



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-320744-24**

Development Sought

Retention of two partially completed buildings and the underground storage tank and associated works.

Location

Tralee Road, Dromkeen West,
Causeway County Kerry.

Planning Authority

Kerry County Council

Prospective Applicant

Maurice Leahy

Date of Consultation Meeting

4th July 2025

Date of Site Inspection

20th June 2025

Inspector

Rónán O'Connor

1.0 Introduction

The Commission received a request on the 5th September 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 11th 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 9th September 2024.

A pre-application consultation meeting was held on Friday 4th 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 site is located to the southwest of the centre of Causeway, a village on the R551 between Ballyduff to the east, and Ballyheigue to the west. The site is bounded by Causeway Hurling Club grounds and Causeway Comprehensive School to the north with the lands to the west and south in agricultural use.

The site has been partially developed. There is a silage base with walls on three sides and a dividing wall. The two sheds on site are presently in use for the storage of agricultural machinery and fodder. A mobile home was noted along the eastern boundary.

This area is served by a network of open drainage ditches that connect to the River Crompaun to the east, which is a tributary of the River Brick and, ultimately the River Feale, which flows into the mouth of the Shannon.

The Lower River Shannon SAC (site code 002165) c. 7 km to the east at its nearest

point.

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 –

Documents

- Cover letter date 3rd September 2024
- Letter from Kerry County Council dated 28th November 2022
- Copy of Planning Application form to Kerry County Council
- Letter from Kerry County Council dated 28th May 2024

Drawings

- Site for Retention of Sheds & farm entrance
- Retention for machinery, hay and straw storage
- Plan for retention for machinery shed & underground effluent tank
- Site for Retention of Sheds
- Plan for retention for hay & straw storage shed
- 1:500 plan of buildings to be retained

4.0 Planning History

ABP Ref 309122 (PA Ref 20673) Construction of two digestion tanks, a storage silo, biogas flare, ESB substation, concrete underground covered soiled water tank, water attenuation tank and percolation area and retention of buildings and access road and all ancillary site works. This was refused by the Board on 25th June 2021 for 1 no. reason as follows:

1. On the basis of the information provided with the application and appeal, and in the absence of a Natura Impact Statement, the Board cannot be satisfied that the proposed development individually, or in combination with other plans or projects would not adversely affect the integrity of the Lower River Shannon Special Area of Conservation (Site Code: 002165) in view of the site's conservation objectives. In such circumstances, the Board is precluded from granting permission.

ABP-304149-19 (18/762): Retain and complete an agricultural anaerobic digestion facility including combined heat and power engine and ancillary site works. Inputs to be 14,000 tonnes per annum. The Board refused permission in June 2020 for 2 reasons which can be summarised

as follows:

1. Applicant has failed to demonstrate that the proposal would be served by a satisfactory surface water drainage system, how soiled and clean water would be kept separate and how the measures proposed for the disposal of soiled surface water would be compatible with the operations of the anaerobic digestion facility especially during periods of heavy rain. In these circumstances the proposal would give rise to the pollution of adjoining land drains with adverse implications for water quality and potentially public health.
2. On the basis of the information provided with the application and appeal and in the absence of a NIS the Board cannot be satisfied that the proposed development individually or in combination with other projects would not be likely to have a significant effect on the Lower River Shannon SAC or any other European Site in view of the site's Conservation Objectives. In such circumstances it is precluded from granting permission.

PA Ref 11/539: permission granted in February 2012 for an agricultural anaerobic digestion facility with inputs of 11,315 tonnes per annum (8625 tonnes of grass silage and 2500 tonnes of cattle manure) with a generation of 380kW of electricity.

PA Ref 14/276: application for an agricultural and food waste anaerobic digestion facility, comprising biomass, feedstock storage and feed facilities and food waste reception (inputs would total 20,000 tonnes per annum, i.e. 10,000 tonnes of non-food and 10,000 tonnes of food). The application was withdrawn following a request for further information.

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 4th day of July 2025, commencing at 11 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 15th 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.

Rónán O'Connor
Senior Planning Inspector

15th December 2025