Galway Office:
39B Briarhill Business Park, Galway
Dublin Office:
Fitzwilliam Hall, Fitzwilliam Place, Dublin
Website www.omcgroup.ie
Email info@omcgroup.ie
Telephone 091 394 185

Our Ref: 2501-01
ACP Case No: 321050-24

An Coimisiún Pleanála,
64 Marlborough St,
Dublin 1.
D01 V902

21st September 2026

RE: Substitute Consent Application for Ann Conroy for permission to retain a dwelling house as constructed (65.4 sqm) at Derrynavlagaun, Recess, Co. Galway. The application is accompanied by a remedial Natura Impact Statement (rNIS).

Dear Sir/Madam,

On behalf of our client, the applicant, Ann Conroy, Derrynvlagaun, Recess, Co Galway, OMC Group are applying for substitute consent for permission to retain a dwelling house as constructed (65.4 sqm) at Derrynavlagaun, Recess, Co. Galway. The application is accompanied by a remedial Natura Impact Statement (rNIS).

The applicant has undergone the pre-application consultation for the substitute consent application pursuant to Section 177e(1A) of the Planning and Development Act 2000, as amended (ACP Ref. No. 321050-24), which was concluded on the 24th February 2025.

Enclosures included with the application are listed in this cover letter and a postal order for the appropriate fee of €195.00 has been enclosed. 6 copies of all documents and a digital file have been provided.

Following the submission of this Substitute Consent application, a Section 37L application will be lodged to address the wastewater infrastructure and associated environmental considerations proposed for the development.

Yours faithfully,

Enda O'Malley

B.Eng C.Eng MIEI | Chartered Engineer
OMC Group

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SCHEDULE OF ENCLOSURES

Item No	Document
1	Cover Letter
2	ACP Application Form
3	Site Notice
4	Newspaper Notice
5	Applicant to Agent Consent
6	Planning Report
7	Remedial Natura Impact Statement
8	Site Location Map – PP.02
9	Site Layout 1:500 – PP.03
10	Plans, Elevations and Section of Dwelling – PP.01
11	Site Section PP.04
12	Water Test Results
13	Yield Test Results
14	GCC Rural Housing Need Form
15	Folio GY38661
16	Folio GY126856F
17	Herd Cards
18	Letter – Ann Conroy