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TOWN PLANNING AND DEVELOPMENT CONSULTANCY

Property Management Unit,
Clare County Council,
Aras Contae An Chlair,
New Road,
Ennis,
Co, Clare.
V95 DXP2

1st of October 2025

Re: Objection to Proposed Compulsory Acquisition – **Reference DS 03-40**

Site Address: Breaffa South, Spanish Point, County Clare.

Dear Sir/Madam,

I am writing on behalf of my client, Ahakista Property Investments Ltd, to formally object to Clare County Council's proposed compulsory purchase of the above-referenced site under the Derelict Sites Act, 1990 (as amended). This objection arises due to exceptional and unforeseen circumstances that have directly impeded the ability to advance the approved works within the anticipated timeframe.

As the Local Authority will be aware, the property was granted a five-year permission on the 8th of December 2022 (Planning Ref: 22666). This permission provides for partial demolition of the existing dwelling and the construction of an extension.

Unfortunately, the Principal Company shareholder with responsibility for decision-making and funding has been suffering from serious ill health, and this has

significantly delayed his ability to authorise and implement necessary works on the property (supporting private correspondence attached).

A further health related issue also contributed to the delay in submitting a 'Commencement Notice'. The company's agent (Martin Tubridy) who applied for permission on behalf in 2022 and who was also engaged to prepare and submit the Commencement Notice and to oversee the works on the cottage has been seriously unwell now for an extended period (letter attached).

In addition to the foregoing, the financing of the project has taken a considerable period of time to arrange. Thankfully this has now been resolved, and funds are now available.

The circumstances outlined above were exceptional and entirely beyond our control. It is however the intention of the owners to proceed with the necessary works to bring the property into compliance and remove it from the derelict sites register without further delay. To this end the property owner is now in the process of submitting the Commencement Notice and commits to having physical works underway on site within 3 months.

In light of the exceptional health-related setbacks as set out, we respectfully request that Clare County Council reconsider the proposed compulsory acquisition and to allow a reasonable period of time to complete the works.

We are happy to provide further supporting documentation as required, including medical correspondence and evidence of the planned works schedule, should this assist in your consideration.

Yours Faithfully,



Adam Kearney BA MA MIPI MRTPI

Dr. Liam Glynn

Irish Medical Council No: 19061

Family Medicine || Health Screening || Minor Surgery || Travel Vaccine Centre

Wednesday 17 September 2025

To Whom It May Concern

Re: Mr Patrick Sexton O Connor's Pub Doolin Co Clare
DOB: 04/12/1965 **Contact No:** 0878505002, 065 7074168

Dear To Whom It May Concern

This letter is to confirm that Mr Patrick Sexton was diagnosed with prostate cancer in July, 2023 and is currently under the care of Ms Catherine Dowling, Consultant Urological Surgeon in the Galway University Hospital.

Yours sincerely



Dr. Liam Glynn

Private & Confidential

MNT DRAUGHTING SERVICES

Cooraclare
Kilrush
Co. Clare

ARCHITECTURAL DRAUGHTING SERVICES

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01 October 2025

To Whom It May Concern

We wish to confirm that Mr Patrick Sexton, (shareholder of Ahakista Property Investments Ltd) has been a client of this practice for many years.

In 2022 we acted for him/company to gain permission for an extension to a single storey dwelling at Breaffy South, Spanish Point, Co Clare, Planning Ref P22/666.

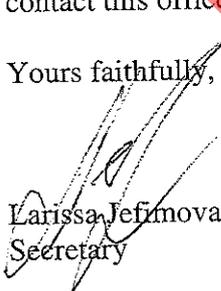
Unfortunately, soon after permission was granted, Martin Tubridy suffered ill health and subsequently has been constrained time wise in relation to work that was in hand.

Unavoidable delays resulted with submission of a commencement notice and the issuing tender documents for the regeneration of the cottage.

The commencement notice is now being compiled and will be submitted in the coming weeks.

Should you require any further information or clarification, please do not hesitate to contact this office.

Yours faithfully,


Larissa Jefimova
Secretary