



**HRA | PLANNING**

chartered town planning & environment consultants

Our ref: 23040/190825/GR

The Substitute Consent Section  
An Coimisiún Pleanála  
64 Marlborough Street  
Dublin  
D01 V902

19<sup>th</sup> August 2025

3 Hartstonge Street  
Limerick City  
V94 F2PW  
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**Re: Application to An Coimisiún Pleanála for Substitute Consent at Lugnaneach Cottage, Lettergesh East, Renvyle. Co. Galway.**

**Development consisting of: (1) Construction of a revised vehicular access and entrance to the property; (2) construction of 2 replacement agricultural shed structures; and (3) provision of new polycarbonate roof to a refurbished agricultural building.**

Dear Sir/Madam,

HRA PLANNING Chartered Town Planning & Environment Consultants, has been retained by Mr. Sean Harrington (Lough Fee Connemara and of 43 Synge Street Dublin 8,) ("the applicant") to make this application to An Coimisiún Pleanála for substitute consent.

This application is being made by the applicant - as the owner and occupier of the land on which the development has been carried out, and, as the person who has carried out the development to which this application relates.

The application is made pursuant to the provisions of Section 177E. of the Planning and Development Act 2000 (as amended) and 'Part 19' of the associated Planning and Development Regulations 2001 (as amended) which relates to 'application to the Commission for Substitute Consent under Section 177E of the Act'.



**RTPI**

mediation of space · making of place

Please find enclosed with this planning application:

- **Cheque** for the sum of €960.00 made payable to An Coimisiún Pleanála
- Completed **Planning Application form** [Form No.7, Schedule 3, Planning and Development Regulations 2001 (as amended)]
- Copy of **Site Notice** as erected (August 15<sup>th</sup> 2025) [pursuant to the requirements of Article 223(1)(b) of the Regulations],
- Copy of **Newspaper Notice** as published Friday August 15<sup>th</sup> (Connacht Tribune) [pursuant to the requirements of Article 223(1)(a) of the Regulations],
- **Planning Compliance Statement including 'exceptional circumstances'** in support of this planning application for substitute consent (prepared by HRA PLANNING)
- **6 x copies of Site Location Map and Site layout plans**, other plans elevations and sections (prepared by Sean Harington Architect)
- **Remedial Natura Impact Statement (rNIS)** (prepared by Altemar Ltd.)

### Planning Application Fee

The planning application fee is based on Schedule 9 (FEES FOR PLANNING APPLICATIONS'), Section 2, of the Planning and Development Regulations) as per the following calculation:

Development	Fee Class	Fee Class rate	Fee Calculation
<b>2 replacement agricultural Sheds</b> (3.2m x 9.6m) = 30.72m <sup>2</sup> each  (each structure is <50m <sup>2</sup> )	3. The provision of buildings or other structures for the purposes of agriculture or the keeping of greyhounds.	<i>(i) In the case of buildings, €240 for each building, or €3 for each square metre of gross floor space to be provided in excess of 50 square metres in the case of a building for the keeping of greyhounds or 200 square metres</i>	(€240 x2) €480.00
<b>New Roof</b>	13. Development not coming within any of the foregoing classes	€240, or €30 for each 0.1 hectare of site area, whichever is the greater	€240.00
<b>Access track and entrance</b>  Access road measures 80m x 3m = 240m <sup>2</sup> (= 0.024ha)	13. Development not coming within any of the foregoing classes	€240, or €30 for each 0.1 hectare of site area, whichever is the greater.	€240
FEE TOTAL			€960.00

I trust this is to your satisfaction at this time.

Your faithfully,



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Gary Rowan MRTPI MIPI  
**Director HRA | PLANNING**