



An
Bord
Pleanála

Record of Meeting ABP-321826-25 (PC)

Case Reference / Description	Proposed development of 15 wind turbines, a substation and all associated works located in Maughanaclea and adjacent townlands, County Cork.		
Case Type	Pre-application consultation		
1st / 2nd / 3rd / 4th Meeting	1 st Meeting		
Date	28/03/2025	Start Time	2:30pm
Location	MS Teams	End Time	3:20pm

Representing An Bord Pleanála

Una Crosse, Assistant Director of Planning, Chair

Pauline Fitzpatrick, Senior Planning Inspector

Maeve Flynn, Senior Ecologist

Lauren Murphy, Executive Officer

Representing the Prospective Applicant

Feithlinn Morgan, MKO

Hannah Rice, MKO

Colm Ryan, MKO

Robert Kennedy, MKO

Ciaran Fitzgerald, MKO
William O'Connor, Maughanaclea Ltd
Niall Galvin, Maughanaclea Ltd

Introduction

The Board referred to the letter received from the prospective applicant on the 7th February 2025, 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 applicants presentation, which is on the file, provided a brief overview of the applicant and the proposed development, presenting a site location drawing, outlining the EIAR study area and its wider context with the site divided into two sections, the northern cluster and the southern cluster with the proposed development proposed to consist of approximately 15 number wind turbines, access and entrance roads, borrow pits and soil management, temporary construction compounds, a permanent meteorological mast and all wind farm site cabling including connection to an onsite substation..

The need for the proposed development in relation to European, national and regional and local policy context was outlined as were the landscape and visual assessments carried out in relation to the proposed development with data captured from over 25 viewpoints to inform the design, the grid connection and proposal to connect to the national grid at the Dunmanway 110kV Substation.

The Environmental Impact Assessment Report and public consultations undertaken to date were outlined. The prospective applicant concluded the presentation by discussing the criteria for Strategic Infrastructure Development and discussing why the proposed development falls within the scope of Strategic Infrastructure Development with the intention of submitting an application to the Board in Q3 of 2025.

Discussion:

- The Boards representatives began the discussion by seeking clarity from the prospective applicant in relation to the proposed output with the prospective applicant stating that the turbine type under consideration would have an output of 4.8MW per turbine.
- The Boards representatives noted that a specific proposed turbine height was not stated in the presentation and asked the prospective applicant if it is their intention to seek a design flexibility opinion under 37CC of the Planning and Development Act 2000, as amended. The prospective applicant clarified that

they do not intend on seeking a design flexibility opinion and the exact proposed turbine dimensions will be clarified before seeking closure of this pre application process.

- The Boards representatives advised the prospective applicant that it is important they prepare a robust and detailed Landscape and Visual Assessment Report to be submitted as part of the planning application.
- Following on, the Boards representatives advised the prospective applicant to be consider existing and proposed developments in the area, and that cumulative impacts should be clearly identified and considered as part of the planning application.
- The Boards representatives advised the prospective applicant to discuss the proposed development with Cork County Council in particular the roads department in relation to the proposed access routes and the Turbine Delivery Route.
- Following on from a query raised by the Boards representatives, the prospective applicant clarified that the access to the northern cluster of the site off the regional road is proposed to be a permanent access road. However, the Turbine Delivery Route access point is slightly different to the proposed operational access point.
- The Boards representatives note that there are a number of recorded monuments located within the site and advised the prospective applicant to undertake a robust Archaeological Assessment.
- The Boards representatives also noted that the prospective applicant issued a scoping request to prescribed bodies and asked the prospective applicant to elaborate on this. The prospective applicant stated that they have received feedback from Inland Fisheries Ireland, Failte Ireland, Department of Defence, Uisce Eireann, Transport Infrastructure Ireland, Health and Safety Authority and Geological Survey Ireland. The prospective applicant advised that the feedback received was quite general and not project specific.

- Following a query raised by the Boards representatives the prospective applicant clarified that the Owngar River and the Gortloughra River are located in Flood Zone A. The Boards representatives advised the prospective applicant to ensure the issues in relation to site drainage are clearly identified and mitigated.
- The prospective applicant clarified that the grid connection route will be located within the public road network.
- The Boards representatives asked the prospective applicant to clarify the extent of tree felling on the proposed development site due to the coniferous forestry land. The prospective applicant estimated that 24 hectares of tree felling would be required however, this is yet to be finalised.
- The Boards representatives advised the prospective applicant to ensure their Biodiversity and Ornithology studies and surveys are robust.
- Following a query raised by the Boards representatives, the prospective applicant advised that their team ecologist has been in contact with the National Parks and Wildlife Services in particular in relation to Chough sightings in and around the proposed development site.
- The Boards representatives advised the prospective applicant to ensure the nearest Special Protection Areas and Special Areas of Conservtaion are clearly identified.
- The Boards representatives concluded the discussion by advising the prospective applicant of the need to ensure the application documentation is robust.

The Meeting concluded at 15:20.



Una Crosse

Assistant Director of Planning