



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-320960-24**

Development Sought	Retention of timber hut, helipad markings, hardstanding, moorings and pontoons and associated works.
Location	Cappyantanvally, Glencar, Co. Kerry
Planning Authority	Kerry County Council
Prospective Applicant	Patrick McGillicuddy
Date of Consultation Meeting	4 th July 2025
Date of Site Inspection	19 th June 2025
Inspector	Rónán O'Connor

1.0 Introduction

The Commission received a request on the 27th September 2024 from Patrick McGillicuddy, 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 16th October 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 15th October 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 at Cappyantanvally and Gortnagan Beg, Glencar, Co. Kerry. The site is on the south-eastern edge of Lough Caragh. The site lies within Killarney National Park, Macgillicuddy's Reeks and Caragh River Catchment SAC.

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 following works

- Timber Hut
- Helipad Markings
- Hardstanding
- Moorings and pontoons

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

- Cover letter dated 27th September 2024
- Copy of Letter from Kerry County Council dated 12th October 2024
- Site Layout Plan (dwg no. 24-39-002)
- Site Map (dwg no. 24-39-002)

4.0 Planning History

The application documentation refers to an access road constructed in 2008 to accommodate a new dwelling house granted under Planning Application 06-3599.

I have carried out a brief planning search with this reference number and note the following:

Kerry County Council Ref: 06-3599. – Permission granted (20/11/2006) to construct a dwelling house along with proprietary wastewater treatment system and raised percolation area. Drawings accompanying same are available online.

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 2pm. 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 1st October 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