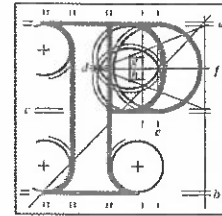


Our Case Number: ABP-307823-20



An  
Bord  
Pleanála

Galway County Council  
Áras an Chontae  
Prospect Hill  
Galway  
Co. Galway

**Date:** 13 August 2020

**Re:** Application for Substitute Consent for a house  
Formna, Inis Oirr, Aran Islands, Co. Galway

Dear Sir / Madam,

An Bord Pleanála has received an application for substitute consent under section 177E of the Planning and Development Acts 2000 to 2018.

**Please find enclosed two copies of the application, one of which in accordance with article 229(2) of the Planning and Development (Amendment) (No.3) Regulations shall be made available by you for public inspection / purchase at your offices during the currency of the application.**

Please forward to the Board within a period of 4 weeks from the date of this letter, the following documents:

1. Where the site that is the subject of the application, had any planning history, full documentation (including all documentation from the applicants, all planning and other technical reports on the applications, any third party submissions and submissions from any prescribed bodies, and certified copies of Manager's Order etc., where relevant) and all post-decision correspondence (including any drawings and other documentation in respect of compliance with conditions) in each case.
2. Where the site that is the subject of the application was the subject of any enforcement, full details and all documentation in respect of all enforcement files. (All documentation, including photographs of inspections, maps and drawings on any such file is required, though the names and addresses of any persons making complaints on the enforcement files may be blacked out, if considered necessary for reasons of confidentiality). If there are no such files, the Planning Authority is asked to formally confirm that this is the case.

Where any planning history file under item 1 above was the subject of appeal to An Bord Pleanála that was not subsequently withdrawn, it will be sufficient in such instances that the Planning Authority indicate the particular PA file reference and also the Board's file reference, and provide only any post decision documentation.

Tell  
Glao Áitiúil  
Facs  
Láithreán Gréasáin  
Ríomhphost

Tel (01) 858 8100  
LoCall 1890 275 175  
Fax (01) 872 2684  
Website [www.pleanala.ie](http://www.pleanala.ie)  
Email [bord@pleanala.ie](mailto:bord@pleanala.ie)

64 Sráid Maoilbhríde  
Baile Átha Cliath 1  
D01 V902

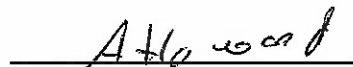
64 Marlborough Street  
Dublin 1  
D01 V902

Section 177I (1) of the Planning and Development Acts 2000 to 2017 requires you to submit to the Board a report within 10 weeks of receipt by you of an application for substitute consent. The report shall include the items set out in section 177I (2) (a), (b), (c), (d) and (e). In this regard the Board notes that recent Ministerial Guidelines to planning authorities under section 28 of the Planning and Development Act 2000 (as amended) (circular letter PL 8/2013) indicates that planning authorities should complete and return this section 177I report to the Board within three weeks of receipt of a copy of the application from the Board.

A copy of the planning authority report should be placed on the public file.

Thank you for your co-operation in this matter. If you have any queries please contact the under signed.

Yours faithfully,

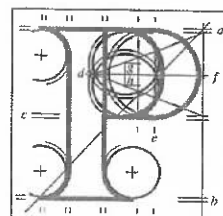


Anna Howard  
Executive Officer  
Direct Line: 01-8737166

SC08

**Our Case Number:** ABP-307823-20

**Your reference:** Olive Faherty



**An  
Bord  
Pleanála**

MKO  
Planning & Development Consultants  
Tuam Road  
Galway  
Co. Galway  
H91 VW84

**Date:** 13 August 2020

**Re:** Application for Substitute Consent for a house  
Formna, Inis Oirr, Aran Islands, Co. Galway

Dear Sir / Madam,

An Bord Pleanála has received your substitute consent application in respect of the above mentioned development.

Please be aware that section 177M of the Planning and Development Act 2000, as amended (as inserted by section 57 of the Planning and Development (Amendment) Act 2010) provides that where the Board grants an application for substitute consent under section 177K in a case where it granted leave to apply for substitute consent on the grounds that exceptional circumstances exist, or in a case where the application is made in compliance with a direction to apply for substitute consent under section 261A of the Planning and Development Act, 2000 as amended, it may determine that a sum or sums is or are required to be paid in order to defray some or all of the costs incurred by the Board or the planning authority during the course of consideration of the application and may direct the applicant to pay the sum or sums to the Board or the planning authority or both, as the case may be.

In circumstances where the Board makes a provisional decision to direct an applicant for substitute consent to pay an additional sum or sums (beyond the application fee already paid) to it and/or the planning authority under this section it is required to notify the applicant of this provisional decision at the same time as notifying it of the Board's decision on the substitute consent application. Section 177M furthermore provides that an applicant who receives a notification in relation to such a provisional costs decision can at that stage and within 2 weeks of the date of such notice make submissions or observations to the Board in relation to the sum or sums so notified. The Board shall consider any such submissions made to it and shall then decide to confirm, vary or withdraw the original costs notice and give notice to the applicant of the Board's final decision and the reasons therefore.

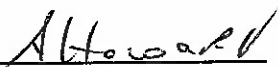
The Board will now consider the validity of the application by reference to the requirements of section 177E (2) of the Planning and Development Acts 2000 to 2014 and articles 223, 224, 225, and 227 of the Planning and Development (Amendment) (No.3) Regulations.

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Facs	Fax	(01) 872 2684
Láithreán Gréasáin	Website	www.pleanala.ie
Ríomhphost	Email	bord@pleanala.ie

64 Sráid Maoilbhríde	64 Marlborough Street
Baile Átha Cliath 1	Dublin 1
D01 V902	D01 V902

A receipt for the fee lodged is enclosed.

Yours faithfully,



Anna Howard  
Executive Officer  
Direct Line: 01-8737166

SC01

**Teil**  
**Glaao Áitiúil**  
**Facs**  
**Láithreán Gréasáin**  
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