

James Sweeney

From: Peadar Ó Maolain <pomaolain@lawlibrary.ie>
Sent: Monday 9 March 2026 16:11
To: Appeals2
Subject: Re: FD07.323899 Case Number 323899
Attachments: 9 3 2026 - Planning Application - WGA - Further Submission.docx

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FD07.323899 Case Number 323899-25

To Appeals Section, ACP.

Please find attached observations re the above matter.

Yours truly,

Peadar O Maolain

From: Appeals2 <appeals@pleanala.ie>
Sent: Tuesday 30 December 2025 16:32
To: Peadar Ó Maolain <pomaolain@lawlibrary.ie>
Subject: RE: FD07.323899 Case Number 323899

Dear Mr. Ó Maolain.

I can confirm receipt of email and that there is no fee associated.

Sincerely yours,

Is mise,
Faolán Bashford

From: Peadar Ó Maolain <pomaolain@lawlibrary.ie>
Sent: Tuesday 30 December 2025 16:22
To: Appeals2 <appeals@pleanala.ie>
Subject: FD07.323899 Case Number 323899

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For Attn @ An Comisiun Pleanala.

Please find attached Observations/Submission regarding the following Application; FD07.323899
Case Number 323899

Yours truly,

Peadar O Maolain

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SUBMISSION & OBSERVATIONS OF THE WESTERN GAMEFISHING ASSOCIATION

[Ref: Planning Application Ref No; FD07.323899 Case Number 323899-25]

We note the email observation submitted to ACP y Galway Co. Co. on the 9th of Jauanry 2026 @1307 pm, in relation to Further Development Application ACP-323899-25
Our response is set out beneath the GCC text in *Italics below*;

- *The 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.*

'The location is unsuited to further development given its proximity to sensitive sites, the previous unauthorised works carried out, the lack of compatibility with the specific setting, and the visual impacts'

- *It is noted that previous reasons for refusal, cited by ACP include insufficient scope and detail provided in the Appropriate Assessment Screening report and that development at this site would injure the amenities of the area and would not accord with the proper planning and sustainable development of the area*

'The requirement for an 'Appropriate Assessment' is rendered ineffective by the inadequacy of the screening conducted. The screening fails to identify numerous risks posed by the proposed development and to address or mitigate these risks. No assessment whatsoever has been carried out with regard to the structural integrity of the entrance road/pathway along the riverbank. This is a matter of the utmost concern in this setting.

- *In addition, the planning authority has serious concerns regarding the potential of intensification of the site for habitable use, considering the lack of sufficient services for this site and the existing substandard access road and the lack of information on the proposed right of way/access road to the site*

'I agree with this observation particularly with regard to the severe limitations of the access road for construction traffic and machinery during the construction phase of the project, as well as the increased intensity of use thereafter. This 'road' is a former 'cart track', and pathway, along the riverbank which is already showing signs of flood erosion and instability'.

a result of the subject development at this sensitive site conservation objectives of the surrounding Natura 2000 sites, as effects cannot be ruled out on the qualifying interests or It is also considered by the Planning Authority that significant

I consider that 'significant effects' on the 'qualifying interests' of the Natura Sites would be inevitable if riverbank instability leads to its collapse into the river due to construction and residential traffic, particularly during the construction phase.

- *An Coimisiun Pleanála should have regard to the planning history, and policy objectives and designations contained in the Galway County Development Plan 2022 – 2028 and the proper planning and sustainable development of the receiving environment in determining this application.*

'The proposed developments fail to conform to the conservation of the locus both from an environmental and human occupancy perspective locally.

- *As the competent authority, An Coimisiun Pleanála, should be satisfied that the mitigation measures detailed in the accompanying application documentation, including the rNIS, are sufficient and would not result in a significant negative impact on the environment or on the integrity of any Natura 2000 site.*

'I suggest that the 'mitigation measures' referred to in the application are either lacking or greatly inadequate. In the absence of proper screening and inadequate identification of risks in the rNIS the failure to identify 'mitigation measures' is therefore unsurprising. '

General Submission

The S. 37L procedure is not appropriate for use in this setting. S. 37 L applies only in respect of other limited types of development, and is not applicable in relation to the type of development referenced in this application. Other procedures may be applicable in respect of 'retrospective consent' as appears to be sought herein. We therefore oppose this application on this ground also.

The Association reserves the discretion to make further submissions, orally or in writing to in relation to the decision-making process herein.

Yours truly,

Peadar O Maolain, Chairman, WGA.