**Our Case Number:** ACP-323676-25

An Coimisiún Pleanála

Offaly County Council
Áras an Chontae
Charleville Road
Tullamore
Co. Offaly

**Date:** 18 September 2025

**Re:** Substitute Consent under the provisions of Section 177E of the Planning and Development Act 2000 (as amended) for peat extraction and ancillary works.
Lemanaghan Bog in the townlands of of Cooldorragh, Kilnagarnagh, Cappalalosset, Tumbeagh, Killaghintober, Castleanmstrong, Leabeg, Conafurrish and Corrabeg, Lemanagh, Kilnagoolny, Straduff, Lisdermot, Derrica More, Rosfaraghan, Rashinagh,Cor Mor and Cor Ber and Corbane, Co. Offaly.

Dear Sir / Madam,

An Coimisiún Pleanála has received an application for substitute consent on **(12th September 2025)** under section 177E of the Planning and Development Acts 2000, as amended. Please note that this application has not yet been validated and further documents may issue to you when validated.

Please find enclosed two copies of the application, one of which in accordance with article 229(2) of the Planning and Development Regulations 2001, (as amended) shall be made available by you for public inspection / purchase at your offices during the currency of the application. Please ensure that this letter is also available for inspection.
Please forward to the Commission within a period of 4 weeks from the date of this letter, the following documents:

**1.** A certified copy of the notice served under section 261A.

**2.** A copy of all submissions and correspondence received by the Planning Authority in respect of this quarry, both in response to the public notice of the Authority under Section 261A (1), and at any time before the publication of this notice.

**3.** A complete copy of all of the information, including any reports prepared by, for and on behalf of the Planning Authority in respect of this quarry, and any drawings, maps, photographs or legal documentation (e.g. ownership details) upon which the determination/decision was based.

**4.** Where the quarry and/or the overall landholding that is the subject of the determination/decision had any planning history, full documentation (including all documentation from the applicants, all planning and other technical reports on the applications, any third party submissions and submissions from any prescribed bodies, and certified copies of Manager's Order etc., where relevant) and all post-decision correspondence (including any drawings and other documentation in respect of compliance with conditions) in each case.


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**5.** Where the quarry and/or the landholding that is the subject of the determ in ɔn/decision was the subject of any enforcement, please provide the Commission with a copy ɔ any enforcement order's which were issued.

**6.** All documentation in relation to the registration of the quarry under Section 261 (including any submissions made to the Planning Authority from persons other than the quarry owner/operator).

Where any planning history file under item 4 above was the subject of appeal to An Coimisiún Pleanála that was not subsequently withdrawn, it will be sufficient in such instances that the Planning Authority indicate the particular PA file reference and also the Commission's file reference, and provide only any post decision documentation.

Section 177I (1) of the Planning and Development Acts 2000, as amended, requires you to submit to the Commission a report within 10 weeks of receipt by you of an application for substitute consent. The report shall include the items set out in section 177I (2)(a), (b), (c), (d) and (e). In this regard the Commission notes that recent Ministerial Guidelines to planning authorities under section 28 of the Planning and Development Act 2000 (circular letter PL 8/2013) indicates that planning authorities should complete and return this section 177I report to the Commission within three weeks of receipt of a copy of the application from the Commission.

Separately your attention is drawn to section 177M of the Act. It is open to the planning authority to make a submission to the Commission setting out your costs incurred during the course of consideration of the application. This submission is without prejudice to the decision of the Commission and should be made not later than 2 weeks after the submission of report of the planning authority.

A copy of the planning authority report should be placed on the public file.

Thank you for your co-operation in this matter. If you have any queries, please contact the undersigned.

If you have any queries in the meantime, please contact the undersigned officer of the Commission at appeals@pleanala.ie.

Yours faithfully,

C Flynn

Catherine Flynn
Executive Officer
Direct Line: 01-8737143

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