



An
Bord
Pleanála

Record of Meeting
ABP-301740-18 2nd meeting

Case Reference / Description	ABP-301740-18 Wind Farm at Knockaun North, Lyrenacarriga, Ballycondon Commons, Kilcalf Mountain, Ballycolman, Kilnafurrery, Killcronat Mountain and Knockakeo the site straddles the county boundary between Co. Waterford and Co. Cork.		
Case Type	Pre-application consultation		
1st / 2nd / 3rd Meeting	2 nd		
Date	11/6/2019	Start Time	11 a.m.
Location	Parnell Room	End Time	11.45 a.m.
Chairperson	Brendan Wyse	Executive Officer	Fergal Kilmurray

Attendees		
Representing An Bord Pleanála		
Staff Member	Email Address	Phone
Brendan Wyse, Assistant Director of Planning		
Ciara Kellett, Senior Planning Inspector		
Ellen Morrin, Senior Administrative Officer		
Fergal Kilmurray, Executive Officer	f.kilmurray@pleanala.ie	01-8737266
Representing the Prospective Applicant		

Jimmy Green <i>MKO</i>		
Michael Watson <i>MKO</i>		
Charles Langley <i>Innogy</i>		
Cliona O'Sullivan <i>Innogy</i>		

The meeting commenced at 11 a.m.

Introduction: Following introductions, the representatives of the Board asked the prospective applicant if they had any comments in relation to the record of the 1st meeting. The prospective applicant said they had no comments on the record.

The Board representatives referred to an issue raised at the first meeting in relation the requirements for EIAR screening under the new Regulations. Both sides agreed that there was no requirement for screening as the applicant intends to submit an EIAR.

Presentation by the prospective applicant:

The prospective applicant said that they envisaged that this would be the final meeting and then gave an overview of the presentation submitted by email to the Board on the 10th June 2019 and an update on how the EIAR was progressing on the proposed development as follows:

- Following detailed site surveys, there will be a reduction in the number of wind turbines from 25 to 18, and a reduction from the number of clusters from 3 to 2 with a cluster of 7 turbines on the Cork side and cluster of 11 on the Waterford side,
- The clusters will have a separation distance of 2 to 3 kilometres from each other,
- There are two roads between the sites, and the sites have a good existing road network which can be extended if required,
- Coillte have forestry on both sites which forms good landscape screening,
- No major work will be required for the transportation route, except for one or two pinch points. Consent has been received from landowners to make upgrades to roads where required,
- A 110kV substation is proposed on the Waterford site and a grid connection will be included in the application,
- A 20kV underground cable will connect the two clusters,

- Details of the extensive Community Consultation & Engagement programme were provided.
- The EIAR will have a full detailed summary of Public Consultations,
- Environmental Impact Assessment scoping request responses were received from Cork County Council and Waterford County Council and a number of prescribed bodies with no major issues raised. Irish Water had concerns in relation to a surface water extraction point near the Waterford site, which feeds a water reservoir a couple of kilometres South-East of the site. There will be a buffer zone around the extraction point.
- Environmental Impact Assessment work is being carried out in respect of Human Beings and Health, Flora Fauna and Biodiversity (Birds, Mammals, and Habitats), Soils and Geology, Hydrology and Hydrogeology, Landscape – Photomontages (folder submitted), Noise, Cultural Heritage, Traffic, which included the following,
 - The completion of a 2 years SNH bird survey,
 - The completion of Habitat mapping survey,
 - Baseline noise survey completed in accordance with the current Wind Energy Guidelines,
 - The nearest SAC to the site is the Blackwater River which is c.3km away and the nearest SPA is c.8km away,
 - The sites are not on peatland.
- Having regard to the Seventh Schedule threshold and Section 37A(2) criteria, the prospective applicant contends that the proposed development is Strategic Infrastructure Development. The applicant stated that while the number of turbines has reduced from 25 to 18, the overall output from the development is expected to be in excess of 50MW.

Discussion

The following matters were discussed:

The Board representatives enquired whether Eirgrid have been consulted regarding the grid connection. The prospective applicant advised they had two meetings with Eirgrid and plan to have a 3rd meeting before the application is lodged. They stated that Eirgrid were happy with the current project/proposals, and they outlined requirements regarding future proofing the proposed development. The prospective applicant also advised that they would meet with the two relevant local authorities when the pre-application consultations have concluded.

The Board representatives queried the height of the turbines and the setback distance from the residences. The prospective applicant advised that the turbine height would be 150 metres to blade tip, as this height will comfortably fit in with the site options, and the minimum setback distance from the residences will be 700 metres.

The Board representatives requested that the EIAR should include a discreet section summarising all of the proposed mitigation measures.

Procedures:

Procedures in relation to the making of a formal planning application were given by the Board as follows:

- An application can only be lodged after formal notice has been received by the prospective applicant from the Board.
- The application must be made by way of full completion of an application form to the Board.
- The Board requires as a minimum that the public notice of the application would be in two newspapers circulating in the area to which the proposed development relates, one of which should be a national newspaper. A site notice in accordance with the protocols set out in the Planning and Development Regulations must also be erected. The date of the erection of the site notice is to be inserted; otherwise it should contain the same information as the newspaper notices and should remain in place for the duration of the period during which the public can make submissions to the Board.
- The documentation relating to the application is to be available for public inspection at the offices of the relevant planning authority and the offices of An Bord Pleanála. In this regard, the requirements in terms of the number of copies of the documentation to be lodged with the relevant planning authority and the Board is as follows:

Planning Authority – 5 hard copies and 2 electronic copies.

An Bord Pleanála – 3 hard copies and 7 electronic copies.

- The Board also requires the prospective applicant to provide a stand-alone website containing all of the application documentation. The address of this website is to be included in the public notice.
- The public notice of the application is to indicate that the application documentation will be available for public inspection after 5 working days from the date of the publication of the notice so as to ensure that the documentation is in place for such inspection.

- The time period for the making of submissions by the public is to be at least seven weeks from the date the documents become available for inspection (not from the date of publication of the public notices). The Board requires that the public notice must indicate the deadline time and date for the making of submissions to the Board. The Board said that it can offer administrative advice on procedural matters relating to the public notice which would include the confirmation of last dates for the making of written submissions.
- The service of notice of the application on any prescribed bodies must include a clear statement that the person served can make submissions to the Board by the same deadline as specified in the public notice.
- The service letter on the planning authority with the necessary copies of the documents should be addressed to the Chief Executive and should also alert the authority to the Board's requirement that the application documentation be made available for public inspection/purchase by the planning authority in accordance with the terms of the public notice (copies of any newspaper/site notices should be provided to the planning authority). It is the Board's intention that all of the application documentation will remain available for public inspection during the currency of the application.
- The depositing of the application documentation and the making of the application to the Board should take place immediately after the publication of the notice and the completion of the service requirements. The application documentation should include a copy of all letters serving notice of the application on prescribed bodies and the local authority, copies of the actual newspaper notices as published and the site notice.
- The fee for lodging an application is €100,000. The fee for making a submission in respect of an application is €50 (except for certain prescribed bodies which are exempt from this fee). There is an existing provision enabling the Board to recover its costs for processing any application from the applicant. In addition, it was pointed out that the legislation also enables the Board direct payment of costs or a contribution towards same to the planning authority and third parties.
- The Board also drew the prospective applicant's attention to the fact that the EU(Planning and Development)(EIA) Regulations 2018 requires applicants to register EIA development on a central portal on the Department of Housing, Planning and Local Government's website prior to lodging an application for planning permission. An acknowledgement from the Department in this latter regard will be required to accompany the planning application to the Board.

Conclusion:

The record of the meeting will issue to the prospective applicant and it will then be a matter for the prospective applicant to submit any comments on this if it wishes to do so. Following this, the prospective applicant may seek a further meeting with the Board or request closure to the pre-application process.

If closure to the pre-application process is requested, the reporting inspector will complete the report and recommendation which will be forwarded to the Board for determination. A decision will then issue to the prospective applicant.

The meeting concluded at 11.45am

Brendan Wyse

Assistant Director of Planning