enclosed MAC with conditions and reasons attached thereto, as per the proposed MAC and reasons as set out in the minded to notice.

Signed: Karen McCluskey Date: 13 July 2026

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721306N

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721306N

AREA A, 781 m2

An Máimín

487733E,
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0 0.03 0.07 0.13 Km

CYAL50417425
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© Tailte Éireann

Drawn by: DS
Approved by: BM
Date: 01/05/2026
Drg. No.: MAC250001-001
Projection: ITM
Scale: 1:1,000 @A3

Notes:
1. Georeference using grid coordinate intersects shown.
2. Where the MAC adjoins or abuts land, islands or rocks, the High Water Mark as defined by the Chief Boundary Surveyor is the boundary of the MAC area.

Maritime Area Consent Map
MAC250001

Maritime Area Consent Area
High Water Mark - Chief Boundary Surveyor
Grid Coordinate Intersects ITM

MARA
An tÚdarás Rialála Limistéir Mhuirí
Maritime Area Regulatory Authority