

Davina Campbell

From: Nicola Stone <nicola.stone0812@gmail.com>
Sent: Wednesday 8 July 2026 22:06
To: SIDS
Subject: Case Number: ACP-323761-25 - Response to MKO Group Submission
Categories: Sinead White

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Dear Ms Sinead White,

I am writing in formal response to the recent correspondence regarding case number ACP-323761-25 to highlight critical deficiencies in the response provided by the MKO Group. Specifically, the applicant has failed to acknowledge or address my core concerns regarding severe property devaluation, financial sterilisation, and direct non-compliance with national setback guidance.

As previously outlined in my letter of objection, The MKO Group has failed to apply the mandatory 720-metre setback to my approved dwelling footprint and curtilage, and their application has already caused quantifiable financial harm by undermining my mortgage availability with AIB Tuam.

This proposed development has a direct and severe financial prejudice on my approved self-build. Upon applying for a mortgage for this build, I was formally advised that the value of the mortgage I could apply for would be **reduced below the total value of the house** specifically due to the pending planning application submitted by MKO Group. This decision by the lending institution places me in a profoundly testing position, leaving me unable to secure full financial support to construct my home on a site where I hold full, valid planning permission. This provides undeniable, real-world evidence that MKO Group's proposed industrial development is already actively devaluing my property, compromising its marketability, and sterilising my ability to exercise my planning rights.

Given this direct breach of setback guidance, the presentation of inaccurate coordinate data, and the material financial sterilisation of my permitted residential site, I urge An Coimisiún Pleanála to **reject this application**.

I request that this letter, along with my original letter of application, be fully incorporated into the Board's assessment.

Yours sincerely,

Nicola Stone



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