

An
Coimisiún
Pleanála

Record of 3rd Meeting
ABP-317616-23

Case Reference / Description	ABP-317616-23		
Case Type	Pre-application consultation		
1st / 2nd / 3rd / 4th Meeting	3 rd Meeting		
Date	17 th July 2025	Start Time	2:30pm
Location	MS Teams	End Time	3:40pm

Representing An Coimisiún Pleanála
Una Crosse, Assistant Director of Planning (Chair)
Liam Bowe, Senior Planning Inspector
Fiona Patterson, Ecologist & Environmentalist
Lauren Murphy, Executive Officer

Representing the Prospective Applicant
Jim Hughes, Fehily Timoney Company
Evan Rossiter, Fehily Timoney Company
Trevor Byrne, Fehily Timoney Company
David McDonnell, Greensource

Noreen Layden, Greensource
Emmeline Cosnett, APEM

Introduction

The Meeting commenced at 2:30pm.

The Commission referred to the letter received from the prospective applicant on the 24th of June 2025, requesting a third pre-application meeting under section 182E of the Planning and Development Act 2000, as amended, and advised the prospective applicant that the instant meeting essentially constituted an information-gathering exercise for the Commission; it also invited the prospective applicant to outline the nature of the proposed development and to highlight any matters that it wished to receive advice on from the Commission. The Commission's representatives mentioned the following general procedures in relation to the pre-application consultation process:

- The Commission will keep a record of this meeting and any other meetings, if held. Such records will form part of the file which will be made available publicly at the conclusion of the process. The record of the meeting will not be amended by the Commission once finalised, but the prospective applicant may submit comments on the record which will form part of the case file.
- The Commission will serve notice at the conclusion of the process as to the strategic infrastructure status of the proposed development. It may form a preliminary view at an early stage in the process on the matter.
- A further meeting or meetings may be held in respect of the proposed development.
- Further information may be requested by the Commission and public consultations may also be directed by the Commission.
- The Commission may hold consultations in respect of the proposed development with other bodies.

- The holding of consultations does not prejudice the Commission in any way and cannot be relied upon in the formal planning process or in any legal proceedings.

Presentation made by the prospective applicant:

The prospective applicant began the presentation by providing a brief introduction of the applicant, agent and supporting consultants working on the project.

The prospective applicant provided a detailed outline of development updates since the beginning of the consultation, with a revised layout of 14 number wind turbines with an estimate of 63MW maximum export capacity.

Following on the prospective applicant presented a finalised red line boundary for the proposed development complaining it to the previously presented red line boundary.

The prospective applicant presented a drawing and discussed in detail the proposed turbine delivery route (TDR), discussing the proposed route and temporary works needed to facilitate the TDR.

The prospective applicant discussed consultations to date in relation to the proposed development and discussed feedback received from prescribed bodies such as Inland Fisheries Ireland, National Parks and Wildlife Services, Egrid, Clare County Council Roads Department and Clare County Council.

The prospective applicant provided clarification in relation to the meeting record issued following the previously held meeting consultation held in March 2025.

The prospective applicant concluded the presentation by raising queries in relation to the submission of the planning application, these queries were addressed during the meetings discussion.

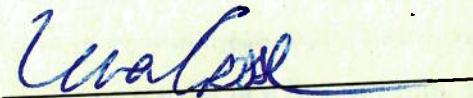
Discussion:

- The Commission's representatives began the discussion by clarifying the points raised by the prospective applicant. They clarified that the Commission would accept a formal closure request of the pre application consultation once the meeting record for this meeting has been issued.
- The Commission's representatives also advised that it is required that 2 hard copies and 8 soft copies of the planning application are submitted to the Commission when making a Strategic Infrastructure Application. The Commission's representatives also clarified that they recommend the public submission period to begin a minimum of 5 working days after the planning application is submitted.
- The Commission's representatives clarified that the presented drawing scales within the meeting presentation are acceptable.
- The Commission's representatives advised the prospective applicant to ensure that the 6 number masts are presented and addressed within the Landscape and Visual Impact Assessment along with the wind turbines.
- Following a query raised by the prospective applicant in relation to protected species, the Commission's representatives advised that all documentation submitted as part of the planning application must be made publicly available.
- The Commission's representatives sought clarity from the prospective applicant in relation to derogation of species, the prospective applicant clarified that there is no derogation of species on the proposed development site.
- Following clarity sought from the Commission's representatives the prospective applicant advised that they have assessed horseshoe bat foraging routes and foraging habitats and the impact for potential loss of foraging habitats. The prospective applicant also advised that the works done to protect the onsite Horseshoe bat roost have already been carried out and will be included in the appendix of the Environmental Impact Assessment Report (EIAR) of the planning application documentation.
- The Commission's representatives advised the prospective applicant to ensure any surveys of temporary works are covered in the EIAR and ensure they are using best practice guidelines and ensure their survey data is up to date.

- Following on the Commission's representatives advised the prospective applicant to ensure there are no connections of the Horseshoe bats on site to Special Area of Conservations.
- The Commission's representatives note that the prospective applicant has received feedback from the National Parks and Wildlife Services and advised that all issues are ironed out prior to submission of the planning application.
- The Commission's representatives advised the prospective applicant to ensure they are addressing site specific objectives such as Special Protection Areas and Special Areas of Conservation located in proximity of the proposed development site.
- Following on the Commission's representatives advised the prospective applicant to ensure other developments which are currently in commission or currently in the planning process with the Commission and the Planning Authorities are addressed in the cumulative impacts.
- The Commission's representatives advised the prospective applicant to ensure that roads and townlands are clearly identified, and the red line boundary is consistent across all drawings submitted as part of the planning application.
- Following on from a query raised by the prospective applicant, the Commissions representatives advised that they can't advise on the process of the Renewable Energy Directive III as it has not yet been enacted.

Conclusion:

The Commission's representatives advised that the record of the instant meeting will be issued to the prospective applicant following the closure of the meeting and that on receipt of the record the prospective applicant can submit any comments it may have in writing. The Commission's representatives also stated that the timeline around the determination of the request was with the Commission, that there was no requirement for the prospective applicant to formally request closure of the consultation process and that it would give the Commission clarity if the prospective applicant could inform the Commission if it had any comments on the draft record. The Meeting concluded at 3:40pm.



Una Crosse

Assistant Director of Planning