An Coimisiún Pleanála

Record of Meeting
ABP- 310143-21 (PCX)

Case Reference / Description	Construction of a wind energy development comprising approximately 50-55 no. wind turbines In Ballydermot (and other townlands), Co. Offaly and Lullybeg (and other townlands), Co. Kildare.		
Case Type	Pre-application consultation		
1st / 2nd / 3rd / 4th Meeting	4th Meeting		
Date	27/08/2026	**Start Time**	2:00pm
Location	MS Teams	**End Time**	4:25pm

Representing An Coimisiún Pleanála
Una Crosse, Assistant Planning Director, Chair
Donal Donnelly, Senior Planning Inspector
Paula Kearney, Senior Ecologist
Emmett Smyth, Senior Environmental Scientist
Lauren Murphy, Executive Officer

Representing the Prospective Applicant
Ronan Dunne, MKO
Ellen Costello, MKO
Padraig Craig, MKO
Dija Mazonaite, MKO
Shikha Gajula, MKO
Katy Beckett, MKO

Aaron McEvoy, MKO
Ciarán Fitzgerald, MKO
Kathryn Sheridan, MKO
Kate O' Donnell, MKO
Chris Cullen, Bord na Móna Powergen Ltd
Julie Larkin, Bord na Móna Powergen Ltd
Caitriona Carter, Bord na Móna Powergen Ltd
Muriel Ennis, Bord na Móna Powergen Ltd
Miriam Carroll, Toher Archaeologists
Dermot Blunnie, AWN Consulting
Miguel Cartuyvels, AWN Consulting
Alan Limpscombe, Traffic Specialist
Peter Foulsham, Cyruss
Kevin Hayes, Al Bridges

Introduction

The Commission's representatives referred to the letter received from the prospective applicant requesting a fourth pre-application meeting and referred to the 3rd pre application meeting held on the 12th June 2026.

The prospective applicant clarified that they received a copy of the meeting record from the meeting held on the 23rd July 2026 between the Commission and the National Parks and Wildlife Services under the provisions of Section 37C(4) of the Planning and Development Act 2000, as amended in relation to the proposed development.

An agenda had been forwarded to the prospective applicant in advance of the meeting with the following topics outlined:

1. Update on Ornithology and Biodiversity
2. Noise and Shadow Flicker
3. Planning Policy
4. Landscape & Visual
5. Cultural Heritage
6. Other Material Assets
7. Consultation

8. Other Matters

Presentation

The prospective applicant set out their presentation following the above agenda. The presentation is attached to the file.

Discussion:

Update on Ornithology and Biodiversity

Biodiversity

- The prospective applicant's representatives clarified that the likely future receiving environment has been considered throughout the EIAR chapters. Proposed to address current baseline and likely future receiving environment at point of construction. It is proposed to include the delivery of measures outlined in the BnM Draft Cutaway Bog Decommissioning and Rehabilitation Plan to be implemented by in accordance with BnM's IPC Licence Obligations.
- The Commission's representatives requested that proposed mitigation measures, are evaluated against the BnM Draft Cutaway Bog Decommissioning and Rehabilitation Plan, to verify that mitigation measures are realistic, hydrologically compatible and sustainable over time.
- The Commission's representative requested that site specific locations of protected species are provided in a separate document and marked confidential information.
- The Commission's representative advised on the consistent use of terminology in reporting with reference to the mitigation hierarchy and compensation measures that the term 'offset' or 'offsetting' is the appropriate terminology with respect to EIA.
- The Commission's representative queried what approach is being used to quantify habitat offsetting ratios. The prospective applicant's representatives clarified that KER habitat loss will be offset through planting or restoring areas of equal or greater amounts in most cases. The Commission's representatives recommended that the ratios should account for potential difficulties in recreating the habitat, temporal losses due to establishment and scientific uncertainty.
- The Commission's representatives advised that there is a clear distinction in the documentation between mitigation measures and enhancement measures.
- In respect of considerations discussed during the pre-application consultation process, the Commission's representatives outlined that the ecology and ornithology impact

assessment, and statement of significance within said chapters, is prepared in line with CIEEM (2024) guidance as the prevailing guidance for impact assessment on ecological receptors. This comment follows from recent submissions received from the NPWS discouraging reliance on Percival (2003) which it had been previously advised should be reviewed.

- The Commission's representatives queried the approach to aviation lighting and whether effects on birds had been considered. The prospective applicant's representatives clarified that likely significant effects of lighting on birds and bats will be addressed in the EIAR and specific details on turbine lights are typically agreed with the Irish Aviation Authority post consent. The Commission's representatives recommended that industry specific published guidance with respect to the effects of lighting on ecological receptors, informs lighting proposals.

Ornithology

- The Commission's representative requested that any details of roost sites of key ornithological receptors including hen harrier and whopper swan are provided in the application, and marked confidential information, where appropriate.
- The Commission's representative requested that mapping of the movements of whooper swan and other key ornithological receptors through the application site, is included in the application documents.
- The Commission's representative queried the approach to the consideration of impact on breeding curlew. Curlew was identified in the constraints mapping in the presentation for the 2nd ACP pre-application meeting in March 2026 and raised in consultation between ACP and the NPWS. However, curlew had not been presented as a key receptor in this or the previous (3rd) PAC meeting. Therefore, the Commission will expect to that the application documentation includes a robust consideration of curlew, addressing the NPWS's concerns.
- The Commission's representative queried what approach is being used regarding carcass search methodology and stated that it is important to include proposals for searcher efficiency trials and scavenger removal rate trials in the application.
- The prospective applicant's representatives stated that monthly monitoring Vantage Points (VPs) are proposed during lifetime of the project. The Commission's representative queried the intention of these surveys and what is the intended feedback loop of VP surveys. It is advised that this is addressed in the application documents.
- The Commission's representative reiterated what would be expected to be addressed in the consideration of operational and proposed wind farms in relation to cumulative

effects to include collision and displacement and habitat loss. A thorough consideration of existing and permitted wind farms would be required including but not limited to Cushaling Wind Farm, Clooncreen Wind Farm, Mount Lucas Wind Farm, Moanvane Wind Farm, Yellow River Wind Farm, Ballinla Wind Farm and Derrynadarragh Wind Farm.

- The prospective applicant is requested to include brief credentials of surveyors and their experience in the interest of clarity.

Noise and Shadow Flicker

- Approach to consideration of noise outlined with cumulative noise impact to be addressed comprehensively.
- A proposed noise complaints management plan including for AM to be included in the noise chapter of the EIAR.
- The prospective applicant advised that NG4 and the latest version of BS142 was used to measure background noise.
- Approach to shadow flicker outlined with mitigation proposed in the 2019 draft recommended with the type of receptor referenced to be clearly delineated.

Planning Policy

- The prospective applicant was referred to Variation 1 of the Offaly County Development Plan 2021-2027 which proposes to update existing provisions on 'Wilderness Corridors', by way of amendments to objective BLO-28, Policy CAEP-38 to give effect to 'Peatland and Nature Corridors' within the County. Noted that the subject is outside the proposed 'Peatland and Nature Corridors' designation, but consideration of the impact of the proposed development on the designated areas should be addressed.

Landscape & Visual

- Consideration should be given to the future receiving environment for Landscape and Visual, as well as the cumulative impacts with surrounding wind farm developments.

Cultural Heritage

- Consideration and justification for the type of site/geotechnical investigations undertaken to inform the EIAR should be provided.

Other Material Assets

- Proposed to address aviation within a standalone chapter within the EIAR.
- Prospective applicant should demonstrate that the relevant bodies are satisfied with the proposed development in terms of impact and relocation of the Low Flying Zone for helicopters.
- The potential aviation effects of the lighting proposal for the turbines should be addressed. This issue had not been raised in consultations held between the prospective applicant and the IAA.
- The Commission advised the prospective applicant of the importance of addressing any potential aviation effects likely to arise in advance of the planning application being submitted.

Other Matters

- Wake effect to be addressed and clearly documented both within the site and as it arises with adjoining sites.
- A schedule of significant effects should be included within a separate section of the EIAR.
- The prospective applicant advised that they have included a glossary and a conclusion at the end of every EIAR Chapter.
- The Commissions representatives requested that the prospective applicant submits a final development description to the Commission following this meeting in the interest of clarity for the reporting inspector and the Planning Commissioners.
- A brief discussion was held in respect of the forthcoming commencement of parts of the Planning and Development Act, 2024

Conclusion:

The Commission's representatives advised that the onus is on the prospective applicant either 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 4:25pm.



Una Crosse

Assistant Director of Planning