



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-322824-25**

Development Sought	Retention of a quarry
Location	Clogrennane, County Carlow
Planning Authority	Carlow County Council
Prospective Applicant	Millford Quarries Limited
Date of Consultation Meeting	29 th August 2025
Date of Site Inspection	N/A
Inspector	Ian Campbell

1.0 Introduction

The Commission received a request on the 19th of June 2025 from Millford Quarries Limited, 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 26th day of June 2025.

A pre-application consultation meeting was held on 29th day of August 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 in the townland of Clogrennane, Co. Carlow, c. 6 km south-west of Carlow Town. The site accommodates an existing disused sandstone quarry and has a stated area of 52.4 Ha. The adjoining area is rural in character. The River Barrow is c. 2.5 km east of the site. The River Dinin, a tributary of the River Nore is c. 3.5 km to the south-west of the site.

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. Reference is made in the cover letter submitted with the request to enter into consultation with the Commission to ‘the extraction of stone, including sandstone and siltstone, primarily through mechanical extraction over an area of approx. 8.75 hectares’.

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

- Cover Letter
- Site Location Map
- Baseline Condition Map (1995)
- Existing Conditions Map

- Proposed Site Layout Map
- Water Management Plan Map
- Cross Sections (AA, BB, CC and DD)
- Aerial Surveys
- Copy of Carlow County Council notice of section 261A(4)(a) decision and section 261A(2) determinations for QY12-14, dated August 2012
- Copy of AA screening of Carlow County Council, dated June 2012
- Copy of An Bord Pleanála's Inspector's Report QV01.QV0145
- Copy of An Bord Pleanála's Direction under QV01.QV0145
- Copy of cover letter for Application under section 177c Leave to Apply for Substitute Consent dated 19th May, 2023, prepared by William J. Smyth FIEI

4.0 **Planning History**

ABP. Ref. LS01.317194 - Leave to Apply for Substitute Consent (application considered withdrawn following commencement of Planning and Development, Maritime and Valuations (Amendment) Act, 2022.

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 29th day of August 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
- 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 submitted a response to the minutes on the 22nd day of September 2025. The response clarified an issue relating to groundwater at the site.

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

1st day of October 2025