

An
Coimisiún
Pleanála

Record of Meeting ACP-323048-25 (PCX)

Case Reference / Description	Proposed development of Lissinagroagh Wind Farm consisting of 14 wind turbines and ancillary development located approximately 3km Northeast of Manorhamilton, County Leitrim.		
Case Type	Pre-application consultation		
1st / 2nd / 3rd / 4th Meeting	1 st Meeting		
Date	20/10/25	Start Time	11:00am
Location	MS Teams	End Time	12:45pm

Representing An Coimisiún Pleanála
Una Crosse, Assistant Director of Planning, Chair
Tomas Bradley, Senior Planning Inspector
Finbarr Quigley, Senior Environmental Scientist
Maeve Flynn, Senior Ecologist
Lauren Murphy, Executive Officer

Representing the Prospective Applicant
Andrea Cornejo, FuturEnergy
Emer Campbell, FuturEnergy

Juliet Ryan, FuturEnergy
Kieran O'Malley, FuturEnergy
Sinead O'Malley, FuturEnergy
Brian McDonnell, Tobin Consultants
John Dillon, Tobin Consultants
Louise Byrne, Tobin Consultants
Sinead Ryan, Tobin Consultants
Cian Doughan, Macroworks
Jonathon Dunn, SLR Consulting

Introduction

The Commission referred to the letter received from the prospective applicant on the 14th July 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 first 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 second 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 made by the prospective applicant:

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

- Project team,
- Project description,
- Site location,
- Existing environment with mapping identifying other wind farm developments in the surrounding area,
- European, National and Local Policy provisions
- Site selection including constraints and key environmental considerations, including:
 - Biodiversity,
 - Natura Sites,
 - Ornithology,
 - Landscape and visual assessment,
- Indicative turbine locations mapped
- Grid connection route mapped (subject of separate application)
- Turbine delivery route mapped
- EIAR content and structure,
- Stakeholder Consultation for EIA scoping
- Community engagement,
- Design flexibility – request to be submitted
- SID determination – Class of Development
- Next steps.

Discussion

- The Commission's representatives began the discussion by requesting that the prospective applicant submit a copy of the drawings which were presented in the slides at an appropriate scale.
- The Commissions representatives noted that the presentation had been received after close of business on Friday evening. This provided limited opportunity for the Commissions representatives to review the substantial contents of same in advance of the meeting on Monday at 11 am.
- The Commissions representatives advised the prospective applicant that the completeness check which is completed within 45 days of the lodgement of the application is a check of the entire application documentation not solely the EIAR. It is proposed that a Schedule of Information to inform the Completeness Check would be provided with the SID determination.
- The Commissions representatives gave their preliminary view that the proposed development as set out, would appear to come within the scope of the Strategic Infrastructure provisions, however the prospective applicant was advised that the determination on same was ultimately a matter for the Planning Commission.
- The Commissions representatives advised the prospective applicant of the importance of advanced engagement with prescribed bodies such as the National Parks and Wildlife Service (NPWS) and the Health Service Executive (HSE), Transport Infrastructure Ireland (TII) in advance of the planning application being made.
- The Commissions representatives advised the prospective applicant in respect of the consideration of policy and policy justification for the proposed development location and layout across the wider policy context.
- Following on from a query raised by the Commissions representatives in relation to Leitrim County Councils wind energy strategy, the prospective applicant advised that it is their view that the location of proposed turbine 11 &

12 is within an area with sufficient wind speed and is of a similar landscape to the rest of the wind farm area. The Commission's representatives advised the prospective applicant to ensure that this is addressed in detail in their planning application.

- The prospective applicant advised that they do not intend including a Battery Energy Storage System (BESS) as part of the ancillary development of the planning application and advised that they are currently working on an amenity plan.
- Following on from a query raised by the Commission's representatives the prospective applicant advised that their landscape and visual assessment is being carried out in a 20km study area and there is a viewpoint located within Northern Ireland. They advised this will be identified in the planning application and Special Protection Areas and Special Areas of Conservation in proximity of the proposed development located in Northern Ireland will also be considered.
- The Commission's representatives advised the prospective applicant to engage with prescribed bodies in Northern Ireland in advance of the submission of the planning application. It was advised that clarity on transboundary procedures would be provided at a further meeting.
- Following on from a query raised by the Commission's representatives the prospective applicant advised they will be engaging with Donegal County Council particularly their roads department due to the proposed Turbine Delivery Route. The Commission's representatives also sought clarity on whether works will be occurring along the turbine delivery route and whether it is proposed to include it in the planning application.
- The prospective applicant advised that they are in the process of considering what works are likely to be proposed which are located outside of the Leitrim county boundary.
- In relation to ornithology, the Commission's representatives sought clarity in relation to hen harrier surveys undertaken with the prospective applicant advising that there are two proposed hen harrier enhancement zones, with

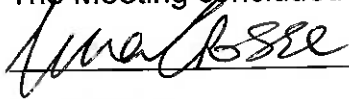
breeding hen harrier identified in proximity to the proposed development site but not within the site itself.

- Consultation with the Development Applications Unit (DAU), had comprised written correspondence which addressed disturbance, collision risk but not the mitigation strategy outlined.
- In relation to biodiversity, the prospective applicant advised of the surveys undertaken to date in respect of habitats, species enhancement proposals with the Commissions representative's providing a high-level overview of the type of surveys which would be anticipated for a site in this location.
- The Commissions representatives noted a high density of watercourses within the wider area and advised the prospective applicant to include a standalone water framework directive assessment within the suite of documents.
- The Commissions representatives advised the prospective applicant to ensure their noise impact assessment is robust and ensure proposals of noise impacts are identified. Thorough consideration of rainfall, drainage, water quality, peat stability, floating roads is required.
- A mitigation protocol for AM and tonal noises was advised to be considered as part of the noise chapter of the EIAR.
- Following on from a query raised by the Commission's representatives the prospective applicant will discuss and consider proposed controlled sites and will provide further detail at the next pre application meeting.
- The Commission's representatives also advised the applicant that they should consider how they intend presenting information, in particular within the EIAR and NIS which should incorporate tabular formats where possible to that the relevant impacts are readily identifiable.
- The prospective applicant advised that it is their intention to submit a design flexibility opinion in the near future.
- The Commission's representatives reiterated the change in procedures arising from the recent transposition of the RED III Directive that strict timelines and limited opportunity to seek further information at application stage necessitated

a more in-depth consideration of proposed developments at the pre-application stage.

- The Commission's representatives concluded the discussion by advising the prospective applicant that once they are issued with a copy of this meeting record, that they are welcome to request a second pre application meeting.

The Meeting concluded at 12:45pm



Una Crosse

Assistant Director of Planning