



An
Bord
Pleanála

Inspector's Report ABP-321340-24.

Development

Request to enter into pre-application consultation pursuant to Section 177E(1A) of the Planning and Development Act 2000, as amended
The retention of a storage shed.

Location

Bunowen, Ballyconneely, Co.Galway
H71 AE40

Planning Authority

Galway County Council.

Prospective Applicant(s)

Terri Conroy

Date of Consultation Meeting

5 March 2025.

Date of Site Inspection

21 February 2025.

Inspector

Stephen Rhys Thomas.

1.0 Introduction

- 1.1. The Board received a request on the 27th day of November 2024 from Anne Mooney OMC on behalf of Terri Conroy, 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 3rd day of December 2024.
- 1.2. One pre-application consultation meeting was held on the 5th of March 2025. 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. The site is located in the townland of Ballyconneely about three kilometres to the west side of Ballyconneely. The Connemara Golf Links is located west of the site. The area is rural and coastal, and the locality is characterised by a number of one-off rural dwellings distributed along the road frontage. The lands are bound on all sides by the Slyne Head Peninsula Special Area of Conservation SAC (site code 002074). The shed structure it is proposed to retain has been constructed within the Slyne Head Peninsula SAC.

3.0 Description of Proposal

- 3.1.1. Permission to retain a domestic storage shed on a site of 0.45 Hectares, detail as follows:
 - Floor area 40sqm
 - Construction materials include clay, wattle, timber, stone, sheep wool and lime mortar.

4.0 Planning History

4.1. The Site – Planning Applications

- 4.1.1. Planning reference 24/60236 – returned invalid.

4.1.2. Planning reference 23/60715 – returned invalid.

4.2. The Site – Enforcement

4.2.1. Planning reference EN2/024 – dated 23rd October 2024, notice to cease use of the unauthorised structure and to remove said structure within 28 days of the date of the notice.

5.0 Legislation

5.1. 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. The prospective applicant included the details of the planning application made in the first instance to Galway County Council. It is stated that the planning authority could not accept the application and stipulated the need for a Natura Impact Statement (NIS) because a portion of the site is located within a designated site. The applicant wants to rectify matters with regards to the shed and retain its construction. The applicant has submitted the material prepared for the planning application including; AA Screening Report, Ecological Assessment and the relevant drawings and layout plans.

6.2. The applicant explains that they wish to deal with the planning authority's conclusion of the need for an NIS, because part of the site is located within an SAC and that there are direct connections with other designated sites.

7.0 Pre-Application Consultation Meeting

7.1. A Pre-Application Consultation meeting took place via Microsoft Teams on the 5th of March 2025, commencing at 11am. 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.

7.2. This report should be read in conjunction with the written record of the pre-application consultation meeting held with the prospective applicant on file. No additional comments were forthcoming from the prospective applicant in relation to the written record and they confirmed satisfaction with same on the 25th day of March 2025. 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 with regard to the planning history of the site and clarity regarding the scope of any application.
- Procedural Advice / Queries arising with regard to any subsequent application for Substitute Consent, documentation necessary to accompany such an application, and legislative requirements relating thereto. The fee structure was also explained.

8.0 Conclusion

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.

Stephen Rhys Thomas
Senior Planning Inspector
31 March 2025