



An
Coimisiún
Pleanála

Inspector's Report

ACP-323156-25

Development

Substitute Consent for existing conservatory extension to side of existing dwelling and for an existing boat house.

Location

Castletown Td, Cross Claremorris, Co. Mayo, F12 F3X5.

Planning Authority

Mayo County Council.

Applicant(s)

David Duffy and Colm Duffy.

Type of Application

Pre-application consultation pursuant to Section 177E(1A) of the Planning and Development Act 2000, as amended.

Inspector

Ciarán Daly

1.0 Introduction

- 1.1. The Commission received a request on the 28th July 2025 from Mannion O' Neill Planning and Consulting Engineers on behalf of David Duffy and Colm Duffy to enter into pre-application consultations under Section 177E(1A) of the of the Planning and Development Act, 2000, as amended. The Assistant Director of Planning decided to grant this request from the prospective applicants on the 8th August 2025.

2.0 Site Location and Description

- 2.1. The subject site, of area 0.78ha, consists of a detached dwelling and boathouse accessed from a private laneway off a local road, the L66665. The site is directly adjacent to Lough Corrib and the Lough Corrib Special Area of Conservation (SAC) and is c. 1m from the Lough Corrib Special Protection Area (SPA)

3.0 Description of Proposal

- 3.1. Substitute Consent for existing conservatory extension to side of existing dwelling and for an existing boat house. From the documentation on the file, the floor area of the conservatory is 17.5sqm and the floor area of the boat house is 20sqm.

4.0 Planning History

25/60246: Application not determined by the P.A. for retention of a conservatory extension to an existing dwelling and retention of a boat house. This was because it considered that the development had not been screened out for Appropriate Assessment and required a full Appropriate Assessment.

77/307: Permission granted by the P.A. for a dwelling subject to conditions.

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 noted the planning history and context and requested the pre-application consultation in order to determine the exact process of how to lodge any application, including necessary documents, for substitute consent and what that application should contain.

7.0 Pre-Application Consultation Meeting

- 7.1. A Pre-Application Consultation meeting took place via Microsoft Teams on the 21st day of October 2025, commencing at 2.30pm. Representatives of 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.
- 7.2. 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.

8.0 Conclusion

- 8.1. The meeting concluded with agreement that a further meeting was not needed. I therefore recommend that the pre-application consultation process should be closed.

Ciarán Daly
Planning Inspector

19th November 2025