



Case Reference / Description	Proposed development of up to 14 no. Wind turbines, 110kV Substation, 110kV Grid Connection & all Associated works located in the townlands of Cloonshanville, Leggatinty, Ballynahowna, Ballaghcullia, Drummin, Loughbally, Carrigeenynaghtan, Carrigeen, Tonaknick, Carrigeenacreeha, Brackloon, Peak, Cloonkerin, Edenan and Kinclare, Gortnacloy, Tartan, Runnacocka and Scor Beg, Co. Roscommon.		
Case Type	Pre-application consultation		
1st / 2nd / 3rd / 4th Meeting	2 nd Meeting		
Date	14/10/2025	Start Time	2:15pm
Location	Virtually	End Time	4:05pm

Representing An Bord Pleanála

Una Crosse, Assistant Director of Planning, Chair

Paul Kelly, Senior Planning Inspector

Fiona Patterson, Senior Ecologist/Environmental Specialist

Sinead White, Executive Officer

Representing the Prospective Applicant

Ciara Gilligan (Jennings O'Donovan)

Sarah Moore (Jennings O'Donovan)

William O'Connor (Enerco Energy)
Niall Galvin (Enerco Energy)
Barry O'Kane (Enerco Energy)
Pat Doherty (Doherty Environmental)
Iain Muir (McCloy Consulting)
Faith Bailey (Irish Archaeological Consultancy)

Introduction

The Commission referred to the letter received from the prospective applicant requesting a second pre-application meeting and referred to the first meeting held on 15th May 2025.

The Commission's representatives noted an error on the record of the first meeting whereby the Cloonshanville SPA was referenced when the relevant site is the Cloonshanville SAC.

The Commission's representatives referred to the general procedures for the pre-application meetings which were read into the record at the 1st meeting and which remain applicable.

They also noted that since the first meeting was held in May, the REDIII Directive has been transposed by way of SI 274 of 2025 and came into effect on 7th August and provides for a number of changes in respect of applications for renewable energy such as the requirement to undertake a completeness check, strict timelines and very limited opportunities for further information and mandatory EIA Scoping from 1 May 2026.

In response to these changes, reference was made to the agenda which was forwarded in advance of the meeting which it was proposed would be followed.

The Commission's representatives also clarified that the consultation process does not constitute any consideration of the merits of the proposal or any assessment of the application documentation.

The Agenda items were as follows:

1. Update on Development Proposal
2. Policy Context
3. Environmental Considerations with particular reference to: Biodiversity
 - Biodiversity
 - Ornithology
 - Hydrology, Hydrogeology & WFD
 - Connectivity to European Sites
 - Peat and Landslide Susceptibility
 - Noise
 - Landscape
 - Other Material Assets
4. Cumulative & In-combination
5. Other Considerations
6. Consultation
7. Consideration of the presentation of documents
8. Other Matters

Presentation made by the prospective applicant:

The prospective applicant's presentation, updated from that submitted in advance of the meeting, which was submitted following same and which is attached to the file, addressed the agenda items referenced above as follows:

- Update on development proposal which now provides for 11 WTG, 1 less than originally proposed with 1 turbine type with on-site substation and c.17km UGC.
- Outline of National and local policy context;
- Biodiversity – habitat, protected species and aquatic surveys;
- Ornithology and Bats – surveys undertaken;
- Hydrology, hydrogeology & WFD – features and plans/design approach;

- Connectivity to European Sites – sites outlined, NIS to be prepared and biodiversity enhancement area proposed;
- Peat and Landslide susceptibility – overview of bog habitat and site investigations works ongoing;
- Noise – cumulative noise effects;
- Landscape – 35 viewpoints being considered;
- Other Material Assets – Land Use – Agriculture & forestry; telecommunications, air navigation, electricity networks, utilities (gas, water, waste);
- Cumulative & in-combination windfarms within 20km & other developments within 10km;
- Archaeology – consultation underway with NMS with viewpoints for proposed photomontages.
- Consultation – community and consultee engagement;
- Other matters – Completeness Check

Discussion:

- The Commissions representatives began the discussion by informing the prospective applicant that it considered that further consideration in respect of the elements of the proposed development would be required, particularly in relation to the substation and UGC, and that another meeting would be advisable.
- The Commissions representatives noted that access arrangements were not yet detailed or confirmed. The provisions of the Roscommon County Development Plan 2022-2028 (RCDP) were highlighted in relation to the protection of national roads, the requirements for a Traffic and Transport Assessment & Road Safety Audit and the specific (land registry map and legally binding agreement) requirements for sightlines in certain circumstances.

- The Commission’s representatives advised the prospective applicant that carbon benefit analysis should be addressed in the context of the suite of policies in the RCDP which seek to support, preserve and restore peatlands as existing carbon stocks and to reignite carbon sequestration.
- The prospective applicant noted that site investigations in relation to peat and landslide susceptibility are proposed to be undertaken. The Commission’s representatives advised that data collection should be carried out with significant rigor and that the knowledge base underpinning any risk assessment was a key consideration. In this regard it was observed that hydrogeology and the link between ground water and failure was often inadequately characterised and that this would be an important consideration in respect of this site.
- The Commission’s representatives advised the prospective applicant to have regard to climate data available from Met Eireann and hydrological and hydrogeological data available from the EPA hydrotool. In relation to Ground Condition Assessment the applicant was advised to consider use of a Lidar Survey in respect of topography, and that use of coring (as opposed to probing) was preferable in establishing peat thickness.
- The Commission’s representatives advised the prospective applicant that the Environmental Impact Assessment Report and Natura Impact Statement should be robust having regard to the limitation in place in respect of seeking further information. It was advised that the methodologies underpinning examinations in the EIAR should be justified, and the likely significant effects on the environment should be clearly identified in the EIAR.
- Following a query from the Commission’s representatives in relation to feedback from the public and NPWS in relation to ecology, the prospective applicant stated that they have attempted to liaise with the NPWS and they outlined the

range and timing of surveys being undertaken. Consultation with the NPWS was advised. Rationale for and benefits from any biodiversity enhancement proposed was advised to be clearly outlined.

- The Commission's representatives referenced the proximity of the application boundary to the SAC boundary and consideration of all elements of the proposal on same should be robustly addressed. Other considerations referenced included the incorporation of appropriate study areas for different species rather than use of generic study areas;
- The prospective applicant noted the surface and ground water bodies relative to the site and the flow directions, specifically the hydrological connection between the site and Lough Gara in County Sligo which has a 'moderate' water quality status, is deemed 'at risk' in the 2016-2021 cycle and is a protected area (Drinking Water Lake and SPA). Attention was drawn to the EPA water quality results recently published for the 2019-2024 cycle and the prospective applicant was advised to have regard to the most up to date data in any water or Water Framework Directive related assessments.
- It was advised by the Commission's Representatives that the Water Framework Directive assessment should be a standalone element of the Environmental Impact Assessment Report with water quality necessitating robust consideration in the context of not only the WFD but also the EIAR and NIS.
- It was noted by the prospective applicant that the proposed study area for noise assessment was 2km from residential receptors and that this was a reduction from the 3km proposed at the first pre-app meeting. The rationale for this was queried.

- It was noted that some of the ZTV's in the prospective applicant's presentation showed a radius of 10km from the development site, noting that for turbines with a tip height >100m the ZTV should be 20km as recommended in the WEDG 2006 and dWEDG 2019.
- The Commission's representatives highlighted the potential operational noise arising from the new N5 (under construction) which should be considered in respect of cumulative or in-combination effects. The prospective applicant was also advised to address amplitude modulation and tonal noises arising at operational stage and provide a mitigation protocol for same.
- The prospective applicant was advised to liaise with Air Nav Ireland and any other relevant bodies and airports.
- Following a query from the Commission's representatives in relation to cultural heritage and historical monuments, the location of the Rathcroghan archaeological complex to the south of the site was outlined by the prospective applicant with reference to the prospective applicant's forthcoming arrangement for a site walkover with National Monuments Service.
- It was noted by the prospective applicant that a HIA would be prepared. It was queried by the Commission's representatives whether or not this would include a Historic Landscape Character Assessment (HLCA) in relation to the potential impact of the proposed development on the Rathcroghan complex and it was suggested that this should be specifically raised in any pre-planning engagements with NMS.
- It was highlighted by the Commissions representatives that documentation should be concise and precise and where possible information should be presented in tabulated form avoiding lengthy narrative, where possible.

Conclusion:

The meeting was concluded by the Commissions representatives by noting that another meeting would be advisable and an agenda would be issued to the prospective applicant in advance of any such meeting. 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 4:05pm.

Una Crosse

Assistant Director of Planning