

**From:** Jane Doyle <jane@doylekent.com>  
**Sent:** Friday 6 March 2026 16:51  
**To:** Appeals2  
**Subject:** Response ACP-323899-25  
**Attachments:** DKPP Response to ACP observation Galway Co Co copy.pdf

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Dear Daniel,

Further to the letter received on 19<sup>th</sup> February 2026 from An Coimisiún Pleanála inviting Doyle Kent to make a submissions or observations, in relation to the response received from Galway County Council ( application ACP-323899-25,) I attach our submission for your consideration.

Regards,

Jane



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An Coimisiún Pleanála  
64 Marlborough Street  
Dublin 1  
D01 V902

05/03/2026

**Re: Further Submission to An Coimisiún Pleanála – Planning Case Number ACP-323899-25**

To Whom It May Concern,

We, Doyle Kent Planning Partnership Ltd., of 71 Carysfort Avenue, Blackrock, Co. Dublin, act on behalf of our clients, Peter Lee and Bridget Lee of Emlaghmore, Ballyconneely, Co. Galway.

We have been invited by An Coimisiún Pleanála to make a submission or observation in respect of the submission dated 09 February 2026 received from Galway County Council in relation to ACP-323899-25.

We fully support the recommendation of Galway County Council that further development consent under section 37L of the Planning and Development Act 2000 (as amended) should be refused for the reasons outlined in their recommendation.

As we have set out in our submission of the 23rd January and as detailed in the planning history of this site, the application is not in accordance with the requirements of the Habitats Directive, including Appropriate Assessment and in-combination effects. The application represents a material intensification and enlargement of a former ruin into a new dwelling which does not comply with Policy RH7 and with the sole access via a laneway which directly borders the Connemara Bog Complex SAC and SPA.

The detailed planning history of this site and the intensification of use as proposed in the subject 37L application demonstrate the unsuitability of the site for the proposed development.

The site is located within a few metres of the Connemara Bog Complex SAC, SPA and NHA and immediately adjacent to a watercourse forming part of the European site. The access laneway, which is integral to the development, runs directly alongside the SAC and constitutes a direct hydrological pathway.

The proposal would introduce permanent residential use, wastewater treatment infrastructure, surface water drainage and increased vehicular traffic within an environmentally fragile and hydrologically connected location.

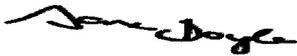
The private access laneway is not a suitable access for a new dwelling and as set out in Bryan Deegan of Altamar's Ecology review for our client ( submitted with DKPP observation dated 23rd January 2026) , significant effects cannot be ruled out on the qualifying interests or conservation objectives of immediately adjacent Natura Sites. We note that Galway County Council have raised similar concerns in their submission.

The Galway County Council report also highlights previous unauthorised development and raises concerns regarding the potential impacts of further construction on the sensitivities of the adjacent Natura sites. The installation of services along a third-party laneway, together with works undertaken in close proximity to a European site, is a matter of genuine concern.

Our client, Mr Lee, has therefore requested that this response submission include a letter from him outlining a chronology of the works that have taken place along the laneway. Mr Lee wishes to clarify the record in relation to the works that were commissioned by the applicant.

We respectfully request An Coimisiún Pleanála to take this submission together with Mr Lee's attached letter into consideration in its determination of this application.

Yours faithfully,



**Doyle Kent Planning Partnership Ltd.**

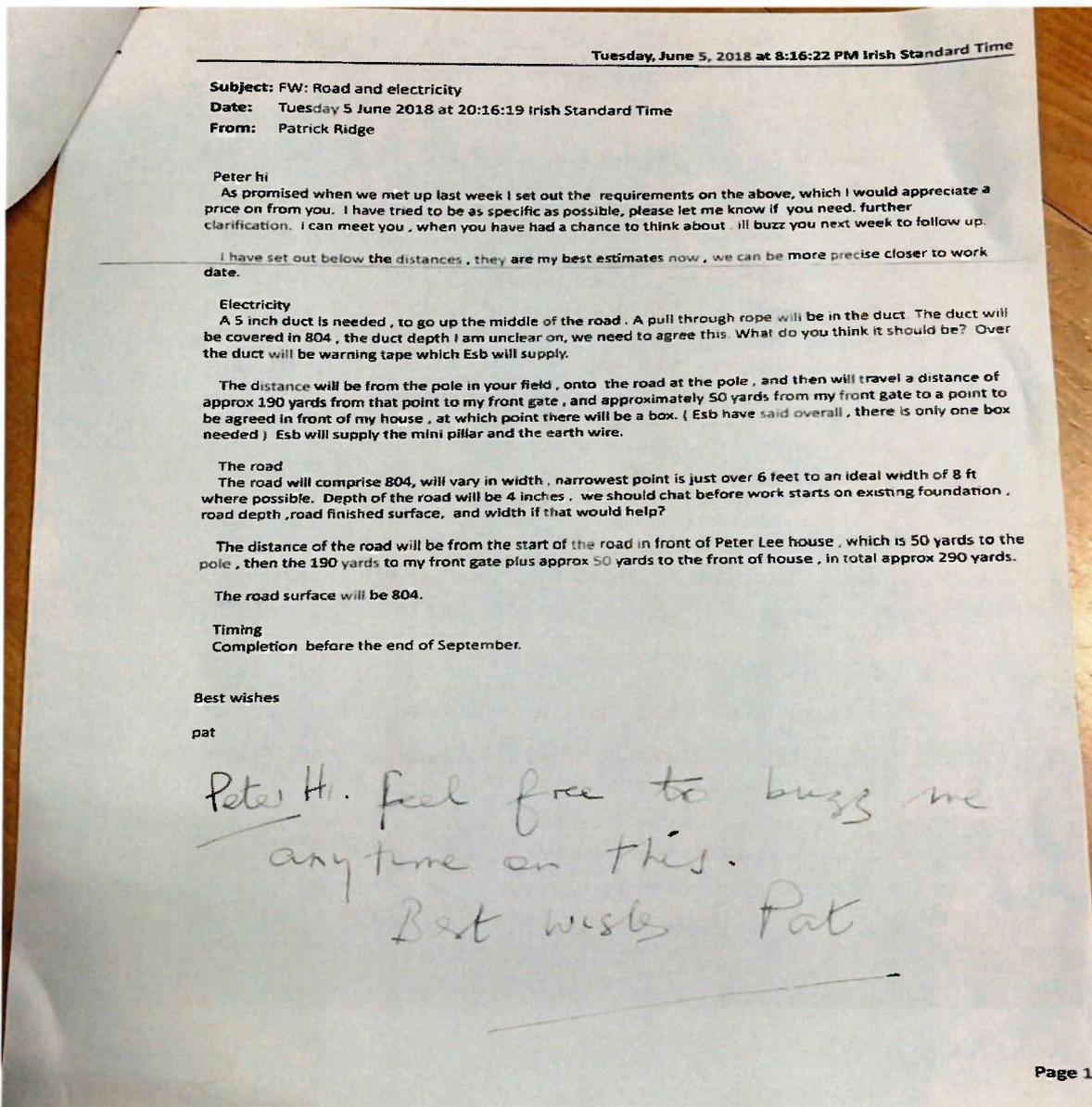
**Appendix:** Letter Peter Lee, Emlaghmore, Ballyconneely, Co. Galway

## An Comisiún Pleanála - Further Development Application ACP-323899

To whom it may concern,

I, Peter Lee wish to set out the facts in relation to the works that have taken place along the laneway which are relevant to the issues raised in Galway County Councils response dated 9th January 2026, received from An Comisiún Pleanála and the invitation to make a submission in the interests of justice in relation to the submission.

I refer in particular to the issue of the access laneway. Pat Ridge was deeply involved in the reconstruction of this road. During 2018 and 2019, he repeatedly and insistently sought my help to build it, sending me emails and follow up notes left at my home. See, for example, his email and follow up note of 5 June 2018:



On 19/4/2019, Pat Ridge sent me a note referring to the instructions of "Garvan" detailed in the "attached sketch". The attached sketch prescribes the following works, which I quote verbatim:

An open trench to be put here [i.e., parallel to the access road] to pick up water from the land. There may be an argument to divide this into two parts, or just do it in one run?

Garvan advises a shallow corner here not right angle to ensure the pipe catches all the water. Also, this pipe should be at the lowest point of the land. 9" pipe to take water under the road.

Peter H.

Garvan was with me today, with others at the house. His instructions on the road are as follows, broadly the same as previous, see the attached sketch.

Garvan suggested that it would be better not to do the works at the house now, such as

- shrub take away
- electric trench (we will seek to set an outside plug.
- water trench across the road in front of house
- trench at rear of house.

Garvan said that his plans for the house might change some of these so best not do them now.

Therefore the only thing to be done at the house or inside the gate is the 804.

I'm around over the weekend if any help.

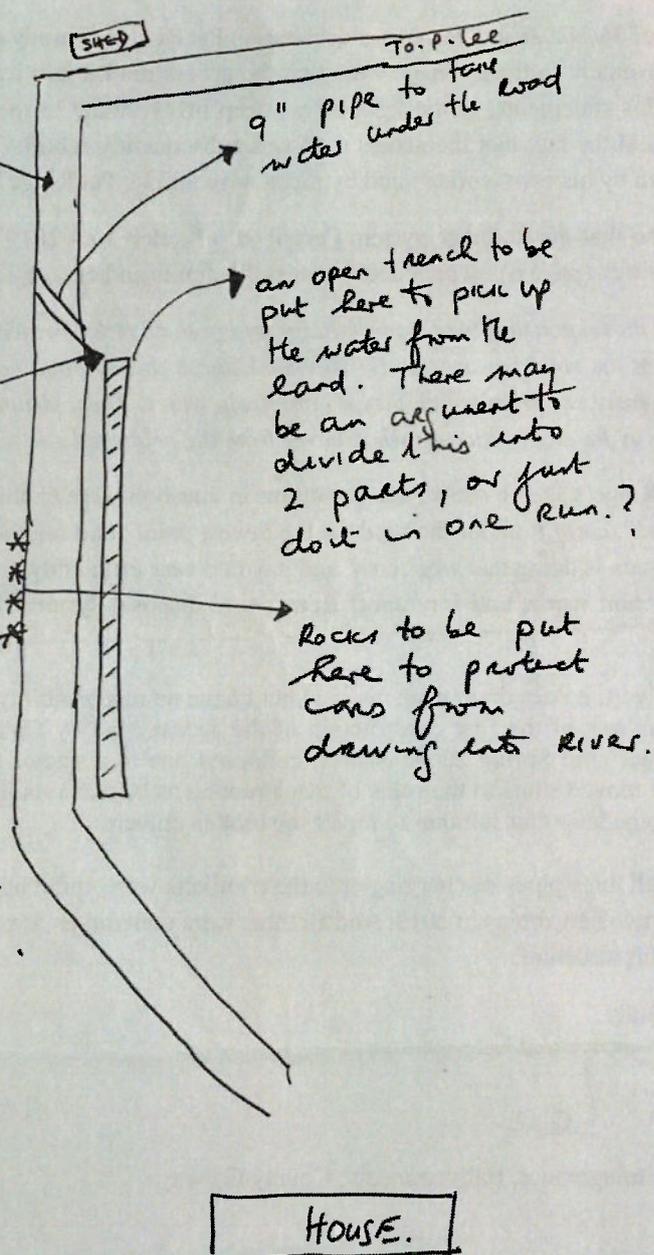
Best wishes      Pat 19/4/19

MAJOR ITEMS OUTSTANDING

80% needed  
on all the road  
way up to  
the house.

Gmwan  
advises a  
shallow  
corner here  
not right  
angle to  
ensure the  
pipe catches  
all the water.

Also this  
point should  
be at the  
lowest point  
of the road.



I refused to have anything to do with the work suggested by Pat Ridge. The trenches for the drain and the two pipes under the access road were subsequently laid on 1/7/2019 by Pat Ridge's regular worker/contractor, Paddy Pryce, while Pat Ridge himself laid the two pipes parallel to and across the road.

In his letter of 26/1/2026 and his sworn declaration Pat Ridge solemnly protests his entire lack of knowledge or any involvement in the drainage works on the access road. I will leave it to the Board to form its own opinion on his statements, in the light of his deep involvement in the siteworks, his note and sketch of 19/4/2019, and the fact that the access road was subsequently rebuilt (with the water drainage system) to this very plan by his own workers and by pipes were laid by Pat Ridge himself.

I suggest also that the drainage system described in sketch 19/4/2019 contradicts the technical report by Hugh Fitzpatrick (page 6), which declares that the drains and culvert identified by Alexandrine Tinné:

*are not the responsibility of Patrick Ridge and pose no risk to water quality insofar as they pertain to use of the road for access. Furthermore, these drains have no relationship to the proposed development site from which they do not drain water. These drains therefore could not serve as a pathway for any pollutants whatsoever from the proposed site to the river.*

In fact, Pat Ridge's sketch shows that the drains in question were explicitly designed to "pick up the water from the land", carry it under the road "at the lowest point" and release it onto the riverbank. Pat Ridge's drainage system is doing that work now, and it would very efficiently act as a pathway for pollutants during any construction works and for runoff from waste disposal systems if the proposed development went ahead.

As to the culvert, it does drain from my land but I have no responsibility for it. This culvert, originally built in stone, was part of the first construction of the access road by Congested Districts Board, c. 1900. It survived intact until Spring 2003, when it collapsed due to a tractor and trailer being used on it by Pat Ridge, as he moved stone to the ruins of that structure as he was rebuilding it that same year. He installed the current pipe later that summer to repair the broken culvert.

To sum up, all three pipes discharging onto the riverbank were, quite literally, laid by Pat Ridge, the culvert in 2003, the two new drains in 2019. And all three were undertaken as part of Pat Ridge's repeated attempts to develop this structure.

Yours Faithfully,



Peter Lee, Emlaghmore, Ballyconneely, County Galway