



An
Coimisiún
Pleanála

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

Inspector's Report on
ABP-321912-25

Development Sought

Retention of farm building, comprising,
underground slurry tank, calf creep, lie
back area and cattle crush, 5 no.
feeding bays and overhead canopy

Location

Claremount, Oughterard, County
Galway

Planning Authority

Galway County Council

Prospective Applicant

Thomas Breathnach

Date of Consultation Meeting

15th May 2025

Date of Site Inspection

N/A

Inspector

Ian Campbell

1.0 Introduction

The Commission received a request on the 14th of February 2025 from Thomas Breathnach, to enter into a pre-application consultation under section 177E(1A) of the Planning and Development Act, 2000, as amended. The Commission decided to grant this request from the prospective applicant on the 24th day of February 2025.

A pre-application consultation meeting was held on 15th day of May 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, which has a stated area of 1.2886 Ha., is located on the southern side of the N59, c. 2 km west of the village of Oughterard, Co. Galway. The site accommodates 2 no. agricultural sheds, one on the northern part of the site and the second, which is the subject of this pre-application consultation, to the south of the site. A forested area is situated to the west and south of the site. A gated access track bounds the site to the east. The area in the vicinity of the site is rural in character. Lough Corrib SAC is 300 metres south of the site. A watercourse c. 255 metre south of the site flows in an easterly direction into the Owenriff River, which is designated as part of Lough Corrib 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 retention of a farm building, comprising, underground slurry tank, calf creep, lie back area and cattle crush, 5 no. feeding bays

and overhead canopy. The following drawings/particulars were submitted by the prospective applicant –

- Site Location Map
- Existing Site Layout (Drawing No. 01)
- Floor plan (Drawing No. 02)
- Floor Plan Showing Effluent Drainage (Drawing No. 02 – Drainage)
- Elevations (Drawing No. 03)

Proposed Site Layout (showing walls around yard) (Drawing No. 10)

The prospective applicant has also submitted;

- 'Screening for Appropriate Assessment Report and Natura Impact Statement'.
- A Nutrient Management Plan.

4.0 **Planning History**

PA. Ref. 24/61482 – Retention permission for agricultural shed (245 sqm) and associated site work. A NIS is submitted with this application. INCOMPLETE APPLICATION.

PA. Ref. 24/60024 – Retention permission for agricultural shed (245 sqm) and associated site work. A NIS is submitted with this application. INCOMPLETE APPLICATION.

PA. Ref. 22/890 – Retention permission for agricultural shed (245 sqm) and associated site work. A NIS is submitted with this application. INCOMPLETE APPLICATION.

PA. Ref. 98/3153 – Permission GRANTED for entrance.

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 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 15th day of May 2025, commencing at 2.30 pm. 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

The minutes of the meeting were forwarded to the prospective applicant for response. The prospective applicant did not submit a response to the minutes.

8.0 **Conclusion**

The meeting concluded. The prospective applicant did not indicate that they would be requesting a further meeting. I, therefore, recommend that the pre-application consultation process should be closed.

Ian Campbell
Senior Planning Inspector

2nd day of July 2025