



An Comhairle Ealaíon
70 Merrion Square,
Dublin 2, D02 NY52
reception@artscouncil.ie

Our ref: 210327
Your ref: ABP-321144-24

Date: 18th July 2025

Re: Section 177AE of the Planning and Development Act 2000, as amended – Notice of Significant Further Information on a Direct Planning Application to An Coimisiún Pleanála (Ref. ABP-321144-24) For the Proposed Development of a Public Realm Scheme in Clifden, Co. Galway

Dear Sir/Madam,

On behalf of our client, Galway County Council, of Áras an Chontae, Prospect Hill, Galway, H91 H6KX, we are writing to notify you that significant further information, as deemed by An Coimisiún Pleanála, has been submitted regarding the application under Ref **ABP-321144-24**. The planning application constitutes Local Authority Own Development Requiring Appropriate Assessment (also known as a Part 10 application) due to the necessity of providing a Natura Impact Statement (NIS) assessing potential effects on nearby designated sites as part of the application. You have received a copy of the application as a noted Prescribed Body, who was originally informed of the application.

The Development Description as set out in the original 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:*

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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

- 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,*
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This application is supported by Natura Impact Statement (NIS).

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- Clarifications regarding the traffic, parking, and road safety impacts, and minor design changes to the proposed road layout.
- Further detail regarding the bollards and railings on Beach Road Quay.
- An updated Natura Impact Statement which takes account of updated Site-Specific Conservation Objectives for the relevant European Sites, lighting impacts, and location of the site compound.
- Updated assessment of the local planning policy, including the Clifden Local Area Plan 2018-2024.
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Yours sincerely,



Ian Rathmell

Planner

MKO (Agents)

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An Taisce
Tailors' Hall,
Back Lane,
Dublin, D08 X2A3
planningreferrals@antaisce.org

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Ian Rathmell

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Failte Ireland
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Dublin - MKO, 9C Beckett Way, Park West Business Park, Dublin, D12 XN9W

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Inland Fisheries Ireland
3044 Lake Drive,
Citywest Business Campus,
Dublin, D24 CK66
info@fisheriesireland.ie

Our ref: 210327
Your ref: ABP-321144-24

Date: 18th July 2025

Re: Section 177AE of the Planning and Development Act 2000, as amended – Notice of Significant Further Information on a Direct Planning Application to An Coimisiún Pleanála (Ref. ABP-321144-24) For the Proposed Development of a Public Realm Scheme in Clifden, Co. Galway

Dear Sir/Madam,

On behalf of our client, Galway County Council, of Áras an Chontae, Prospect Hill, Galway, H91 H6KX, we are writing to notify you that significant further information, as deemed by An Coimisiún Pleanála, has been submitted regarding the application under Ref **ABP-321144-24**. The planning application constitutes Local Authority Own Development Requiring Appropriate Assessment (also known as a Part 10 application) due to the necessity of providing a Natura Impact Statement (NIS) assessing potential effects on nearby designated sites as part of the application. You have received a copy of the application as a noted Prescribed Body, who was originally informed of the application.

The Development Description as set out in the original 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:*

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- 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,*
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 - 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.”

Significant Further Information has been furnished to An Coimisiún Pleanála in respect of this proposed development. This additional information comprises:

- Clarifications regarding the traffic, parking, and road safety impacts, and minor design changes to the proposed road layout.
- Further detail regarding the bollards and railings on Beach Road Quay.
- An updated Natura Impact Statement which takes account of updated Site-Specific Conservation Objectives for the relevant European Sites, lighting impacts, and location of the site compound.
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A copy of the significant further information, including the updated Natura Impact Statement, will be available for inspection at the locations overleaf during their public opening hours from the **21st of July 2025 and the 11th of August 2025, inclusive.**

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The deadline for receipt of submissions or observations to An Coimisiún Pleanála is the **11th of August 2025 at 5.30pm.**

Yours sincerely,



Ian Rathmell

Planner

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National Transport Authority
Haymarket House,
Smithfield,
Dublin 7, D07 CF98
planning@nationaltransport.ie

Our ref: 210327
Your ref: ABP-321144-24

Date: 18th July 2025

Re: Section 177AE of the Planning and Development Act 2000, as amended – Notice of Significant Further Information on a Direct Planning Application to An Coimisiún Pleanála (Ref. ABP-321144-24) For the Proposed Development of a Public Realm Scheme in Clifden, Co. Galway

Dear Sir/Madam,

On behalf of our client, Galway County Council, of Áras an Chontae, Prospect Hill, Galway, H91 H6KX, we are writing to notify you that significant further information, as deemed by An Coimisiún Pleanála, has been submitted regarding the application under Ref **ABP-321144-24**. The planning application constitutes Local Authority Own Development Requiring Appropriate Assessment (also known as a Part 10 application) due to the necessity of providing a Natura Impact Statement (NIS) assessing potential effects on nearby designated sites as part of the application. You have received a copy of the application as a noted Prescribed Body, who was originally informed of the application.

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The proposed works include:

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This application is supported by Natura Impact Statement (NIS).

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Yours sincerely,



Ian Rathmell

Planner

MKO (Agents)



The Department of Housing, Local
Government and Heritage
Development Applications Unit,
Newtown Road,
Wexford, Y35 AP90
manager.dau@ahg.gov.ie

Our ref: 210327
Your ref: ABP-321144-24

Date: 18th July 2025

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The Heritage Council
Áras na hOidhreachta,
Church Lane,
Kilkenny, R95 X264
mail@heritagecouncil.ie

Our ref: 210327
Your ref: ABP-321144-24

Date: 18th July 2025

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Planner

MKO (Agents)

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