



# HANLEY TAITE DESIGN PARTNERSHIP

Architects & Design Consultants

Rep. of Ireland office:  
Unit 11, Virginia Shopping Centre,  
Virginia,  
Co. Cavan,  
A82 W5W5

UK office:  
25 Cecil Road,  
Middlesex,  
London,  
HA3 5QY

mail@hanleytaite.com  
www.hanleytaite.com

+353 (0)49 854 8436  
+353 (0)49 854 3540

Mr Daniel O Connor,  
Executive Officer,  
An Comisiun Pleanala,  
64 Marlborough Street,  
Dublin 1,  
D01 V902.

8<sup>th</sup> January 2026

AN COMISIUN PLEANALA

LDG- \_\_\_\_\_  
ACP- \_\_\_\_\_

09 JAN 2026

Fee: € \_\_\_\_\_

Time: 9:15 By: DCS

**Re: Case Number ACP - 323867 - 25.**

**Application for Substitute Consent pursuant to Section 177E of the Planning and Development Act 2000 (as amended) consisting of**

- 1. The replacement of a storm damaged metal clad roof with a new metal clad roof.**
  - 2. The opening of 3 no. windows, previously blocked up with drystone, without alteration to the original ope sizes. The placing of timber framed windows within the opes.**
  - 3. The reconstruction of an unsafe partially collapsed chimney.**
  - 4. The excavation of a trench to allow for the placement of an electricity supply duct along and existing laneway leading to the uninhabitable dwelling. The infilling of the trench and resurfacing of the laneway with loose stone.**
  - 5. The construction of a pillar to house an ESB meter cabinet and adjacent placement of a mini pillar.**
  - 6. The placement of CCTV cameras, wiring and an antenna on the façade and chimney of the uninhabitable dwelling.**
- The dwelling is accompanied by a remedial Natura Impact Statement (rNIS).**

Dear Daniel,

Further to two letters received by our office from yourself dated 18th of December last and our telephone conversation on Tuesday last I hereunder respond to the three items of information sought in your letters:

1. I can confirm that the date of the erection of the site notice was the 6th of November 2025. I enclose a copy of the notice which was erected on the site for inclusion on your file, together with photographs of the notice erected in each of the three locations leading to and at the site.
2. Also enclosed is an amended site plan (6 copies) with dimensioned distances between the structures on the site and the boundaries of the site as required by article 227 (2)(c) and article 23 (1) if of the Planning and Development Regulations, 2001 (as amended).



HANLEY TAITE  
DESIGN PARTNERSHIP

Architects & Design Consultants

3. On the same drawing sheet mentioned above are accurate dimensioned drawings of the ESB mini - pillar and meter cabinet structure, including overall heights. This in accordance with article 227 (2) (c) and article 23 (1)(f) of the Regulations.

Enclosed with this correspondence is a usb key with the entire revised application, the correct site notice with photos and 6 copies of the drawing ref no. 2262 - 300, revision C which deals with matters 2 and 3 above and can replace the previously submitted drawing ref no. 2262 - 300, revision B.

I trust that all is now in order in relation to this application however should you require anything further at this stage please do not hesitate to contact the undersigned.

Yours sincerely,

**Garvan Hanley,  
Registered Architect,  
MRIAI, RIBA,  
Conservation Architect G2  
Hanley Taite Design Partnership**

# Site Notice

## Application to an Coimisiún Pleanála

for

### Substitute Consent {Pursuant to section 177E of The Planning and Development Act 2000 (as amended)}

I, Patrick Ridge intend to apply for Substitute Consent for development at this site in the townland of Emlaghmore at Ballyconneely, Co. Galway.

The development at an uninhabitable dwelling, for which substitute consent is being sought pursuant to Section 177E of the Planning and Development Act 2000 (as amended), is for the following:

1. The replacement of a storm damaged metal-clad roof with a new metal-clad roof.
2. The opening up of 3 no. windows, previously blocked up with dry stone, without alteration to the original ope sizes. The placing of timber framed windows within the opes.
3. The reconstruction of an unsafe partially collapsed chimney.
4. The excavation of a trench to allow for the placement of an electricity supply duct along and existing laneway leading to the uninhabitable dwelling. The infilling of the trench and resurfacing of the laneway with loose stone.
5. The construction of a pillar to house an ESB meter cabinet and adjacent placement of a mini pillar.
6. The placement of CCTV cameras, wiring and an antenna on the facade and chimney of the uninhabitable dwelling.

This application is accompanied by an Environmental Impact Assessment Report: Yes  No

The application is accompanied by a remedial Natura Impact Statement: Yes  No

Submissions or observations may be made on the application and NIS, to An Coimisiún Pleanála, 64 Marlborough Street, Dublin 1, [www.pleanala.ie](http://www.pleanala.ie) free of charge. Submissions or observations must be in writing and made within the period of 8 weeks beginning on the date of receipt of the application by An Coimisiún Pleanála and such submissions and observations will be considered by An Coimisiún Pleanála in making a decision on the application. An Coimisiún Pleanála may grant the consent, subject to or without conditions, or may refuse to grant it.

The application for permission and the rNIS may be inspected, or purchased at a fee not exceeding the reasonable cost of making a copy, at the offices of An Coimisiún Pleanála, or the relevant planning authority during its public opening hours.

Any queries relating to the application process should be directed to An Coimisiún Pleanála (Tel. 01-8588100).

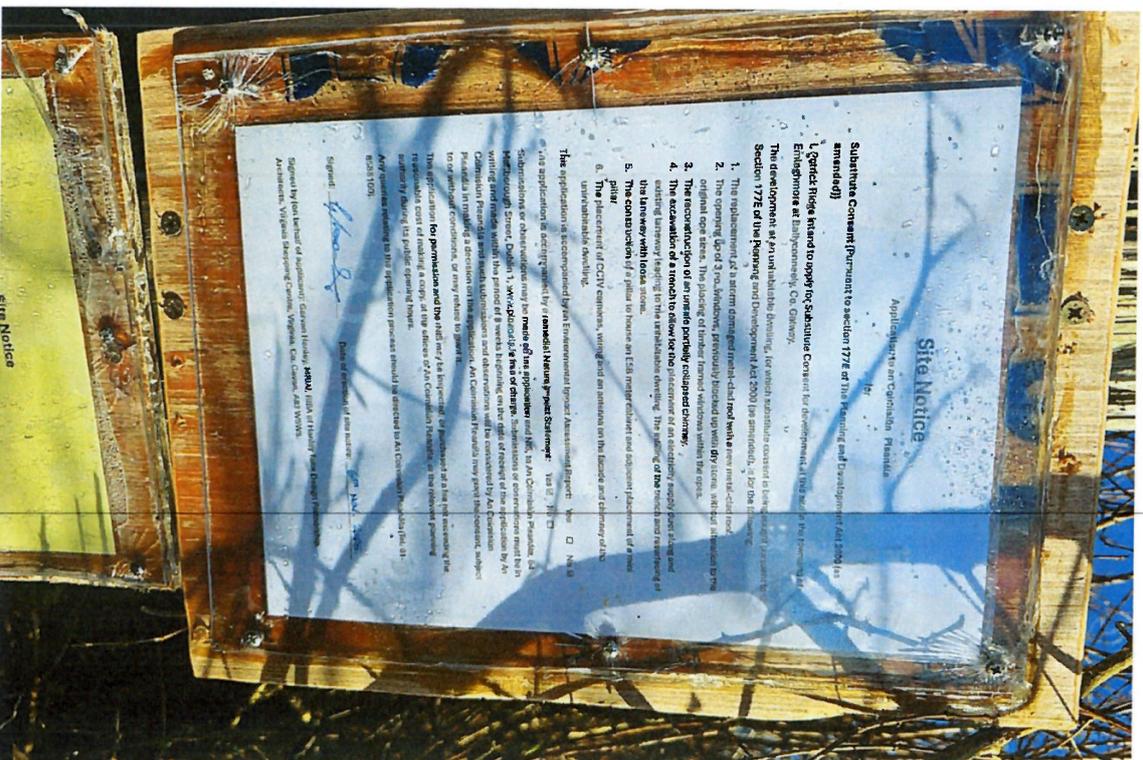
Signed: 

Date of erection of site notice: 6<sup>TH</sup> Nov. 2025.

Signed by (on behalf of applicant): Garvan Hanley, MRIAI, RIBA of Hanley Taite Design Partnership, Architects, Virginia Shopping Centre, Virginia, Co. Cavan, A82 W5W5.







SITE NOTICE LOCATION C - AT ENTRANCE TO SITE .