



An  
Coimisiún  
Pleanála

## Record of Meeting ABP-321826-25 (PCX)

<b>Case Reference / Description</b>	Proposed development of 15 wind turbines, a substation and all associated works Maughanaclea and adjacent townlands, County Cork.		
<b>Case Type</b>	Pre Application Consultation		
<b>1<sup>st</sup> / 2<sup>nd</sup> / 3<sup>rd</sup> / 4<sup>th</sup> Meeting</b>	2 <sup>nd</sup> Meeting		
<b>Date</b>	18/11/2025	<b>Start Time</b>	11:00am
<b>Location</b>	MS Teams	<b>End Time</b>	12:30pm

### Representing An Coimisiún 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

Alan Clancy, MKO

Ciaran McKenna, MKO

Ciarán Fitzgerald, MKO

Susan Doyle, MKO

Sean McCarthy, MKO

Sean McCarthy, MKO
Eoin McCarthy, MKO
Adrian Moran, MKO
Rachel Minogue, MKO
William O Connor, Maughenaclea LTD
Niall Galvin, Maughenaclea LTD

## **Introduction**

The Commission referred to the letter received from the prospective applicant on the 10<sup>th</sup> October 2025, requesting a 2<sup>nd</sup> pre-application consultation meeting with the first meeting held on the 28<sup>th</sup> March 2025. The Commission's representatives mentioned the general procedures outlined at the first meeting, noting they remain applicable and referenced the recent transposition of the RED III Directive.

## **Presentation**

The prospective applicant's presentation, which is attached to the file set out the following:

- Meeting Agenda,
- Project update,
- Wind farm overview,
- Grid connection route,
- European, National and Local Policy provisions,
- Biodiversity,
- Designated sites,
- Habitats and Fauna and Key Ecological Receptors,
- Engagement with the NPWS,

- Ornithology,
- Hydrology,
- Geotechnical and peat stability assessments,
- Noise and Shadow Flicker,
- Landscape and visual impact assessment,
- Cultural heritage,
- Turbine delivery route mapped,
- Cumulative Assessment,
- Consultations,
- EIA Scoping,
- Proposed planning documentation,
- Proposed planning drawings and scales,
- Environmental Impact Assessment and supporting documents,
- Natura Impact Assessment, and
- Proposed development timelines.

## **Discussion**

- The Commission's representatives began the discussion by asking the prospective applicant to outline the consultation which had been undertaken to date with the NPWS. The prospective applicant advised that the NPWS raised concerns in relation to ornithology in particular to Chough . They advised that they have carried out extensive surveys which have identified the activity of the Chough within the study area. The methodologies underpinning the assessment in relation to potential impact on Chough population was outlined.
- The Commission's representatives advised the prospective applicant that over 50% of existing further information requests issued by the Commission are in

relation to ornithology which necessitates comprehensive and appropriate survey work is undertaken pre-application.

- Following on from a query raised by the Commission's representatives the prospective applicant advised that there was only one sighting of a white-tailed eagle, identified over 2km away from the proposed development site.
- The Commission's representatives advised the prospective applicant to undertake a comprehensive cumulative impact assessment including all relevant wind farm developments including proposed wind farm developments within a 25km radius of the site.
- The Commission's representatives sought clarity on the proposed biodiversity enhancement plans. The prospective applicant advised that there will be a loss of 2.1 hectares of Annex 1 habitat however the enhancement area which it is proposed to restore would extend to 5.4 hectares.
- Following on from a query raised by the Commission's representatives the prospective applicant advised that the consideration of the aquatic baseline would be comprehensive and advised that freshwater pearl has been identified in three locations along the grid route, with none on the wind farm site.
- The Commission's representatives asked the prospective applicant to elaborate on proposed water crossings. The prospective applicant advised that it is proposed that water crossings would be undertaken within existing structures or with the use of HDD where appropriate.
- Following a query raised by the Commission's representatives the prospective applicant advised that it is not proposed to incorporate a battery energy storage system within the proposed development.

- The prospective applicant advised that there are no substantial works required along the turbine delivery route. The proposed route has been used to facilitate access to other wind farms. It was also clarified that access to third party lands would not be required.
- The Commission's representatives advised the prospective applicant to engage with Transport Infrastructure Ireland in relation to the proposed turbine delivery route, prior to submission of the planning application. The prospective applicant advised that TII had not been available following their request for pre planning engagement.
- The Commission's representatives enquired about the peat depths encountered on site during site investigations. The prospective applicant advised that the peat depth across the site ranges from 0m-4.1m with c.95% of the site having peat depths of less than 2 metres. The average peat depth at the turbine locations is 0.8 metres. It was advised that peat probing has been undertaken at over 600 locations on the site.
- The Commission's representatives advised the prospective applicant to provide details of sensitive receptors in terms of noise and shadow flicker and advised that extant planning permissions should also be included in this assessment.
- The Commission's representatives noted that the prospective applicant referenced research and reviews on health impacts from 2015 and impacts of wind turbines on housing prices from 2016. It was advised that the prospective applicant to also include any available up-to-date research.
- The prospective applicant advised that a selection of photomontages will be incorporated into the LVIA which will be supplemented by wireframes. It was

advised that the methodologies employed in the preparation of this part of the EIAR and all others should be clearly detailed and justified following best practice within the relevant disciplines.

- The prospective applicant advised that they would provide a detailed description of the community development fund within the planning documentation. They also advised that public access to the development site was not proposed.
- The Commission's representatives enquired as to the requirement for additional licences. The prospective applicant advised that they would require a road opening licence which will be sought post planning consent and advised that details of same would be set out in the planning documentation.
- The Commission's representatives advised the prospective applicant that a Schedule of Information will be provided with the SID determination which will inform the completeness check to be undertaken when any future application is lodged.

The meeting concluded at 12:30pm.



Una Crosse

Assistant Director of Planning.