



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

Our ref: 220727-b

Your ref: ABP-320946

Date: 16th July 2025

Re: Response to a Further Information Request for a Planning Application for a Part X Planning Application for Permission for public realm enhancement works (as per Section 177AE(4)(a) of the Planning and Development Act 2000) at Long Point, Loughrea, Co. Galway

Dear Sir/Madam,

On behalf of our client, Galway County Council, following the request for Further Information from An Coimisiún Pleanála (formerly An Bord Pleanála) dated the 20th of November 2024, please find enclosed the relevant documentation, as listed below, for your consideration as part of this planning application ABP-320946.

The development description as per the public notices 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 proposes to seek approval from An Bord Pleanála to carry out the following development at Long Point, Lake Road (R351) in the townland of Knockanima, Loughrea, Co. Galway.

The development will consist of the following:

- 1. Repair works comprising:
 - a. Repair of the existing pier surfaces.*
 - b. Repair of the existing slipway to provide safe launching point for kayaks and stand-up paddle boards.**
- 2. Demolition of an existing changing shelter to facilitate passive surveillance and views of Lough Rea.*
- 3. Alteration to existing toilet and shower building to provide storage, plant, and a changing places toilet (accessible toilet, shower and changing facility) (93 sqm).*
- 4. Provision of new changing, toilet and shower facilities in a single storey building (86 sqm) including sheltered outdoor shower changing area.*
- 5. Provision of a lifeguard station building (16 sqm).*
- 6. Provision of a circular viewing deck to the south of the existing pier.*

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

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

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McCarthy Keville O'Sullivan Ltd t/a MKO. Registered in Ireland No: 462657. VAT No: IE9693052R

MKO Water Limited t/a MKO. Registered in Ireland No: 338589. VAT No: IE6358589Q

MKO Estates & Project Management Ltd. Registered in Ireland No: 613029. VAT No: 3497897JH

7. Provision of a totem sign extending to c. 4 metres in height.

8. Alteration to existing beach area and provision of a deck, steps and ramp to water's edge and beach area for access for all to the water.

9. Provision of a shared active travel route along the sites eastern boundary adjacent to the Lake Road (R351) and the provision of designated bicycle parking spaces.

10. Removal of 2 no. existing vehicular access points and alterations and junction upgrade works to the existing central access point, and provision of internal pedestrian crossings.

11. Reconfiguration of and upgrades to the existing car parking areas to provide increased parking provision and to accommodate age friendly and set down spaces and trading bays, and the provision of 1 no. new car parking area which includes EV charging and accessible parking spaces.

12. Provision of hard and soft site landscaping works, SuDS measures, pumping and water stations all connections, public lighting, PV panels at roof level and site services.

13. All ancillary services and associated site development works.

A Natura Impact Statement has been prepared in respect of the proposed development.

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 enclosed Further Information Response Report prepared by MKO replies on a point-by-point basis to the 7 no. points requesting further information as set out in the letter received from the Planning Authority dated the 20th November 2024.

An extension of time was sought from An Coimisiún Pleanála on the 17th of January 2025 due to the difficulty in appointing a suitably qualified archaeologist within the original timeframe. An Coimisiún Pleanála granted an extension of time until the 16th of May 2025. A second extension of time request was sought on the 23rd of April 2025, which was subsequently granted with a new deadline of the 16th of July 2025. This response to further information is submitted ahead of the deadline of 17:30pm on the 16th of July 2025.

Please see below a list of supporting documents enclosed with this response:

1. Further Information Response Report prepared by MKO.
2. Updated Ecological Impact Assessment prepared by MKO.
3. Updated Natura Impact Statement prepared by MKO.
4. Arboricultural Report prepared Veon Forestry.
5. Landscape and Visual Impact Assessment prepared by MKO.
6. Verified Views Photomontage Booklet prepared by MKO.
7. Habitat Management Plan prepared by MKO.
8. Underwater Archaeological Impact Assessment prepared by Mizen Archaeology.
9. Updated Construction and Environmental Management Plan prepared by MKO.
10. Engineering Cover Letter (Item No. 6) prepared by Shane Hanniffy and Associates Consulting Engineers.

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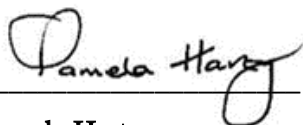
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11. Updated Civil Drawing Pack prepared by Shane Hanniffy and Associates Consulting Engineers.
12. Updated Environmental Impact Assessment Screening Report prepared by MKO.
13. Updated Site Layout Plan and Updated Proposed Building – Lifeguards, Viewing Point and Totem Sign Drawing prepared by Helena McElmeel Architects.

We hope that you find all enclosures in order. Should you require any further information relating to the above, please do not hesitate to contact this office.

Yours sincerely,



Pamela Harty

Project Director