



APPENDIX 2-1

**VALID PLANNING
APPLICATIONS WITHIN 1 KM OF
THE SITE BOUNDARY FOR THE
PROPOSED DEVELOPMENT**



Rialtas na hÉireann
Government of Ireland



Arna chomhchistiú ag
an Aontas Eorpach
Co-funded by the
European Union



Tionól Reigiúnach
Oirthir agus Lár-Tíre
Eastern and Midland
Regional Assembly



Fáilte
Ireland



Comhairle Contae
Ros Comáin
Roscommon
County Council



The Hodson Bay Waterfront Park Project is co-funded by the Government of Ireland and the European Union through the EU Just Transition Fund

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Roscommon County Council Reference	Description and Decision	Decision
2262 / ABP-315842-23	Permission for development consisting of the following recreational facilities: Part A. Landside installations details of which are outlined below: 1. 2 No. marquees for use as a reception and wet suit distribution, measuring 9m X 9m X 6.6m high and 21m X 15m X 7.8m high; 2. 1 No. 9m X 9m X 3.8m high disabled changing marquee; 3. 1 No. 9m X 9m X 4.7m high safety briefing marquee; 4. 9 No. 12m X 6m X 3.3m high changing marquees; 5. 3 No. 12m X 15m X 5m high marquees for use as a customer observation area, a dining area and a gift shop; 6. 1 No. 4m X 8m X 3.7m high café marquee; 7. 2 No. 3m X 6m X 3m high prefabricated office buildings; 8. Outdoor showers 5m X 6m; 9. Realignment of existing fencing. All the marquees will be coloured white. The proposed development includes all ancillary and enabling site works. The changing rooms and coffee shop will be connected by gravity to existing public sewerage. Part B. Waterside Installations, details of which are outlined below: 1. Main waterpark consisting of inflatable platforms, slides and climbing walls with overall dimensions of 35m X 40m X 8m high; 2. Inflatable junior waterpark measuring 8m X 15m X 5.2 high; 3. No. 1 inflatable water slide measuring 15m X 12m X 12m high; 4. No. 1 inflatable water slide measuring 31m x 22m x 16m high; 5. No. 1 inflatable water slide measuring 20m X 8m X 13m high; 6. No. 1 inflatable water slide measuring 32m X 16m X 13m high; 7. 50 No. cylindrical shaped inflatable safety booms 4m by .4m diameter. All of the above installations are inflatable PVC structures which are permanently fixed to the lake bed using ropes and anchors. Proposed Operation Periods: It is intended that the overall facility will be operational annually between the 15th March and the 15th of October. The facility will operate during daylight hours only and will not operate past 21:00 hours on any day (a Natura Impact Statement (NIS) will be submitted to the Planning Authority with the planning application) at Barrymore Townland , Hodson Bay , Kiltoom Athlone	Granted with conditions (11/04/2024)
21233	permission to: (a) construct a development access road incorporating entrance / exit onto the public road, ancillary landscaping, and footpaths along with connection to public services and sewers including associated site development works and (b) construct 4 No. detached dwelling houses and garages at Barrymore Townland , Kiltoom , Athlone	Granted with conditions (05/07/2021)
22630	Permission to (1) erect a two storey dwelling house, (2) make new vehicular entrance, piers and gates, (3) connect to existing public sewer & mains water, together with all associated site development works at Barry More , Kiltoom , Co. Roscommon	Granted with conditions (23/03/2023)
23298	Permission to construct a detached dwelling house and garage on site no. 5 (Phase 2). (Note: development access entrance/exit onto the public road, ancillary landscaping and footpaths along with connection to public services and	Granted with conditions (21/03/2024)

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	sewers including all associated site development works previously granted under PD/21/233) at Barrymore Townland , Kiltoom , Athlone	
21483	Permission for the construction of a new private dwelling with a detached garage, a new entrance, connection to mains sewer and water services and all associated site development works at Barrymore Townland , Athlone , Co Roscommon	Granted with conditions (18/11/2021)
21580	Permission for development consisting of the following: (i) Demolition of a single storey section of the existing dwelling and demolition of a domestic shed; (ii) Construction of a single storey extension to the south west and south east elevation of the existing dwelling and all associated site works at Barrymore Townland , Kiltoom , Athlone	Granted with conditions (09/12/2021)
21625	Permission for development consisting of the construction of a two storey dwelling house with external store/garage and all associated site development and external works at Barrymore , Kiltoom , Co Roscommon	Granted with conditions (07/01/2022)
21626	Permission for development consisting of the construction of a two storey dwelling house with external store/garage, and all associated site development and external works at Barrymore , Kiltoom , Co. Roscommon	Granted with conditions (07/01/2022)
2460049	Permission for erection of single storey dwelling with associated ancillary site works, single storey outbuilding and new proposed site entrance with new gates and piers at Hodson Bay , Barrymore , Athlone	Granted with conditions (28/11/2024)
2460559	Permission for works to uprate approximately 35.7km of the overall 35.82km of the existing Athlone to Lanesboro 110 kV overhead line (OHL) circuit located within the administrative boundary within County Roscommon. The proposed development will consist of: • Replacement (“restringing”) and uprating of the conductor along the existing Athlone-Lanesboro 110 kV OHL circuit; • Provision of fibre communication connection on the uprated circuit; • Replacement of 155No. Intermediate Wooden Polesets (IMPs), with similar structures, including poleset stays at	Granted with conditions (27/11/2024)

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	32No. IMPs. The change in structures will result in standardised heights from 16m to 23m along the circuit, the majority of height increases will be between 0.1m and 2.0m (at 125 No. IMPs), with the remainder between 2.1m and 3.7m, and a 4.0m height increase at only one IMP. 3no. IMP replacements will not result in a height change; • Replacement of 25No. Intermediate Wooden Poleset crossarms; • Replacement of 1No. steel angle mast, the replacement structure will result in a height increase of 0.5m; • Foundation strengthening of 9No. steel angle masts, and 1No. end mast; • Bar member replacements to 12No. steel angle masts and 1No. end mast; and, • All associated development including insulator/hardware replacement (suspension clamps and vibration dampers), replacement of signage, painting of angle masts, replacement/installation of anticlimbing guards, access tracks, vegetation clearance, temporary construction compounds and all other works necessary to facilitate the development. A Natura Impact Statement (NIS) has been prepared to accompany this planning application, the location of which begins at Athlone 110kV substation in the townland of Monksland and then traverses the following townlands , Knockcroghery Moher Gardentown Toberreeoge Toberdan Feamore Corraclogh Kiltewan Kellybrook Srah Corboley Curry Cloontogher Derrycarbry Carrigeens, Cloonaddra, Cloonsellan, Lisfelim, Coolshaghtena, Cornamart, Meehaun, Bredagh,, Cornaseer, Barry Beg, Barry More, Coolaphubble, Lisnahoon, Corramore, Kellybrook, Cappalisheen, Anrittabeg, Cartron, Flegans, Ballinlig, Lisnanarriagh, Ballyclare, Clooncraff, Ballyleague, Carrick, Clooneigh, Carrigan More, Derrinturk, Moyvannan,, Killiaghan and Gort, Killinvoy, Kilnacloghy and Culliaghy within County Roscommon.	
2515	Permission for the erection of one detached two-storey dwelling house, including access and connection to all public services and utilities at Barrymore , Kiltoom , Co. Roscommon	Granted with conditions (02/07/2025)
2360204	Permission for development consisting of: a) Conservation and protection of all existing woodland areas and the natural environment as a fundamental objective of the development, b) Regeneration of the former woodland areas towards the centre of the Yew Point peninsula, now largely depleted following generations of agricultural activity,	Granted with conditions (12/01/2024)

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	with the extensive planting of native tree species of Irish provenance, c) Construction of 36 no. timber eco-cabins providing 12 no. family cabins and 24 no. two-person cabins raised on stilts above ground levels, to conserve existing ground conditions and preserve through routes for movement of wildlife. The cabins arranged in five clusters confined to the southern portion of the lands, carefully respond to their specific site context, respecting existing woodlands and topographical conditions, d) Provision of 4 no. timber guest shelters distributed across the site, and a covered shelter to facilitate the charging and storing of electric golf buggies, e) Extension and refurbishment of the existing building/shop, with minor internal reconfigurations and the upgrading of the exterior with slatted timber screens, new doors and windows and a covered deck area, f) Construction of an Environmental Induction Area to facilitate the immersion of guests in environmental topics and the principles of fully sustainable living, and inform them, specifically, on the ecology and biodiversity of the Yew Point/Lough Ree area, g) All cabins and other new structures are designed to minimise environmental impact and disruption through the off-site fabrication of the main components, careful siting and reversible forms of construction. Materials of low embedded carbon are to be used and operational carbon is minimised through the use of renewable sources of energy. Surface water run-off is dealt with by strategically located Rain Gardens to filter and slowly release rainwater into the ground, h) Sustainable energy sources with the use of renewable solar photovoltaic panels as the primary source of energy generation for the entire development, i) Provision of slatted timber entrance gate structure to provide vehicular access and a covered pedestrian entrance with related signage, j) Construction of 1 no. reinforced "Grass-crete" surfaced car park at the existing site entrance providing 48 no. car parking spaces in total (1 no. car parking space per cabin and 12 no. staff car parking spaces). The car parking provision includes 10 no. EV charging spaces (with provision for future expansion of EV charging facilities) and 3 no. spaces associated with the accessible cabins, k) Resurfacing in gravel of existing pathways with minor extensions and realignments to avoid tree canopy overhangs to proposed cabin locations, l) Provision of low level public lighting and appropriate way-finding signage specifically designed to minimise visual intrusion and impact on wildlife, m) Provision of foul sewer drainage network and vacuum pump station, with new connection to the existing Hodson Bay Waste Water Pumping Station located to the south of the site, n) Upgrading of the existing 50mm watermain from the existing Hodson Bay Hotel to provide a 100mm watermain to service the proposed site (approx. 550m in length), o) all ancillary and associated site works (See newspaper notice for full description). The planning application is supported by a Natura Impact Statement (NIS), at Yew Point Hodson Bay , townlands of Barrymore Kiltoom Athlone , Co. Roscommon	

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2360194	Permission for the construction of a new two storey dwelling (280 sqm) and associated ancillary works to facilitate the development including site development works, parking, drainage, foul connection to the mains drainage and landscaping at Hodson's Bay , Barrymore Townland Athlone , Co. Roscommon	Granted with conditions (13/05/2024)