



An
Bord
Pleanála

Inspector's Report ABP-320200-24.

Development

Request to enter into pre-application consultation pursuant to Section 177E(1A) of the Planning and Development Act, 2000, as amended.
Rock Quarry

Location

An Máimín, Gorumna Island,
Lettermullan, County Galway, H91
YT98.

Planning Authority

Galway County Council

Prospective Applicants

Patrick Connolly.

Date of Consultation Meeting

26 September 2024

Date of Site Inspection

13 September 2024

Inspector

Stephen Rhys Thomas

1.0 Introduction

- 1.1. The Board received a request on the 5th July 2024 from Quarry Consulting on behalf of Patrick Connolly, 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 by Direction dated 31st July 2024.
- 1.2. One pre-application consultation meeting was held on 26th September 2024. 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 site is located in the townland of Maumeen, Gorumna Island, Lettermore, South Connemara, approximately 45km west of Galway City. The quarry is accessed from a narrow tertiary road which connects with the R374 Lettermore-Lettermullan Regional Route to the south. The access road is narrow and twisting, and it is not possible to pass two vehicles along much of its length. The quarry is visible from the R374 when approaching from the direction of Lettermullan.
- 2.2. The appeal site encompasses land close to the shore of Coonawillen Bay, separated by a public road and an area of steeply sloped and rocky shoreline. The vehicular access to the quarry is set back from the edge of the public road in order to obtain sight-lines. A second entrance is located to the south of the site. The site encompasses an area of rocky hillside, most of which has been quarried for rock. The site appears to be in use, with a number of vehicles parked on site (tipper trucks, tankers), weighbridge, other plant (crushers, diggers), stockpiles and a steel shed structure. Quarry washings could be tracked leaving the quarry, entering the road and westwards to the rocky shoreline beyond.

3.0 Description of Proposal

- 3.1.1. Permission to retain a quarry and continue works, detail as follows:

- Retention of a quarry extraction area of 0.9 Hectares outside of an area permitted by Ref QSP11 and ABP 07.SU.0077 and to continue quarry operations with that 0.9 Hectare area. The area lies to the east of the application site and within a wider land holding boundary
- To retain and continue rock processing (crushing, screening and storage), covered by QSP11 and ABP 07.SU.0077.
- New area of extraction of aggregates within the historic quarry area covered by QSP11 and ABP 07.SU.0077, located at the south western portion of the overall quarry, an area of 2.4 Hectares.
- Permission is sought for a period of 3 years.

4.0 Planning History

4.1. The Site

4.1.1. 07.SU0077 – Substitute consent for past quarrying works permitted subject to 4 conditions. 18th August 2016, relevant conditions include:

1. (a) This grant of substitute consent shall be in accordance with the plans and particulars submitted to An Bord Pleanála with the application, as amended by the further information submitted on the 3rd day of June 2016, except as otherwise may be required to comply with the following conditions. Where such conditions require details to be agreed with the planning authority, the developer shall agree such details in writing with the planning authority and the development shall be in accordance with the agreed particulars.

(b) The grant of substitute consent relates only to past quarrying that has been undertaken as described in the application and further information, and does not authorise any future development on this site, including excavation, unless authorised by a prior grant of planning permission.

Reason: In the interest of clarity.

2. All environmental mitigation measures identified in the remedial Natura impact statement and associated documentation including the further information shall be implemented in full.

Reason: In the interest of the conservation of the environment and the protection of the amenities of the area.

4.1.2. 07.QV0048 – PA ref QSP11 Quarry Review, site area 3.56 Hectares– EIAR not required, remedial NIS would be justified. 27th June 2013.

4.1.3. EN20/039 – Unauthorised quarry at An Máimín, Gorumna Island, Lettermullan. Cease operations 3 October 2023.

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 has included the details of the planning application made in the first instance to Galway County Council. It is stated tha the planning authority could not accept the application and stipulated the need for an NIS. The applicant asks the following:

- To clarify the issues raised by the planning authority's screening assessment.
- Implications for the necessity for an NIS and the scope of same for the project.
- That the Board make a determination upon the need for an NIS, regarding the unique circumstances and the project concerned.

7.0 Pre-Application Consultation Meeting

7.1. A Pre-Application Consultation meeting took place via Microsoft Teams on the 26th September 2024, commencing at 2.00pm. 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 copy of the presentation made to the meeting, the written record of the pre-application consultation meeting held with the prospective applicant on file, and the prospective applicant's comments on the written record received on 19th October 2024. 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.
- Procedural Advice with regard to any subsequent application for Substitute Consent.

8.0 Conclusion

The meeting concluded with An Bord Pleanála representatives stating that they did not foresee the need for a further meeting but if requested by the prospective applicant, the request would be examined. I therefore recommend that the pre-application consultation process should be closed.

Stephen Rhys Thomas
Senior Planning Inspector

01 November 2024