



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

Our ref: 220727-a

Your ref:

Date: 27th September 2024

Re: 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,

Please find enclosed Part 10 planning application on behalf of our client Galway County Council. The proposed development description 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.*
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.*

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

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.

2 no. hard copies as well as 1 no. digital copy of the application are submitted comprising the following documents:

- Planning Application Documentation
 - **This Cover Letter**
 - **Site Notice** (copy, as erected on site on the 25th September 2024);
 - **Newspaper Notices:** The Connacht Tribune (dated 27th September 2024);
 - Copies of **Cover Letters Issued to Prescribed Bodies**
 - **ESRI Shapefile** of the Application Boundary
- Planning Application Drawings (Full drawing schedule included with drawings);
 - **Architectural Drawing Pack** prepared by Helena McElmeel Architects
 - **Civil Engineering Layout and Sections** prepared by S. Hanniffy & Associates
 - **Lighting Design** prepared by MWP
- Technical Reports
 - **Planning Report** prepared by MKO
 - **Natura Impact Statement** prepared by MKO
 - **Ecological Impact Assessment** prepared by MKO
 - **EIA Screening Report** prepared by MKO
 - **Construction and Environmental Management Plan** prepared by MKO
 - **Architectural Design Statement** prepared by Helena McElmeel Architects
 - **Landscape Soft Works Report** prepared by Cooney McDowall Design Studio Ltd
 - **Civil Design Report** prepared by S. Hanniffy and Associates
 - **Road Safety Audit** prepared by Traffico Ltd
 - **Traffic and Transport Assessment** prepared by Alan Lipscombe Traffic and Transport Consultants
 - **Flood Risk Assessment** prepared by Hydro Environmental Ltd
 - **Public Lighting Overview and Calculations Reports** prepared by MWP

The newspaper notice was advertised in the Connacht Tribune on Friday 27th September 2024. The site notice was erected on Wednesday 25th September 2024. The location of the site notices can be seen on the enclosed Site Layout Map.

The application will be on display and available to the public to view between Friday 27th September 2024 and Friday 8th November 2024 (a period of 6 weeks).

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As per the legislation referred to above, a digital copy and covering letter have been provided to the following prescribed bodies:

- > National Transport Authority
- > Inland Fisheries Ireland
- > Waterways Ireland
- > The Heritage Council
- > An Taisce
- > Failte Ireland
- > The Department of Housing, Local Government and Heritage
- > Uisce Eireann
- > An Comhairle Ealaíon

We trust that you find this planning application of satisfaction. Should you require any further information or clarification in respect of this matter please do not hesitate to contact this office.

Yours sincerely,



Orla McCafferty
Project Planner