



An  
Bord  
Pleanála

**Pre-Application Consultation  
pursuant to Section 177E(1A) of the  
Planning and Development Acts,  
2000-2021, as amended**

**Inspector's Report on  
318974-24**



<b>Proposed Development</b>	Retention of industrial scale peat extraction and associated works
<b>Location</b>	Derryadd, Derryaroge and Lough Bannow Bogs, County Longford
<b>Planning Authority</b>	Longford County Council
<b>Prospective Applicants</b>	Bord Na Móna
<b>Date of Consultation Meeting</b>	08/05/2024
<b>Date of Site Inspection</b>	No site inspection required
<b>Inspector</b>	D McCague

## **1.0 Introduction**

- 1.1.1. The Board received a request on the 1st February 2024 from Tobin Consultants on behalf of Bord Na Móna, to enter into pre-application consultations under section 177E(1A) of the Planning and Development Act, 2000, as amended. The Board decided to grant this request from the prospective applicants by Direction dated 31st February 2024.
- 1.1.2. One pre-application consultation meeting was held on 08/05/2024. The purpose of this report is to inform the Board of the nature of the pre-application consultations undertaken, pursuant to Section 177E(1A) of the Planning and Development Act 2000, as amended.

## **2.0 Site Location**

- 2.1.1. The subject lands are located at Derryadd, Derryaroge and Lough Bannow Bogs in County Longford, located c1km east of Lanesborough.
- 2.1.2. The site comprises c2,210ha.

## **3.0 Description of Proposal**

- 3.1.1. Retention of industrial scale peat extraction and associated works.

## **4.0 Planning History**

ABP Ref LS14.313897 application for leave to apply for substitute consent; deemed withdrawn in January 2024, following commencement (December 2023) of the transitional provisions outlined in Section 41 of the Planning and Development, Maritime and Valuation (Amendment) Act, 2022.

## **5.0 Legislation**

- 5.1.1. Any subsequent application for Substitute Consent will be lodged under the provisions of section 177E of the Planning and Development Act, 2000, as amended and Part 19 of the Planning and Development Regulations, 2001, as amended.

## **6.0 Prospective Applicant's Case**

- 6.1.1. The prospective applicant stated that substitute consent is being sought for the project from 3<sup>rd</sup> July 1988 to the present day. The application will outline that exceptional circumstances exist which allow the Board to permit substitute consent.

## **7.0 Pre-Application Consultation Meeting**

- 7.1.1. A Pre-Application Consultation meeting took place via Microsoft Teams on the 08/05/2024, commencing at 2.30 pm. Representatives of the prospective applicant and An Bord Pleanála were in attendance. An agenda was issued by An Bord Pleanála prior to the meeting. The prospective applicant was advised in advance of the meeting that the consultation would relate solely to the administrative procedures around the lodgement of an application, and any associated requirements.
- 7.1.2. This report should be read in conjunction with the written record on file of the pre-application consultation meeting held with the prospective applicant. It is not proposed to repeat the contents of those records in detail here. The main topics raised for discussion at the meeting were as follows:
- Introductions
  - Description of development and relevant background / planning history - clarity regarding the scope of any application.
  - Procedural Advice / Queries arising with regard to any subsequent application for Substitute Consent, and legislative requirements relating thereto.

## 8.0 Conclusion

- 8.1.1. The meeting concluded with An Bord Pleanála representatives stating that they did not foresee the need for a further meeting but if requested by the prospective applicant, the request would be examined. I therefore recommend that the pre-application consultation process should be closed.

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Dolores McCague

Planning Inspector

31<sup>st</sup> July 2024