

An  
Bord  
Pleanála

## Record of 2<sup>nd</sup> Meeting ABP-321892-25

<b>Case Reference / Description</b>	Proposed development of 9 wind turbines and all associated development works in the townlands of Glendine North, Fahanlunaghta More, Curraghodea, Letterkenny, Cloghaun More, Tooreen and Silverhill, County Clare		
<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>	21/10/25	<b>Start Time</b>	11:00am
<b>Location</b>	MS Teams	<b>End Time</b>	12:50pm

<b>Representing An Coimisiún Pleanála</b>
Stephen Kay, Assistant Planning Director, Chair
Donogh O'Donoghue, Planning Inspector
Maeve Flynn, Senior Ecologist
Emmett Smyth, Environmental Scientist
Lauren Murphy, Executive Officer

<b>Representing the Prospective Applicant</b>
Ronan Dunne, MKO
Ellen Costello, MKO
Padraig Desmond, MKO
Padraig Craig, MKO

Brandon Taylor, MKO
Jonathan Benn, Slieveacurry Ltd
Niall Galvin, Slieveacurry Ltd

## **Introduction**

The Commission referred to the letter received from the prospective applicant on the 14<sup>th</sup> February 2025, requesting pre-application consultations under section 37B of the Planning and Development Act 2000, as amended. The Commission's representatives outlined that the purpose of the pre-application meeting was as follows:

- To give an opinion as to whether the proposed development comes within the provisions of s.37A such that an application for approval should be made to the Board under s37E.
- The meeting also provided the Commission with an opportunity to give advice regarding the procedures around the making of any application and what considerations relating to the proper planning and sustainable development and the environment may have a bearing on a decision.
- It was outlined that given the nature of the proposed development, a consideration of the proposal in the context of the requirements set out in the Regulations transposing the RED III Directive was required. This included the consideration of the completeness check required to process the application and any other relevant requirements.
- To this end, it was outlined that this meeting would provide the Commission with an overview of the proposed development and that further meetings would be held to address the procedures and considerations in respect of any future application.
- Following receipt of the request for a further meeting, it was outlined that an agenda would be forwarded identifying the topics which the Commission

consider should be addressed in the presentation and to facilitate identifying the most appropriate team members to address the procedures and considerations which may arise.

The Commission's representatives mentioned the following general procedures in relation to the pre-application consultation process:

- The Commission 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 Commission once finalised, but the prospective applicant may submit comments on the record which will form part of the case file.
- The Commission 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 Commission and public consultations may also be directed by the Commission.
- The Commission may hold consultations in respect of the proposed development with other bodies.
- The holding of consultations does not prejudice the Commission in any way and cannot be relied upon in the formal planning process or in any legal proceedings.

## **Presentation**

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

- Site selection and location,
- Proposed development overview,
- Proposed grid connection route,
- Strategic Infrastructure Development Criteria,
- Transposition of Renewable Energy Development Regulations (RED III),
- Planning Policy Context including,
- Environmental Impact Assessment,
- Noise and shadow flicker,
- Cumulative assessment,
- Landscape and visual assessment,
- Biodiversity,
- Habitats and fauna and key ecological receptors,
- Biodiversity,
- Designated sites,
- Ornithology,
- Hydrology,
- Peat stability,
- Material assets,
- Sample completeness check,
- Proposed planning documents,
- Planning drawings and scales,
- EIAR supporting documents,
- Natura Impact Assessment,
- Consultation period, and
- The proposed project timeline.

## Discussion

- The Commissions representatives began the discussion by asking the prospective applicant to discuss in more detail in how the proposed development has been altered compared to previously presented proposed development which was refused planning permission by Clare County Council and An Coimisiún Pleanála.
- Following on, the prospective applicant advised that they have undertaken extensive peat and hydrology surveys while maintaining a 50-metre set back from water courses. They noted that the key difference is the addition of turbine 9. They also advised that they are utilising as many existing roads as possible.
- The prospective applicant advised that they are taking all issues and concerns raised from the previous planning application into consideration and are carrying out extensive surveys and studies.
- The prospective applicant advised that the reasoning for turbine 9 being excluded from the original planning application was due to issues with landowner consent and they have confirmed they now have landowner consent for the proposed location of turbine 9.
- Following on from a query raised by the Commission's representatives the prospective applicant advised that turbines 1-8 are located in the same locations as proposed in the previous planning application and advised that peat spoil management has went through a peat stability risk assessment.
- The Commission's representatives advised the prospective applicant to ensure that they have a detailed and robust planning application due to the previously refused planning permission on the proposed development site. The existence

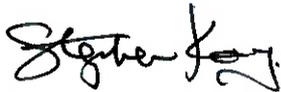
of deep peat at turbine locations, the significant volumes of peat and spoil requiring excavation, the detail and effectiveness of the repositories for peat and spoil management and site drainage system, were identified as significant issues in the previously refused planning application and will need to be robustly addressed in any future application.

- The prospective applicant advised that the reasons for previous planning refusal will be clearly addressed in the planning application and the landscape and visual issue and noise issue which was raised by Clare County Council and also in ABP's Planning Inspectors report will also be addressed.
- The Commissions representatives note that the prospective applicant intends on meeting with the NPWS in November 2025, they advised the prospective applicant to ensure that all previous issues raised by the NPWS in particular to peat degradation on the development site and impacts on the Hen Harrier are addressed.
- Following on from a query raised by the Commissions representatives the prospective applicant advised that all the proposed enhancement measures are located within the red line boundary.
- The Commissions representatives highlighted the importance that Annex 1 habitat blanket bog and marsh fritillary should be clearly assessed as part of the planning application and advised the prospective applicant to be aware of key issues identified in publications by prescribed bodies such as the NPWS.
- The Commissions representatives advised the prospective applicant to assess ecological evidence from nearby sites.

- Following a query raised by the Commission in relation to the release of ammonia from the peat, the prospective applicant advised that they are assessing the possible impact on surface water regarding peat removal and this will be assessed as a standalone issue in water framework directive assessment as part of the planning application.
- The Commissions representatives advised the prospective applicant to address low frequency noise and amplitude modulation in their noise impact assessment.
- In addition, the prospective applicant advised that a complaints procedure will be included in the planning application.
- Following on from a query raised by the Commissions representatives, the prospective applicant advised that Hen Harrier surveys and assessments carried out are site specific.
- The Prospective applicant advised that they have identified parts of the site with heavy precipitation, and this will be identified in the hydrology chapter of the EIAR. They also advised that peat sample studies will be included in their planning application.
- The Commissions representatives advised the prospective applicant to assess in detail the proposed turbine locations as the site is located within a wider area defined as a "Settled Landscape" in the CDP where developments should demonstrate that the site has been selected to avoid visually prominent locations. This issue was raised by the leading planning inspector on the previous planning permission which was refused. The prospective applicant advised that the residential amenity assessment will be extremely detailed and

key tourist locations in proximity to the proposed development site will be assessed.

- The Commissions representatives advised that the cumulative impact of the proposed development in terms of visual impact, noise and impact on ornithology should be robustly examined in the context of existing and proposed windfarms in the area.
- The Commissions representatives advised the prospective applicant that their proposed drawing scales presented appear to be sufficient.
- The Commissions representatives concluded the discussion by advising the prospective applicant once they receive the record of this meeting it is in their remit to request a further pre application consultation meeting.



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Stephen Kay

Assistant Director of Planning