



An  
Coimisiún  
Pleanála

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

**Inspector's Report on**  
**ACP-320718-24**

**Development Sought**

Retention of a quarry

**Location**

Gleesk Quarries Limited,  
Direendrislough, Sneem, Co. Kerry

**Planning Authority**

Kerry County Council

**Prospective Applicant**

Gleesk Quarries Limited

**Date of Consultation Meeting**

4<sup>th</sup> July 2025

**Date of Site Inspection**

26<sup>th</sup> May 2025

**Inspector**

Rónán O'Connor

## **1.0 Introduction**

The Commission received a request on the 29<sup>th</sup> August 2024 from Gleesk Quarries Limited, to enter into a pre-application consultation under section 177E(1A) of the Planning and Development Act, 2000, as amended. A letter was issued on 11<sup>th</sup> September 2024 notifying the applicant that the request to enter the pre-application consultation process was accepted, subsequent to a memo signed by the ADP on 9<sup>th</sup> September 2024.

A pre-application consultation meeting was held on Friday 4<sup>th</sup> July 2025. The purpose of this report is to inform the Commission 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**

The subject site is a quarry located in a rural area on the southern coast of the Iveragh Peninsula, Co. Kerry. The south-eastern boundary of the quarry site is with the coastline of Kenmare River, which is a designated European site, Kenmare River SAC (site code 002158), and is also a designated Shellfish Water Habitat. There are several European sites in the vicinity including the Killarney National Park, Macgillycuddy's Reeks and Caragh River Catchment SAC and a number of SPAs including Iveragh Peninsula SPA. The overall extent of the site is unknown at this time, as this information has not been provided.

### 3.0 Description of Proposal

From the documentation attached to the file, the prospective applicant is seeking to submit an application for substitute consent under Section 177E of the Planning and Development Act, 2000, as amended for the retention of a quarry.

The following drawings/particulars were submitted by the prospective applicant –

- Letter Dated 28th August 2024 setting out ‘Legislative Position’ and ‘Exceptional Circumstances’.

### 4.0 Planning History

ABP – 313730-22 – Section 5 Referral - Whether the continuation of quarrying in a manner commensurate with the level of activity which prevailed pre-1963, is or is not development or is or is not exempted development.

Referrer: Kerry County Council

Decision: Is development and is not exempted development [decision date 16/05/2024]

ABP Ref. 306076-19 refers to a Leave to Apply for Substitute Consent for a quarry on the site which was refused by the Board on the 14th October 2021. The Board had concluded that an Environmental Impact Assessment and an Appropriate Assessment were required in respect of that development and had concluded that exceptional circumstances did not exist to enable an application for Substitute Consent to be submitted in order to regularise the development. The Board, therefore, decided to refuse the application for leave to apply for Substitute Consent.

ABP Ref. 08.LS0015 refers to a Leave to apply for Substitute Consent for a quarry at the site which was refused by the Board on the 16th September 2014. The Board had concluded that an Environmental Impact Assessment and an Appropriate Assessment were required in respect of that development and had concluded that exceptional circumstances did not exist to enable an application for Substitute Consent to be submitted in order to regularise the development. The Board, therefore, decided to refuse the application for leave to apply for Substitute Consent.

Registration under Section 261 of the Planning and Development Act 2000 as amended.

QY 117. The quarry is said to have commenced prior to the appointed day (1st October 1964). The quarry owner/operator applied to Kerry County Council in April 2005 to have the quarry registered under S261 of the Planning and Development Act 2000, (as amended). Kerry County Council registered the quarry on 27/04/07 under the provisions of S261, subject to 55 no. conditions. Determination under Section 261A(3)(a) of the Planning and Development Acts

EUQY117. Kerry County Council issued a determination in 2012, under Section 261A of the Planning and Development Act 2000, (as amended), stating that:

- development had been carried out after the 1st February 1990, which would have required an Environmental Impact Assessment, in accordance with the EIA Directive.
- development had been carried out after the 26th February 1997, which would have required an Appropriate Assessment to have been carried out.

However, neither assessment was carried out.

The Determination under Section 261A(3)(a) (dated 7th August 2012), directed the applicant to apply to An Bord Pleanála for Substitute Consent with a remedial EIS and a remedial NIS within a period of 12 weeks (30th October 2012). No such application was made, and the applicant submitted in information submitted under ABP 306076-19 that notification of the determination was never received.

### Planning Enforcement

The Inspector's Report relating to ABP – 313730-22 (Section 5 Referral) notes that there is an extensive history of enforcement proceedings pertaining to the Quarry since c.2006, predating the 261 regulations. Following non-compliance with the Section 261A Direction and the refusal of Leave to Apply for Substitute Consent applications further enforcement action has taken place.

## **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 requested the pre-application consultation so that the Commission can set out any considerations which may have a bearing on its decision in relation to the application.

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

A Pre-Application Consultation meeting took place via Microsoft Teams on the 4<sup>th</sup> day of July 2025, commencing at 9 am. The prospective applicant and An Coimisiún Pleanála were in attendance. An agenda was issued by An Coimisiún 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 – clarity regarding scope of application.
- Procedural Advice / Queries arising with regard to any subsequent application for Substitute Consent.

The minutes of the meeting were forwarded to the prospective applicant for response on 13<sup>th</sup> August 2025. No comments on same were received within 17 days

## **8.0 Conclusion**

The meeting concluded. Noting the passage of time since the meeting, and noting that the prospective applicant has not formally requested a further meeting, I recommend that the pre-application consultation process should be closed.

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Rónán O'Connor  
Senior Planning Inspector

15th December 2025