



An
Coimisiún
Pleanála

Record of Meeting ABP-321711-25

Case Reference / Description	10 no. turbine wind farm located in Toobrack, Tullaghanrock, Boleysillagh, Cloonmeen, Islandmore, Attiantaggart and Largan, Co. Roscommon		
Case Type	Pre-application consultation		
1st / 2nd / 3rd / 4th Meeting	2 nd Meeting		
Date	17 th June 2025	Start Time	11:05am
Location	MS Teams	End Time	12:10pm

Representing An Coimisiún Pleanála
Una Crosse (Assistant Planning Director) Chair
Rachel Gleave O'Connor (Senior Planning Inspector)
Ellen Moss (Executive Officer)

Representing the Prospective Applicant
Bernice Cahill (Islandmore Wind Farm Limited)
Simon Carleton (Galetech Energy Services)
Meadhbh Costigan (Woodrow/ APEM Group)
Matthew Rea (Woodrow/ APEM Group)
Blaithin Rafferty (Galetech Energy Services)

Introduction

The Commission referred to the letter received from the prospective applicant on the 20th January 2025, requesting pre-application consultations under section 37B of the Planning and Development Act 2000, as amended, and made reference to the first meeting held on 5th March 2025 noting the procedures for the meeting outlined at that first meeting and set out in the record of same.

Presentation made by the prospective applicant:

The prospective applicant began their presentation by providing a brief overview of the topics discussed at the first meeting held on the 5th March 2025 and provided a brief overview of Design Freeze 1 from March 2025 as discussed at the previous meeting. The prospective applicant provided an overview of the environmental surveys undertaken to date, which have aided in refining the proposed development and which have been considered cumulatively with Largan Hill Wind Farm including:

- Further habitat and fauna surveys
- A species & habitat management plan
- Land and soil field surveys and investigations noting that peat depths are under 4m and are lowest at T9.
- Ground investigations and water sampling, consideration of flood risk and the Water Framework Directive.
- Air Quality and Climate.
- Consideration of Zone of Theoretical Visibility with revisions to same due to the revised turbine locations with the inclusion of Passage Tomb landscape of County Sligo which is within 20km of the proposed site with further photomontages prepared.
- No previously recorded archaeological, architectural or cultural heritage features have been identified within the proposed development site.

- Baseline noise surveys, noise modelling, construction phase vibration modelling, and shadow flicker modelling completed.
- Consideration of turbine delivery route and consultations with Roscommon County Council's Roads Department ongoing with the grid connection cables proposed to run alongside the turbine delivery route.
- Consultation with the Aeronautical Services at Knock Airport ongoing with technical investigations undertaken to consider potential effects on aviation.

The prospective applicant provided an overview of the proposed development under Design Freeze 2, informed by the studies outlined above, with the constituent elements of the proposal denoted.

The prospective applicant advised that it would be seeking a 10-year planning permission and outlined the public consultation undertaken to date and proposed in advance of submission of any future application.

Discussion:

The Commission's representatives queried the extent of peat to be removed from the site, peat depths, the extent of site investigation undertaken, the relationship of proposed internal roads to areas of peat habitat and peat storage areas. Further discussion ensued in respect of areas of blanket bog on the site and the proposed turbine locations vis-à-vis the location of peat habitats. Consideration of Development Plan policy objectives in respect of peat was also outlined.

The Commission's representatives advised the prospective applicant to address the potential requirement for a Water Status Impact Assessment, which may form part of the EIAR.

The Commission's representatives queried the extent of bird surveys undertaken and the findings of same. The prospective applicant noted that 4 years of bird

surveys have been carried out following the NatureScot guidance. These include Breeding Bird surveys, Winter Bird surveys, and Raptor Roost surveys. While Whooper Swans have been observed, there is no evidence of foraging within the proposed site or within a 500-meter buffer zone. There were occasional flights—12 over the four-year survey period—none of which occurred in the final two years of the survey period. No flights by white-fronted geese were recorded. The Commission's representatives sought clarification in respect of the results of the raptor roost surveys. The applicant outlined the findings of same with the nearest roost to the red line boundary c.750 metres, with minimal effects anticipated. Mitigation measures are proposed to protect these roosts, and any potential impacts on habitats proposed to be mitigated. No evidence of breeding raptors had been found with surveys noting that hen harrier had been recorded traversing the site in flight. Potential impacts are being evaluated and are proposed to be mitigated with a habitat management plan proposed. It was also noted that Winter surveys were completed during the most recent winter season.

The Commission's representatives queried the difference in scale of the proposed turbines with the existing Largan Hill Wind Farm. The prospective applicant advised that the proposed turbines will be higher which would be addressed in the landscape assessment.

Japanese knotweed has been noted along the proposed turbine delivery route with pre-construction surveys proposed. Habitat enhancement measures have been incorporated into the design, and are proposed to be included within the redline boundary.

The Commission's representatives queried if consultation had been undertaken with the NPWS or TII. The prospective applicant noted that the response received from the DAU related to archaeology with no major concerns raised. The NPWS did not comment on nature conservation. The Commission's representatives queried

whether any derogations would be required. The prospective applicant noted that derogation may be required in the vicinity of the proposed location of T10. The Commission's representatives advised the prospective applicant to consult with the NPWS in respect of the timing of any such derogation and referred to the recently published Guidelines.

The TII recommendation was to consult with the Roads Department of Roscommon County Council.

The prospective applicant noted that they will seek closure of this consultation process once they receive the record of this meeting.

The Commission's representatives advised that the Prospective Applicant should satisfy themselves that they are in a position to present robust documentation with any future application prior to seeking closure of the pre-application process.

Conclusion:

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

The Meeting concluded at 12:10.

A handwritten signature in blue ink, appearing to read 'Una Crosse', is written over a horizontal line.

Una Crosse

Assistant Director of Planning