



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-324207-26**

Development

Retention of commercial storage shed,
hardstanding, emissions testing
centre, overhang to admin building,
canteen, car park, access, fencing and
landscaping

Location

Perssepark, Ballinasloe, Co. Galway

Planning Authority

Galway County Council

Prospective Applicants

Easyfix Ltd

Date of Consultation Meeting

10th June 2026

Date of Site Inspection

N/A

Inspector

Sarah O'Mahony

1.0 Introduction

- 1.1. An Coimisiún Pleanála received a request on the 10th April 2026 from Enviroplan Consulting on behalf of Easyfix Ltd, 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 01st May 2026 and a pre-application consultation meeting was held on 10th June 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 7ha site is situated 5km west of Ballinasloe and is a light industrial yard owned by the applicant 'Easyfix' who design and manufacture animal welfare products and manure management systems. This includes rubber bedding and flooring, cubicle dividers in slatted tanks, feeders, enrichment toys and slurry aeration systems. The application documents state that 60 staff are employed at the site.
- 2.2. The Galway-Dublin railway line is situated immediately adjacent to the northern boundary of the site while access is provided via a private access road and footpath from the R348 regional road at the south. The site is set back 130m from the R348 with a field situated between them.
- 2.3. The site comprises a two storey administrative building, sheds, prefab buildings and outdoor storage areas on hardstanding as well as car parking and ancillary circulation etc mostly situated to the west of a central access road. The area to the east of this road primarily comprises hardstanding however in the northeast corner there is a collection of 4no. small (24m²) sheds and 1no. 22m² office which comprise an 'emissions testing centre' associated with slurry emissions and operated by ATU Mountbellew Agricultural College.
- 2.4. There is a stream/drain flowing through the site from southwest to northeast which is referred to on the EPA maps as the 'TEMP_26O55'. It flows north, under the railway before joining the Derrymullen stream and then east to the River Suck. It enters the

River Suck Callows SPA 5km downstream from the subject site. It is not clear from the aerial images and the application drawings if this is a surface water feature or if it is culverted however Galway County Council documentation refers to it as an open drain/watercourse.

- 2.5. There is a pattern of dispersed residential development along the R348 with the closest dwellings situated 1250m west and 100m east of the entrance. There is a quarry situated immediately west of the northwestern corner of the site. This quarry is accessed 500m west from a construction storage yard and sheds.
- 2.6. ABP permitted a whiskey maturation warehouse on the east of the site in 2024 however construction does not appear to have commenced.

3.0 Description of Proposal

- 3.1. Retention permission is sought for the following:

- A – 1416m² storage shed and c.1ha concrete hardstand/storage yard
- B – 99.6m² pre-fabricated canteen and 24.9m² pre-fabricated office.
- C – 35 space car park and access at south of main office building
- D – Emissions testing centre with access, fencing and landscaping berm
- E – Temporary external storage area c.05ha finished with gravel
- F – 243m² overhang to rear of main office building

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

- Cover letter with planning history
- Drawings
- Letter from applicant
- Letter from Atlantic Technological University (ATU) Mountbellew Agricultural College
- Letter from Technological University Shannon (TUS)
- Galway County Council invalidation notice and Case Planner's report for ref. 23/60689
- Enforcement Notice dated September 2023 regarding unauthorised structure and unauthorized concrete hardstanding.

- Email correspondence between Agent and GCC DoS stating appropriate assessment cannot be screened out for the development.

4.0 Planning History

- 22/61004 (ABP: 315451-23): Planning permission sought for construction of a single storey warehouse building (c. 2,082 sq. m.) for the maturation and bottling of whiskey, an access road to connect to the existing internal access road, installation of a new proprietary treatment system as well parking, landscaping and associated site works and services. A **NIS** was submitted with the application. Galway County Council **refused** permission for 2no. reasons relating to land use and ecology reasons relating to lacunae in the EclA. This decision was **overturned** on appeal and permission granted.
- 23/60689: Retention permission sought for (1) of extension to rear storage yard & (2) of new storage shed & all ancillary works. Galway County Council deemed the application invalid under Section 34(12) of the PDA due to connectivity with the River Suck Callows SPA.
- 25/61931: Notification to grant permission issued on 29th April 2026 for change of use of existing warehouse area to ancillary offices and staff areas along with modification to existing internal office layout as granted previously under ref 06/240 & 15/694 with proposed elevational changes and all associated site works and services.
- History applications refs. 06/240, 15/694, 17/645 and 19/1953 all permitted various warehouse, office and storage facilities as well as extensions to same on the subject site.

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 10th June 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.
- Environmental Impact Assessment Screening

- 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.

Sarah O'Mahony
Planning Inspector
08th July 2026