

An
Bord
Pleanála

Board Direction
BD-010221-22
ABP-305972-19

The submissions on this file and the Inspector's report were considered at a Board meeting held on 11/03/2022.

The Board decided to defer consideration of this case and to issue a Section 132 notice to the applicant regarding the following:

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planning history of the proposed development which has resulted in the information on the proposed development being outdated in nature, the Board hereby requests the applicant to submit an Environmental Impact Assessment Report (EIAR) and a revised Natura Impact Statement(NIS)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 needs *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

- 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;

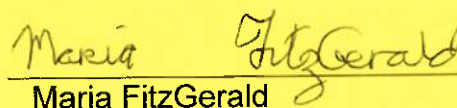
Policy Context

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

Note: On completion of the EIAR and revised NIS, further statutory notification of the proposed development shall be undertaken by the applicant, along with the formal submission of further plans and particulars.

Allow six months.

Board Member


Maria FitzGerald

Date: 14/03/2022

