

SITE NOTICE OF SIGNIFICANT FURTHER INFORMATION

Planning and Development Act of 2000 (as amended), Notice of Significant Further Information on a Section 177AE ('Part X') Direct Planning Application to An Coimisiún Pleanála (Ref. ABP-320946-24) For the Proposed Development at Long Point, Lake Road (R351) in the townland of Knockanima, Loughrea, Co. Galway.

In accordance with Section 177AE(5)(d) of the Planning and Development Act 2000 as amended, An Coimisiún Pleanála has deemed the further information submitted by Galway County Council for the application under reference ABP-320946-24 under Section 177AE(5)(a) of the 2000 Act as significant and has required the publication of notices indicating such.

The development previously applied for consisted of:

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.
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.

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

- A Habitat Management Plan.
- An Underwater Archaeological Impact Assessment.
- An updated Natura Impact Statement which takes account of updated baseline data of the receiving environment.
- An updated Construction and Environmental Management Plan setting out further details in relation to construction methodologies and mitigation measures.
- A Landscape and Visual Impact Assessment and accompanying verified views.
- Updated details in relation to drainage and flooding including updated drawings.
- Response to the submissions received during the statutory consultation period.

A copy of the significant further information, including the updated Natura Impact Statement, will be available for inspection at the locations below during their public opening hours from the **1st of August 2025 and the 12th of September 2025, inclusive**.

- The offices of the **Planning Department of Galway County Council (Public Counter)**, Áras an Chontae, Prospect Hill, Galway during its public open hours;
- The offices of **Galway County Council Loughrea Area Office, Barrack Street, Loughrea, County Galway, H62 K065** during its public open hours.
- **The Offices of An Coimisiún Pleanála**, 64 Marlborough St Dublin 1, D01V902 during its public open hours; and
- **Online** at the Galway County Council Consultation Portal at <https://consult.galway.ie/>

A submission or observation in relation to the further information or revised plans may be made in writing to An Coimisiún Pleanála from the **1st of August 2025 to the 12th of September 2025 at 5:30PM, inclusive**.

An Coimisiún Pleanála may give approval for the development with or without conditions or may refuse the application for development.

A person may question the validity of a decision by An Coimisiún Pleanála by way of an application for judicial review, under Order 84 of the rules of the Superior Courts (S.I. no 15 of 1986) in accordance with section 50 of the planning and development act 2000 (as amended). Practical Information in respect of the judicial review process can be assessed on the Commission's website www.pleanala.ie or on Citizens Information's Website www.citizensinformation.ie

The deadline for receipt of submissions or observations to An Coimisiún Pleanála is the **12th of September 2025 at 5.30pm**.

Signed:



Liam Hanrahan
Director of Services

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