



An
Coimisiún
Pleanála

Record of Meeting ABP-323906-25 (PCX)

Case Reference / Description	The construction of up to 16 no. wind turbines (Tirawley Wind Farm), including a 110kV sub-station on the site, an energy storage system in the form of a battery array located within container units, and an underground 110kV grid connection to Tawnaghmore 110 kV Substation in the townlands of Ballymurphy, Ballynaleck, Barnhill Lower, Barnhill Upper, Barroe, Billoos, Carn, Carrickanass, Carrowmore, Castlelackan Demesne, Castletown and others. Co. Mayo		
Case Type	Pre Application Consultation		
1st / 2nd / 3rd / 4th Meeting	1 st Meeting		
Date	20/01/2026	Start Time	14:00
Location	MS Teams	End Time	15:40

Representing An Coimisiún Pleanála
Una Crosse, Assistant Director of Planning, Chair
Paul Kelly, Senior Planning Inspector
Maeve Flynn, Senior Ecologist
Finbarr Quigley, Senior Environmental Scientist
Niamh Hickey, Executive Officer

Representing the Prospective Applicant
Michael Garvey, Jennings O'Donovan

Siobhan Roddy, Jennings O'Donovan
Darren Timlin, Jennings O'Donovan
David Kiely, Jennings O'Donovan
Nicola O'Neill, Constant Energy
Paddy Hynes, Constant Energy
Cian Doughan, Macro Works
Brian Madden, Ecologist
Iain Douglas, Planning Consultant

Introduction

The Commission referred to the letter received from the prospective applicant on the 24th November 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.
- To provide the Commission with an opportunity to give advice regarding the procedures around the making of any application and what considerations relating to 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, 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.

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.
- The Commissions Representatives noted that a previous SID application had been made in respect of the subject site and was returned as incomplete on 11th November 2025. The Commissions Representatives clarified that the current pre-application consultation process was a new pre-application consultation process in respect of the now proposed development proposal.

Presentation

The prospective applicant set out their presentation, which is attached to the file.

Discussion

General Matters

- Request to submit a copy of the drawings presented at the meeting at an appropriate scale.
- Discussion on REDIII requirements held.
- Outlined that proposed design is frozen.
- Design flexibility not being sought with one turbine type proposed
- Single application proposed to include the wind farm, grid connection and battery energy storage system (BESS).
- EIAR to assess one turbine type, electrical infrastructure and BESS and format of EIAR to clearly address each element.
- BESS proposed to be accompanied by relevant assessments and plans including: Fire safety assessment and an emergency response plan
- HAS consulted on proposed BESS and advised that it does not fall within their remit.
- Advised to liaise with Fire Officer in Mayo County Council.
- Advised that a detailed description of proposal should be provided.

Policy

- Robust planning policy justification required for the wind turbines proposed outside of the designated area for wind energy.
- Reference made to Objective 3.2 of the RES (CDP) as it relates to the use of existing road and grid connection corridors for the grid connection where practicable.
- Planning statement to address all relevant policies and objectives included in the County Development Plan.

Cultural Heritage

- Consideration of the proximate freestanding obelisk-topped Folly known locally as “Lacken Gazebo” in respect of architectural heritage and landscape/visual amenity policy perspective.
- Consideration of Palmerstown Bridge (Protected Structure) on proposed GCR with methodology, structural and architectural heritage appraisal.
- Archaeological test excavations and/or geophysical surveys recommended.

Landscape

- Methodologies employed in the preparation of the LVIA to be clearly detailed and justified following best practice guidelines.
- Consideration of designated scenic roads within the vicinity of the site (coastal to the north/northwest and on approach to Killala), designated prominent ridge lines and the designated vulnerable coastal landscapes in both Mayo and Sligo.

Biodiversity & Ornithology

- Advised to provide scientific justification in line with best practice guidance with respect of the applicability of surveys given timing (bird surveys completed in 2023)
- Applicant stated that no sensitive species were identified despite proximity to SPA site at the coast.
- Prospective applicant confident there will be no significant effects.
- Advised that in absence of detailed consultation with NPWS, the applicant should review submissions on other recent windfarms in the general area and address issues arising in the subject assessments, in particular magnitude of impacts on relevant population levels and cumulative impacts with other proposed windfarms
- Advised to ensure that the most up to date bird collision risk model (Nature Scott 2024) should be employed

- Advised that biodiversity enhancement measures should be robust and consider the enduring lifespan of the proposed windfarm

Hydrology & Hydrogeology

- Water Framework Directive compliance report to be included.
- Consultations held with IFI regarding scoping and aquatic surveys.
- A control site is recommended to be included in the surface water monitoring plan.
- Methodology approach for drainage proposals to be clearly outlined supported by worked examples and supported by images.
- Prospective applicant confirmed high rainfall events will be addressed.

Peat Stability

- The prospective applicant noted there are no significant deposits of peat.
- Advised to cross check with data gaps previously identified.
- There are no designated borrow pits. The prospective applicant intends to reuse or import materials.

Traffic

- Comprehensive report on traffic and transport and the cumulative effects.
- No new entrances have been proposed for the site.
- Discussion held on turbine delivery and haul routes.
- No borrow pit proposed with additional material to be sourced from quarries in the vicinity to supplement material from the site works.
- Comprehensive consideration of proposed Turbine Delivery Route, including accommodation works, any biodiversity impacts arising and any legal consent required.
- RSA Stage 1 is recommended. TTA and Swept path analysis noted.
- Visibility splays to be detailed to appropriate standard, with confirmation of legal interest/consent.

Noise & Shadow Flicker

- Advised to provide an annotated map of receptors with predicted noise levels.
- Employment of mitigation through curtailment expected in respect of one receptor with further methodology details required.
- Mitigation strategy to address noise character (AM and/or tonality) which may arise during operation of the development required.
- Shadow flicker analysis and control measures outlined with measures to ensure zero shadow flicker recommended.
- Relevant minimum separation distances to be provided from receptors.

Cumulative Impacts

- Comprehensive consideration of existing, extant and proposed wind farms in the vicinity of the proposed site as it relates to each environmental factor.
- Existing and proposed development in the vicinity of Killala Industrial Park as it relates to proposed grid connection route and proposed point of connection to Tawnaghmore 100kv substation.

Consultations

- Noted one formal public consultation held with best practice consultation recommended, including an additional consultation event in respect of the now proposed development description. (REP 4, Chapter 11 of Mayo CDP refers).
- Community benefit fund based off RESS 3 model.

Other

- Consideration to be given to the planning status of the disused quarry within the site boundary queried of the site.

SID Status

- Preliminary opinion provided that the proposed development falls within the scope of strategic infrastructure but final determination is a matter for the Commission.

Conclusion

Onus is on the prospective applicant to request a further meeting or formal closure of the instant pre-application consultation process. 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 15:40.



Una Crosse

Assistant Director of Planning.