

An
Coimisiún
Pleanála

Record of Meeting ABP-320843-25

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, County Tipperary.		
Case Type	Pre Application Consultation		
1st / 2nd / 3rd / 4th Meeting	2 nd Meeting		
Date	08/01/2026	Start Time	11:00am
Location	MS Teams	End Time	1:20pm

Representing An Coimisiún Pleanála

Stephen Kay, Assistant Director of Planning, Chair

Heidi Thorsdalen, Senior Planning Inspector

Fiona Patterson, Ecologist

Finbarr Quigley, Scientist

Lauren Murphy, Executive Officer

Representing the Prospective Applicant

Alan Clancy, MKO

Ciara Griffin, MKO

Eoin McCarthy, MKO

Patrick Manley, MKO

Padraig Desmond, MKO
Edward Ryan, MKO
Evan Connolly, MKO
Neil O'Brien, Carrow Renewable Energy Limited
John Tierney, Carrow Renewable Energy Limited

Introduction

The Commission's referred to the correspondence received from the prospective applicant requesting this second meeting and to the first meeting held on 23rd October 2024.

The Commission's representatives also mentioned the general procedures for the pre-application consultation process referenced at the first meeting which remain applicable.

Presentation

The prospective applicant set out their presentation, which is on file.

Discussion

General Matters

- The prospective applicant clarified that they are not aware of any proposed changes to local policy or review of the Tipperary Renewable Energy Strategy, and that they are hoping to engage with Tipperary County Council.
- The prospective applicant advised that approximately half of the sub station compound area is proposed to accommodate BESS units and that there would be approximately 16-24 units.
- Clarified that the BESS will be assessed as part of their EIAR and fire safety mitigation will also be covered within the EIAR, water requirements haven't been laid out yet but will be included within the application.

- The Commission's representatives advised the prospective applicant to include a standalone fire safety management plan and an emergency response plan as part of the planning application.
- Clarified that the intention is to have enhancement areas primarily within the wind farm site in terms of landownership.
- Clarified no peat on site. Trial pitting at turbine locations have identified 2-3 metres of mineral soil before bedrock.
- Clarified that afforestation will be addressed in the EIAR.
- Advised that the creation of new access track where there are existing local public roads alternatives should be addressed in the EIAR.
- Clarified that the application boundary is slightly different to the EIAR boundary along the grid connection route.
- Queried temporary accommodation works required for the TDR, the application boundary and assessment in the EIAR.
- Queried existing watercourse crossings along the grid connection route and survey scope.
- Queried construction waste material including asphalt along the grid connection route and for this to be addressed in the EIAR.
- The EIAR methodology should be consistent and there should be clarity on what is significant and what is not significant.
- Ensure that the same language and methodology is used across the planning application.
- Discussion on REDIII requirements. A schedule of information to inform the completeness check will be issued with a copy of the SID determination.
- Advised that the proposed drawings scales and site notices can be sent in for review for review prior to the submission of the application.

Consultation

- The prospective applicant clarified that a scoping document was issued to the NPWS in 2024, a meeting with the NPWS was held in December 2025.

- Queried sections of the grid connection route within the national road, N24 and parallel to the railway and consultation. Clarified that generic feedback was received from the TII to scoping document, that consultations with Irish Rail have been had and that they are due to have a meeting with Limerick County Council Roads Department.
- Queried the timing of the public consultation event due to take place at the end of January 2026 in relation to the EIA process and anticipated application submission in February 2026.
- Advised ongoing public consultation with door to door consultation and information pack within 1.5km of the wind farm site taking place in 2024 and 2025.

Cumulative

- Cumulative impacts of other existing and proposed wind farm developments and grid connections should be assessed.

Biodiversity & Ornithology

- Discussion on designated sites.
- All biodiversity assessments should be covered within the EIAR and best practice methodology and surveys are to be carried out.
- No sign of otter present on the proposed development site and no otter breeding sites identified. Advised that otters are present in SAC's located nearby and to ensure that this is addressed within the application.
- The importance of significant engagement with the NPWS and the relevant Planning Authorities was noted.
- Recorded badger sets noted to be located outside of the proposed wind farm site. Advised that mitigations should account for derogations in the event that another set or new activity is identified.
- Clarified that not a lot of standalone treelines on the proposed development site, but removal of hedgerow is required.

- Clarified that biodiversity enhancement will be used to ensure net gain and offset losses of biodiversity on site.
- Queried whether more recent bird surveys have been carried out. Clarified 2 years' worth of bird survey data in line with NatureScot guidelines and that no more recent surveys have been carried out since May 2023 and that there have been no significant changes to the baseline on site. Advised that this would need to be clearly addressed within the EIAR.
- Snipe was recorded in small number during winter season and not breeding on site.
- Clarified that aquatic and bat surveys have been undertaken at all proposed water crossings.

Hydrology & Hydrogeology

- Advised on the importance of site drainage and to ensure that site drainage details are clearly identified and laid out.
- Clarified that a standalone water framework directive assessment will be included.
- Clarified that 9 new water crossings have been identified however they are only minor crossings.
- Advised that the creation of new access track where there are existing local public roads alternatives should be addressed in the EIAR.
- Clarified that the proposed borrow pits would be infilled with excavated spoil material once stone has been excavated.

Noise

- Clarified that the cumulative noise receptors with existing wind farms are located both north and northwest to the site.
- Advised that ETSU-R-97 and IoA Good Practice Guidelines has specific methods on the acquisition of background noise where there may be cumulative

noise from existing wind farms and how this has been addressed should be clearly set out in the EIAR.

- Advised that a mitigation strategy for operational amplitude modulation and tonal noise character be provided.
- Advised that a complaints procedure process should be included as part of the planning application documentation.

Traffic & Transport

- Clarified that all construction traffic will enter through the main site entrance. Advised to have this clearly laid out within the EIAR.
- All access points will be designed to applicable standards. Advised no road safety audit is being carried out.
- The construction haul route will follow the TDR and will be assessed in the planning application.
- Advised that the overlap of the haul route with grid connection route should be addressed.
- Confirmed no bridges along the TDR would require upgrades.
- Confirmed that there are no proposed upgrade works needed on the N24, however there are upgrade works being carried out on other parts of the N24 as part of another project.

Landscape & Visual

- Queried extent of theoretical visibility to the north and northwest and no viewpoints.
- Queried the potential change in cumulative ZTV to the south.
- Clarified that viewpoints of the LVIA will be clearly identified, and wire lines will also be included in these viewpoints.
- Clarified that a full cumulative assessment of all wind farms and proposed wind farms within 25km radius of the proposed development site will be carried out.
- Clarity on assessment methodology of significant effects.

Cultural Heritage

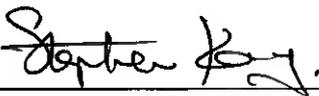
- Queried cultural heritage assets beyond the proposed development site including Rock of Cashel. Rock of Cashel noted to be within the ZTV.

Material Assets

- Presentation of information and no major constraints noted.
- Queried cumulative shadow flicker receptors with existing wind farms.

The Commission's representatives concluded the discussion by advising the prospective applicant they are aware that they wish to close out the pre application process on foot of receiving this record. On receipt of the written record the prospective applicant can request closure of the consultation process.

The meeting concluded at 1:20pm.



Stephen Kay

Assistant Director of Planning