



An
Bord
Pleanála

Record of 1st Meeting ABP-320843-24

Case Reference / Description	Proposed development of up to 13 no. wind turbines and associated infrastructure in the townlands of Carrowkeale, Scarrough, Moheragh, Glenpaudeen, Camus, Kilshenane, Gortarush Lower, Carrow, Co. Tipperary.		
Case Type	Pre-application consultation		
1st / 2nd / 3rd / 4th Meeting	1 st Meeting		
Date	23/10/2024	Start Time	11:00am
Location	MS Teams	End Time	11:50am

Representing An Bord Pleanála
Stephen Kay (Assistant Planning Director) Chair
Máire Daly (Senior Planning Inspector)
Lauren Murphy (Executive Officer)

Representing the Prospective Applicant
Alan Clancy, MKO
Jonny Fearon, MKO
Eoin McCarthy, MKO
Ciara Griffin, MKO
Neil O'Brien, Carrow Renewables Energy Limited
John Tierney, Carrow Renewables Energy Limited

Introduction

The Board referred to the letter received from the prospective applicant on the 18th September 2024, requesting pre-application consultations under section **37B** 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 Board; 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 Board. The Board's representatives mentioned the following general procedures in relation to the pre-application consultation process:

- The Board 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 Board once finalised, but the prospective applicant may submit comments on the record which will form part of the case file.
- The Board 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 Board and public consultations may also be directed by the Board.
- The Board may hold consultations in respect of the proposed development with other bodies.
- 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.

Presentation made by the prospective applicant:

The prospective applicant began the presentation by introducing Carrow Renewable Energy Limited and the proposed site location. The proposed development site is approximately 1,431 hectares' approximately 2km south of Hollyford and 4.4km north of Dundrum in County Tipperary and will consist of a 14-turbine wind farm and ancillary development. The wind turbines are proposed to have a tip height of 185 metres and a rotor diameter of 163 metres.

The constraint assessment leading to the site layout was presented and this included a buffer to sensitive receptors of 740 metres (4 times rotor tip height), a setback to watercourses of 50 metres, 100 metres to designated sites and provision for a biodiversity exclusion zone on part of the site.

The proposed grid connection is intended to connect the proposed development to the national grid to either the Cauteen 110kV substation or the Killonan 110kV substation, with the connection point yet to be decided. The prospective applicant stated that the chosen grid connection will be included in a separate application under section 182A.

The prospective applicants discussed the proposed Turbine Delivery route which is from junction 9 on the M8 to the southeast of the site and that analysis of potential pinch points along the route have been undertaken. They also presented the designated sites located in proximity to the proposed development site. These include the Lower River Suir SAC which immediately adjoins the site and the Slievefelim to Silvermines SPA which is located c.4.8km to the northwest of the windfarm site.

The prospective applicant briefly discussed their landscape and visual assessment, policies relating to the proposed development including European, National and Local policies and the wind energy strategy. The fact that there are several existing and proposed windfarms located within 10km of the site was noted. The prospective

applicants also noted that the Renewable Energy Strategy is due to be reviewed over the lifetime of the current County Development Plan (2022-2028).

The prospective applicant discussed their consultations to date. They issued a scoping letter to relevant prescribed bodies in March 2024 regarding the proposed development and so far, they have received responses from the Department of Defence, Geological Survey Ireland and Uisce Éireann. They also briefly discussed their public consultations to date and intended next steps and confirmed that they had had a s.247 pre application consultation meeting with Tipperary County Council.

The proposed project timeline has the final design and preparation of the application documents in Q4 of 2024 and the lodgement of an application with the Board in Q1 of 2025.

The prospective applicant concluded their presentation by providing their opinion that the proposed development falls within the scope of Strategic Infrastructure Development and that an application should therefore be made directly to An Bord Pleanála.

Discussion:

- The Boards representatives began the discussion by asking the prospective applicant to clarify the output of each turbine. The prospective applicant clarified that the intended output for each turbine is 7MW and the total intended output of the proposed development would be approximately 80MW.
- The Boards representatives asked the prospective applicant if they intend on seeking a design flexibility opinion. The prospective applicant clarified that they have set dimensions for their proposed turbines and do not intend to seek a design flexibility opinion.

- The Boards representatives asked the prospective applicant to elaborate on the two proposed grid connection options. The prospective applicant clarified that both grid connection options will be assessed as part of the Environmental Impact Assessment Report as part of this application, but that they will apply for permission of the chosen grid connection under a separate application under 182A of the Planning and Development Act 2000, as amended.
- The prospective applicant clarified that in the application under 182A the grid connection will be limited to one option. A new 110kV substation will be required on the proposed development site regardless of what grid connection option they choose.
- The Boards representatives raised a query regarding the visual impacts of the proposed development as they note there are 10-13 turbines located to the south of the site. The prospective applicant clarified that the designations would not be in the most sensitive area as they are proposed to be located in the foothills of the upland area. Cumulative impacts will be addressed in the Landscape and Visual Assessment Report.
- The prospective applicant noted that there are a number of other proposed and already permitted projects in the area and that they will be addressed and considered as part of their application. The cumulative impacts of other projects will be assessed. The Boards representatives noted this and advised that given the location of the site and the proximity of several existing and proposed wind energy developments in the vicinity of the site that cumulative impacts, including most notably under the heading of landscape and visual assessment, are likely to be a significant issue. The Board's representatives also advised the prospective applicant to review the adjacent applications including submissions received from prescribed bodies in advance of submission of this application.
- The Boards representatives recommended that the prospective applicant takes careful consideration of Water Framework Directive issues, the Habitats Directive, the appropriate assessment and SPAs/SACs which relate to the site to ensure they have a robust planning application.

- The Boards representatives raised a query in relation to possible landslide risks and peat stability on the proposed development site. The prospective applicant stated that there is no peat located on the proposed development site and they have geologists conducting site surveys for land slide risks which will be addresses as part of their Environmental Impact Assessment Report.
- The Boards representatives raised a query in relation to drainage on the proposed development site. The prospective applicant advised that there are several water courses located on the site and no issues have arisen so far, but studies are still undergoing.
- The Boards representatives asked the prospective applicant to elaborate on any issues raised by Tipperary County Council during their consultation. The prospective applicant stated that the landscape and visual impact was their main concern. They intend to submit a robust detailed application clarifying any issues that arose.
- The Board's representatives advised the prospective applicant to seek the views of the local authority with specific regard to the grid connection and the potential impact on roads along the grid connection route.
- The Boards representatives concluded the discussion by giving their preliminary view that the proposed development falls within the scope of Strategic Infrastructure Development, but the final decision lies with the Board.

Conclusion:

The Board's representatives advised that the onus is on the prospective applicant to either request a further meeting or formal closure of the pre-application consultation process. The Board's representatives advised that the record of the meeting will be issued in the meantime and that the prospective applicant can submit any comments they may have in writing or alternatively bring any comments for discussion at the time of any further meeting.

The Meeting concluded at 11:50



Stephen Kay

Assistant Director of Planning