



An
Bord
Pleanála

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

Inspector's Report

320116-24

Development Sought	Extension to existing Quarry, continuation of Quarrying activities
Location	Lissoughter, Recess, County Galway
Local Authority	Galway County Council.
Prospective Applicant	Grealish Quarries Ltd
Date of Consultation Meeting	13th of September 2024
Date of Site Inspection	30 th of October 2024
Inspector	Darragh Ryan

1.0 Introduction

- 1.1. The Board received a request on the 1st day of July 2024 from Chris Tinsley (Quarryplan Ltd) on behalf of Grealish Quarries Ltd, to enter into pre-application consultations under Section 177E(1A) of the Planning and Development Act, 2000, as amended.
- 1.2. A pre-application consultation meeting was held on 13th day of September 2024. The purpose of this report is to inform the Board of the nature of the pre-application consultation undertaken, pursuant to Section 177E(1A) of the Planning and Development Act 2000, as amended.

2.0 Site Location

- 2.1.1 The site is located in the townland of Lissoughter, Recess, County Galway, a rural area in the Connemara Gaeltacht, approximately 30 kilometres west of Oughterard. Access to/from the quarry is directly onto the N59, a national secondary route linking Galway city with Clifden and Connemara. The site comprises a granite quarry which it is stated ceased extraction in 2013 following the liquidation of the quarry business. Mineral extraction has progressed in a north and easterly up until the quarry closure. The main access is via a 9 metre wide double gated entrance onto the N59 and there is also a secondary entrance off a local county road to the north(rear) of the quarry site. The applicants land ownership extends further, west, east and north of the extracted area.
- 2.1.2 The quarry site is hydrologically linked to Glendollagh lake on the opposite side of the N59 via a culvert underneath the N59. The lake forms part of the Galway Bay Complex Special Area of Conservation (SAC). The area surrounding the appeal site comprises bogland, small patches of improved agricultural land and some forestry. The landscape to the north of the quarry site comprises the Maumturk Mountains where levels gently fall from north to south towards the quarry site. The quarry comprises an area of approximately 7.11 hectares. Extraction has occurred across two benches which are evident to the north and east of the quarry faces. There is a 2.4 metre tall post and wire fence to the south of the quarry site along its boundary with the N59. There is a tree lined boundary to the north and west of the site and hedgerow and foliage to the east of the site. The quarry site is screened by the

surrounding topography including trees and hedges, the extraction area is visible from the N59 to the south of the quarry site. Levels on the site rise dramatically to the north and east of the site, these are the areas that have not been quarried to date. The quarry floor sits at a depth of 20AOD approximately

3.0 Description of proposal

The continued extraction of granite used in the production of aggregates, concrete, concrete blocks and precast concrete products at a quarry at Lissoughter, Recess, County Galway.

4.0 Planning History

- Under planning reference QSP35, Galway County Council determined on 3rd day of August 2012 that development was carried out after the 1st day of February 1990, development which would have required an environmental impact assessment, but that such an assessment was not carried out, that development was carried out after the 26th day of February 1997, development which would have required an Appropriate Assessment, but that such an assessment was not carried out and were therefore, directed to apply to the Board for substitute consent.
- Under Board reference QV07.QV0065, in January 2014, the Board confirmed the decision of the Planning Authority under Section 261A (3) (a) of the Planning and Development Act 2000 (as amended). The applicant was advised by the Board that they had a twelve month timeframe from the date of confirmation by the Board to submit a substitute consent application including the submission of remedial Environmental Impact Assessment Report (rEIAR) and remedial Natura Impact Statement (rNIS).
- Under Board reference 07.SH.00998, in July 2016, the Board refused an application for an extension of time to apply for substitute consent due to the failure of the owners/operators of the quarry to make an application for SC, within the time period specified by the Board under QV07.QV0065.
- Under Board reference 311639 – 21 Leve to apply for substitute consent was granted as the regularisation of the quarry would not circumvent the purposes and objectives of the EIA Directive or the Habitats Directive because it would

allow for the provision of information and an analysis of the likely significant environmental effects of the development.

5.0 Legislation

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

The prospective applicant noted the planning history and context and requested the pre-application consultation in order to determine the process of how to submit an application for substitute consent and what that application should contain.

7.0 Pre-Application Consultation Meeting

A Pre-Application Consultation meeting took place via Microsoft Teams on the 13th day of September 2024, commencing at 11.00 am. 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.

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.
- Procedural Advice with regard to any subsequent application for Substitute Consent.

8.0 Conclusion

The meeting concluded with agreement that a further meeting was not needed and I, therefore, recommend that the pre-application consultation process should be closed.

Darragh Ryan
Planning Inspectorate

28th November 2024