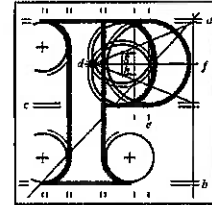


Our Case Number: ABP-305972-19

Planning Authority Reference Number: 11/360

Your Reference: McMahon Finn Wind Acquisitions Ltd.



**An
Bord
Pleanála**

Inis Environmental Consultants Ltd.
Suite 11, Information Age Park,
Shannon Commercial Properties,
Gort Road,
Ennis
Co. Clare
V95 F590

Date: 12 January 2023

Re: Construct six turbine wind farm including sub-station, internal roads and borrow pits.
Coor West, Shanavogh East and Shanavogh West, Co. Clare.

Dear Sir / Madam,

I have been asked by An Bord Pleanála to refer to the above-mentioned appeal.

The Board has examined the appeal and is of the opinion that certain information is necessary for the purpose of enabling it to determine the appeal.

In accordance with section 132 of the Planning and Development Act, 2000, (as amended), you are required to submit, on or before **31st October 2025**, the following documentation:

Having regarded to the planning history of the proposed development which has resulted in the information on the proposed development being outdated in nature, the Board hereby requests the applicant to submit an Environmental Impact Assessment Report (EIAR) and a revised Natura Impact Statement (NIS) together with supporting accurate up-to-date drawings for the proposed development.

The Board considered that the submitted EIAR and revised NIS needed inter alia to address the following issues:

The Development and Its Context

- Details on the proposed turbines, the associated technology, and turbine bases;
- An examination of the grid connection and/or options;
- Clarity on physical changes to the site, including drainage, the established land uses, and intended land uses, including post tree felling;
- An understanding of new development in the vicinity, including new houses;
- Information on the nature and extent of constructed wind farm development in the area;
- Confirmation of drainage and water management provisions; **Appropriate Assessment**

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· Clarity on specific relevant mitigation measures to be employed to allow for an appropriate assessment and a response given to the altered physical changes to the environmental context of this proposed development since the preparation of the applicant's Natura Impact Statement;

Environmental Impact Assessment

- An understanding of the changed physical context for the proposed development, having regard to the details referenced above;
- An up-to-date understanding of the current distribution of the resident population and houses in the vicinity of the site to allow for an informed assessment of noise and shadow flicker;
- Updated and appropriately timed ecological surveys, including habitat, bird and bat surveys, with due regard to hen harrier and the commissioning of wind farm development in the vicinity;
- A landscape and visual assessment which accurately reflects the existing baseline environment in which the proposed wind farm would be set;
- A soils and geology assessment which provides comprehensive geotechnical ground investigations and the results of specific trial pitting at the locations for each of the proposed four turbines;
- A hydrology and hydrogeology assessment which clarifies drainage, surface and groundwater conditions, with due regard given to up-to-date geotechnical investigations on the site;
- A noise assessment which provides details on the current existing baseline noise environment, with due regard to new residential development in the area, the existing Slievecallan wind farm and an assessment of potential cumulative noise impact, while giving some consideration to the impact of infrasound;
- A shadow flicker assessment that has due regard to the commissioned Slievecallan wind farm in the vicinity and with clarity on the impact on any recent residential development that may have been developed in the vicinity;
- Reasons for the changed haul route and selected site entrance to the north;

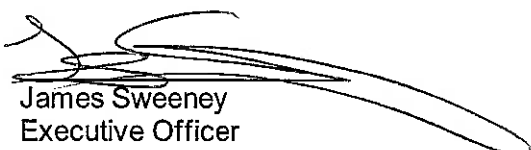
Policy Context

- Clarity on the compatibility of the proposed development with current objectives of the Clare County Development Plan, based upon relevant, up-to-date information.

If the information required is/are not received before the end of the specified period, the Board will dismiss or otherwise determine the appeal without further notice to you in accordance with section 133 of the 2000 Act, (as amended). Your submission in response to this notice must be received by the Board not later than **5.30 p.m. on the date specified above.**

Please quote the above appeal reference number in any further correspondence.

Yours faithfully,


James Sweeney
Executive Officer
Direct Line:

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