



An  
Coimisiún  
Pleanála

**Pre-Application Consultation pursuant  
to Section 177E(1A) of the Planning  
and Development Acts, 2000-2021, as  
amended**

**Inspector's Report on  
ACP-323917-25**

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<b>Development</b>	Retention of agricultural buildings and works to farmyard including drainage and cut and fill ground level alterations.
<b>Location</b>	Effernoge, Tinacross, Ferns, co. Wexford
<b>Planning Authority</b>	Galway County Council
<b>Prospective Applicants</b>	David Sykes
<b>Date of Consultation Meeting</b>	27 <sup>th</sup> January 2026
<b>Date of Site Inspection</b>	N/A
<b>Inspector</b>	Sarah O'Mahony

## 1.0 Introduction

- 1.1. An Coimisiún Pleanála received a request on the 02<sup>nd</sup> December 2025 from BPS Planning and Development Consultants on behalf of David Sykes, to enter into a pre-application consultation under section 177E(1A) of the Planning and Development Act, 2000, as amended.
- 1.2. An Coimisiún Pleanála agreed to the request to enter into consultations on 08<sup>th</sup> January 2026 and a pre-application consultation meeting was held on 27<sup>th</sup> January 2026.
- 1.3. 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 7.7ha site is situated 1km southeast of Ferns in County Wexford and comprises a large farmyard surrounded by fields and accessed from a local road at the east. The land in the area slopes down from east to west. The farmyard is positioned on an excavated platform with some retaining walls and berms situated along the south and southeast. Boundaries comprise sod ditches, native hedgerows and treelines.
- 2.2. The River Bann is situated 95m northwest of the site while the Galway-Dublin railway line is 270m to the northwest. The M11 is situated 2.5km southeast.
- 2.3. The Slaney River Valley Special Area of Conservation includes the River Bann and some adjacent lands and there is a separation of c.55m between the farmyard and the SAC.

## 3.0 Description of Proposal

- 3.1. Retention permission is sought for the following:
  - Excavations to the east side of farmyard and relocation of excavated material to west side of farmyard which have increased the overall yard area and increased the ground level by approx. 6m.

- 33.2m<sup>2</sup> weighbridge portacabin – different to that permitted under ref. 20120458,
- 796.2m<sup>2</sup> grain storage shed,
- 207m<sup>2</sup> agricultural workshop,
- 1476m<sup>2</sup> part-built bale and agricultural vehicle/machinery storage shed and associated retaining walls,
- 360m<sup>2</sup> part-built grain storage and drying shed (as previously permitted under 20120458),
- 475m<sup>2</sup> part-built agricultural cattle shed (as previously permitted under 20072461),
- part-built stormwater drainage including attenuation and petrol interceptor (as previously granted under 20120458).
- and all associated site works.

3.2. The following documentation was included with the pre-application consultation request:

- Remedial Natura Impact Statement
- Planning Statement
- Slope Stability Assessment, Sweer Hydraulic Design Calculations
- Water Framework Assessment Compliance Report
- Drawings
- Farm full-fertilisation plan

#### 4.0 **Planning History**

- 20241028: No record of this application available online.
- 20120458: Planning permission granted to erect an agricultural shed with all ancillary services for the purpose of storing and drying grain.
- 20072461: Planning permission granted for: 1) erection of 2 no. Agricultural sheds, 2) provision of 2 no. Slatted soiled water tanks, 3) provision of new

silage pit, 4) provision of new dungstead, 5) provision of new agricultural entrance.

## **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 process of how to lodge any application for substitute consent and future works 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 27<sup>th</sup> January 2026. 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. 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 regarding scope of application.
- Procedural Advice with regard to any subsequent application for Substitute Consent.

7.3. Following the meeting, a record of the meeting minutes was circulated to the applicant for comment however no comments were received.

## 8.0 **Conclusion**

8.1. The meeting concluded with An Bord Pleanála representatives stating that the applicant may liaise with the administrative section of ACP to seek advice on procedural matters such as public notice requirements and fees etc prior to lodging the application. I therefore recommend that the pre-application consultation process should be closed.

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Sarah O'Mahony  
Planning Inspector  
25<sup>th</sup> February 2026