



An
Coimisiún
Pleanála

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

**Inspector's Report on
ABP-323297-25**



Development	Development of a Pig House and Associated Works
Location	Drakestown, Carlanstown/ Castletown, Kells, Co. Meath
Planning Authority	Meath County Council
Prospective Applicants	John Kearns
Date of Consultation Meeting	9 th December 2025
Date of Site Inspection	N/A
Inspector	Paul O'Brien

1.0 Introduction

The Commission received a request on the 8th of August 2025 from CLW Environmental Planners Limited on behalf of John Kearns, 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.

One pre-application consultation meeting was held on the 9th of December 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

The subject site is located in a rural area in Drakestown, Castletown, Co. Meath, approximately 10km to the north east of Kells and 6.3km to the south of Nobber. The area is predominately in agricultural use, with site boundaries in the form of hedgerows. The subject site forms part of a larger agricultural landholding.

Access to the site is to the west of a local road and which leads to a farm laneway, gated at the entrance. The main part of the site is approximately 460m to the south west of the entrance and contains the partially constructed floor level/ slatted area of the proposed pig house.

3.0 Description of Proposal

From the documentation attached to the file, the prospective applicant is seeking to apply for substitute consent to authorise:

- Works undertaken to date on site including an existing manure storage tank.
- All associated site works.

The applicant also sought to apply under Section 37L of the Planning and Development Act 2000 as amended for the completion and construction of a pig house and associated works.

4.0 Planning History

PA Ref. KA150797/ ABP Ref. PL17.245907 refers to a May 2016 decision to grant permission for one pig house together with all ancillary structures associated site works. The application indicated that operating at 90% capacity it would handle 1,800 pigs, therefore it could house 2,000 pigs. Condition no. 2 required details of the pig types and numbers to be houses to be agreed in writing with the Planning Authority prior to the commencement of development.

PA Ref. KA170674 refers to a November 2017 decision to grant permission for the alteration of the dimensions of 1 No. proposed pig house previously granted planning permission (Planning Ref. KA150797 & PL17.245907, and to relocate same within the existing landholding together with all ancillary structures (to include meal storage bin(s)) and associated site works arising from the above proposed development.

PA Ref. 22520 refers to a June 2022 decision to refuse permission for the extension of duration of Planning Application KA170674. It was considered that as permission had not commenced on site, it was not possible to extend the duration of the permission in accordance with Section 42 of the Planning and Development Act 2000 as amended.

PA Ref. 2461028 refers to a January 2025 decision to grant permission for the completion/construction of 1 No. pig house (similar to that as previously approved under planning ref. KA170674) (to include completion of slatted floor where applicable) on top of existing manure storage tank and associated works (completed on foot of permission Ref. KA170674), together with all ancillary structures (to include meal storage bin(s)) and associated site works (including completion of site entrance as previously approved) arising from the above proposed development. A Natura Impact Statement (NIS) to be submitted with this planning application. Under **ABP Ref. PL17.321960**, it was decided, following an appeal made to the Board, that the Board had no jurisdiction to decide on this application.

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 noted the planning history and context and requested the pre-application consultation in order to determine the process of how to lodge any application for substitute consent and future works and what that application should contain/ address.

7.0 Pre-Application Consultation Meeting

A Pre-Application Consultation meeting took place in the Commission Offices, Marlborough Street, Dublin 1 on the 9th of December 2025, commencing at 15.00 pm. 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.

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 including site/ planning history – clarity regarding scope of application.
- Procedural Advice with regard to any subsequent application for Substitute Consent.

A separate consultation under ACP Ref. 323302-25 was held, as the applicant also sought to apply under Section 37L of the Planning and Development Act 2000 as amended for the completion and construction of a pig house and associated works.

8.0 Conclusion

The meeting concluded with agreement that if a further meeting was required it could be requested following circulation of the record. No response has been received since that meeting on the 9th of December 2025. I therefore recommend that the pre-application consultation process should be closed.

Paul O'Brien
Senior Planning Inspector

4th August 2026