
323899 - Observation to New NIS

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To Appeals2 <appeals@pleanala.ie>

 1 attachment (3 MB)
Ridge NIS response 3.pdf;

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Dear team,

I had sent this in with a fee, because I see no other way of getting it acknowledged, but it seems to have got lost?

This is a response to the new NIS as I was asked to respond to it. Please advise - I have attached it here again for you.

Kindest regards

Alexine Tinne

Alexine Tinne,
Emlaghmore
Ballyconneely
H71K076

Ref ACP - 323899 - 25

Thank you for your letter that I received on March 23rd 2026. I am happy to make an observation as requested on the revised Natura Impact Statement

I am interested to see that in HANLEY TATE response to my submission they say that my response focuses mainly on the 'NEW CUT' spawning bed - I am not sure where Callow river comes from? This piece of the river was hand dug and is the only one of its kind. (Please see for reference - PONDS PASSES AND PARCS by Noel P Wilkins page 73 - 85 chapter 4) should give a good summary as to why this is called as such and is nowhere near Callow, which is at the far end of Maumeen on the way to Roundstone? The New Cut (which is the river below the unauthorised development) is situated between Emlaghmore and Doohulla - to avoid any confusion - I am the owner of the fishery so yes my responses will focus on the impact to the fishery - I am sure other people focus on what is important to them. The fishery will be here long after we are all gone, hopefully in pristine condition.

1, The claim re drains - I believe has been dealt with in Jane Doyles response March 6th 2026

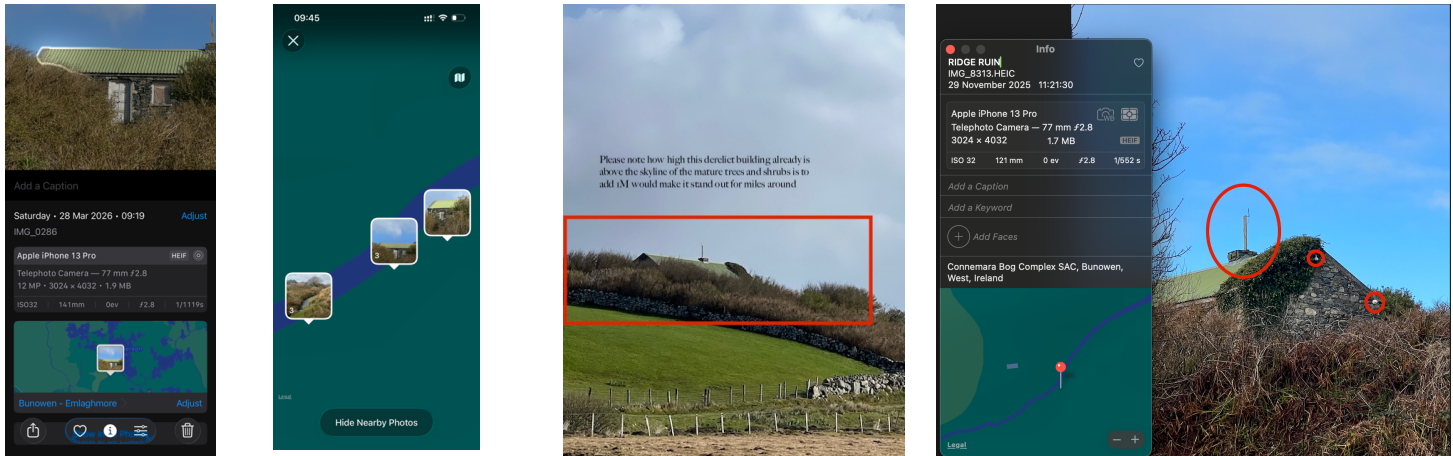
2, The damage has already been started by the drains being built. They need to be blocked or removed.

3, The revised Natura Impact Statement does not take into account any of the issues raised by either myself or the Western Game Fishery. There are no silt traps protecting this track, the silt trap only covers the area that is so deep in brush and just below the property. There is no acknowledgement of the risks on the track to the river or the driver of any trucks. The blowing and erosion of water on the bank has not even been acknowledged. The coir logs that have been mentioned have an extremely high salt content and should not be used on or near a spawning bed. They all need to be leached before use - but there is no mention of this? To introduce NaCl to a river would be against the EU Waterways directive and national legislation like the Water pollution Act. The overarching EU directive is through the River Basin Management Plan RBMPs who's core objective is to protect and restore water quality, preventing any decline in the status of the water quality. It would make the person responsible liable to prosecution. Never mind the poisoning of a salmonoid river.

4, I would be interested to know if the 'Field survey' was a "Desk top survey" as there are many non-volant mammals - which can be easily identified by a, reading the qualifying interests, and b, spending 5 minutes in at the location. The droppings can be identified from badgers, voles, hares, amongst many others and that is without any specialist knowledge. I understand from my father that there is a Badger nest within the unauthorised building site - How this goes unnoticed or unregistered by the applicants team I don't know.

Impact on the landscape - I have NOT been anywhere within the site boundaries - they were taken from standing on the commonage, on the OTHER SIDE of the river, which can be bourn out by the iPhone location on the photos - please see attached photo - technology is a great thing! Insinuating that someone has trespassed is pretty a pretty low bar. I would be certain that the 24/7 CCTV should be able to pick up someone wearing a bright DAYGLO jacket and evidence should be used rather than trying to insinuate.

The security cameras - I do not see why peoples privacy should be held to ransom, there was an order for the camera to be removed, they are still there? Saying that they will be removed when planning permission is granted is holding peoples privacy to ransom - It is an invasion of peoples privacy - and if there was ANY question about trespass - evidence needs to be produced to qualify such an outrageous statement.



maintain that raising the roof by 1 Metre would make this a focus on the eye rather than blending into the landscape, it would tower above the mature trees and shrubs.

The risk to this very sensitive site, from all of the proposed building and disturbance is huge. The Golden Plovers which are nesting less than 2M from the edge of the river below the unauthorised development, appear not to exist in the report? The Cormorants are a regular on the top of the spawning beds at the moment. And the Common Gulls are all over the site and the Commonage with is 4 M from the site? So I again ask - is this a desk top survey?

5.3 on the NIS says the impacts of species again does not include the 19 other qualifying interests?

There is no mention of the area being 4M from a pHNA - once we start eating into the pristine areas where does it stop? It takes one spill, to ruin a well maintained spawning system that we are trying to maintain. It takes one spill to stop the returning fish heading up the river to the lakes.

Where are the permissions from NWPS or the EAIR? Which according to the current NIS is not required I am sure one could be got that said they were required for this **retrospective** planning permission.

Is it worth the risk for planning permission that has been **refused** on so many occasions, and even when refused, the applicant continued to build, and is now seeking retention! By granting permission now , against Galway Coco decision is condoning and setting a precedent for other people to do the same? he Planning Authority are not satisfied that the principle of development is acceptable at this site, given the planning history and the intensification of unauthorised works at this site, is not considered in accordance with the sustainable planning and development of the area and the Galway County Development Plan 2022-2028.

We are only guardians of our children's futures.