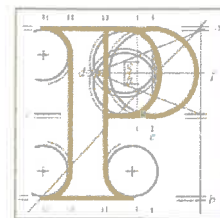


Our Case Number: ABP-319156-24

Your Reference: Coleman Rock



An
Bord
Pleanála

Grealish Glynn and Associates
1 The Punchbowl
Ennis Road
Gort
Co. Galway

Date: 30 May 2024

Re: Request to enter into pre-application consultation pursuant to section 177E(1A) of the Planning and Development Act 2000 (as amended)

Knockaunatouk, Gort, Co. Galway

Dear Sir / Madam,

I have been asked by An Bord Pleanála to refer further to the above-mentioned pre-application consultation request.

Please find enclosed a copy of the written record of the first meeting of the **15 May 2024**.

Your comments should be submitted within 17 days from the date of this letter, if you do not wish to comment can you confirm same within 17 days.

If you have any queries in relation to the matter, please contact the undersigned officer of the Board.

Please quote the above-mentioned An Bord Pleanála reference number in any correspondence or telephone contact with the Board.

Yours faithfully,

Daniel O'Connor
Executive Officer
Direct Line:

SI Record

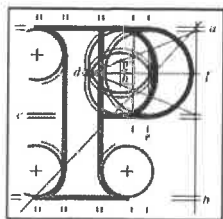
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**An
Bord
Pleanála**

Record of Meeting ABP-319156-24 1st meeting

Case Reference / Description	ABP-319156-24 Retention of (1) Extension to existing engineering workshop previously granted under 01/393 in 2001 (2) new building consisting of engineering workshop, (3) storage shed		
Case Type	Pre-application Consultation		
1st / 2nd / 3rd Meeting	1 st Meeting		
Date	15/05/2024	Start Time	10.00 a.m.
Location	Virtually by Microsoft Teams	End Time	10.40 a.m.
Representing An Bord Pleanála			
Stephen O' Sullivan– Assistant Director of Planning (Chair)			
Fergal O' Bric – Planning Inspector			
Daniel O' Connor – Executive Officer (Note taker)			
Sorcha Skelly – Senior Executive Officer			

Representing the Prospective Applicant
Mary Burke – Grealish Glynn & Associates
Mairtin Grealish – Grealish Glynn & Associates

Introduction:

The representatives of An Bord Pleanála welcomed the agents acting on behalf of the prospective applicant, and introductions were made. The procedural matters relating to the meeting were outlined as follows:

- The Board will keep a record of this meeting and any other meetings, if held. The record of the meeting will not be amended by the Board once finalised, but the prospective applicant may submit comments on the record which will form part of the case file.
- A further meeting or meetings may be held in respect of the development.
- The holding of consultations does not prejudice the Board in any way and cannot be relied upon in the formal planning process or in any legal proceedings.

The ABP representatives acknowledged the request on 26th February 2024 from Grealish Glynn & Associates on behalf of Coleman Rock, to enter into pre-application consultations under Section 177E(1A) of the Planning and Development Act, 2000, as amended.

A broad agenda was circulated as follows:

Agenda

- Introductions
- Description of development and relevant background information – brief outline presentation by the applicants
- Procedural advice from the inspectorate.
- Queries arising regarding any subsequent application for substitute Consent.
- Closing comments.

1. Description of development

Prospective Applicant Comments

- The planning history was outlined, with a summary of the activities and changes on site since the original light engineering workshop was permitted on site in 2001 by Galway County Council,
- The planning history included an application for retention of planning permission for the development on site. This was refused planning by the Planning Authority and this decision was subsequently upheld by the Board under reference number 247214.
- The engineering workshop provides steel beams used in the construction of agricultural buildings. Steel was shot blasted and cleaned on site between 2016 and the end of 2018.
- The prospective applicant is seeking permission to regularise the planning status of the development on site.

ABP Comments

- ABP representatives sought clarity regarding current operations on-going within the site.

2. Procedural Advice / Queries arising with regard to any subsequent application for Substitute Consent.

Prospective Applicant Comments

- Query as to whether or not exceptional circumstances under 177K (1J), of the Planning and Development Act 2000 (as amended) exist to allow the Board to grant permission.
- Could the applicant reasonably have had a belief that the development was not unauthorised? Applicant consulted with NPWS and received a visit from Galway County Council (no enforcement order until 12 months after visit)
- What are the actual, or likely effects on the integrity of a European site resulting from carrying out or continuation of the development. These matters would need to be addressed within a remedial NIS.
- Whether or not the development will have an impact on Limestone Habitat, a qualifying interest associated with the Coole Garryland SAC., located immediately east of the site.
- Improved entrance arrangement for traffic management on the site has been introduced.
- The site is used for cleaning and finishing steel. There is no change in use within the buildings, no increase in orders and no expanded footprint.
- Query on the contents of the Substitute Consent (SC) application
- Best approach for application? Is it best to look at the application made to the Planning Authority in 2016 and the subsequent appeal to the Board and address the issues highlighted therein.
- Issues regarding retention application arose (sanitary facilities)
- Could the rural enterprise policy route be considered appropriate?
- Whether there is a need for Landscape Character Assessment to be included as part of an SC application?

ABP Comments

- ABP representative sought clarity on reasons for remedial NIS and adjoining Natura site and what this would address.
- It is important to clarify the exceptional circumstances in accordance with Section 177K (1J) of the Planning and Development Act. The applicant will have to satisfy the exceptional circumstances test as set out within this section of the Act. The prospective applicant must

demonstrate that he could not have had a reasonable belief that the development was not unauthorised.

- Board will notify Prescribed Bodies under the SC process.
- Applicant should query with the Processing Section in ABP for timelines and application queries.
- Scale needs to be justified regarding Rural Enterprise
- There needs to be a clear planning rationale justifying the development.
- A report will be requested from Galway County Council.
- The minutes of this meeting will issue to the prospective applicant. If no comments are received, the Board will close the file and await the application. If the prospective applicant is of the opinion that another meeting is required, the Board may be of a mind to arrange that.

Conclusion:

The record of the meeting will issue in due course. If the prospective applicant is of the opinion that another meeting is required, they should identify the specific matter for discussion and rationale for the holding of such further meeting. The decision on whether further meetings are necessary will be made later. The holding of such meeting is at the discretion of the Board.

Stephen O' Sullivan

Assistant Director of Planning