



An
Coimisiún
Pleanála

Record of 1st Meeting
ABP-323038-25

Case Reference / Description	Proposed Development of 24 no. wind turbines, associated hardstands, electrical cabling, site development works, and an onsite 110kV substation and grid connection located in the townlands of Ballyguiry, Carronadavderg, Carronahyla, Carronbeg and others in County Waterford		
Case Type	Pre-application consultation		
1st / 2nd / 3rd / 4th Meeting	1 st Meeting		
Date	16/10/2025	Start Time	11:30am
Location	Virtually	End Time	12:15

Representing An Bord Pleanála
Una Crosse, Assistant Director of Planning, Chair
Susan Clarke, Senior Planning Inspector
Fiona Patterson, Senior Ecologist/Environmental Specialist
Emmet Smyth, Senior Environmental Scientist
Sinead White, Executive Officer

Representing the Prospective Applicant
Ronan Dunne, MKO
Hannah Rice, MKO
Eoin McCarthy, MKO

Natalia Stolarska, MKO
Corey Cannon, MKO
Emily Fair, MKO
Susan Doyle, MKO
Colin Fitzgerald, MKO
Jack Workman, MKO
William O'Connor, Slievegrine Ltd.
Darren Feury, Slievegrine Ltd.

Introduction

The Commission referred to the letter received from the prospective applicant on the 10th July 2025, requesting pre-application consultations under section 37B of the Planning and Development Act 2000, as amended.

The purpose of this pre application meeting was outlined 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 Commission under s37E.

The meeting also provides 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.

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 is required, this includes the consideration of the completeness check required to process the application and any other relevant requirements.

To this end, it is envisaged that this first meeting will provide the Commission with an overview of the proposed development and that further meetings will be held to address the procedures and considerations in respect of the proposal.

Following receipt of your request for a second meeting, an agenda will be forwarded to you identifying the topics which the Commission consider should be addressed and to facilitate you in identifying the most appropriate team members to address the procedures and considerations which may arise.

In terms of general procedures, the following was outlined.

- The Commission will keep a record of the meeting and any other meetings, which may be held on this request, which will form part of the file which will be made available to the public at the conclusion of the process. The record of the meeting will not be amended by the Commission once finalised, but the prospective applicant is welcome to submit comments on the record and these comments will form part of the case file.
- It is not permitted to record the meeting in any way. The only record of the meeting will be the record received from the Commission following this meeting.
- The Commission will serve notice at the conclusion of the process as to the strategic infrastructure status of the proposed development. It may however form a preliminary view at an early stage in the process on the matter.
- 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 such as prescribed bodies.
- The holding of consultations does not prejudice the Commission in any way and cannot be relied upon in the formal planning process or any legal proceedings.

Presentation made by the prospective applicant:

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

- Introductions – applicant and project team.
- Site Location & Selection with mapping
- Constraints and Facilitators with mapping
- Indicative Project Layout and Grid Connection Options
- Strategic Infrastructure Criteria

- Transposition of RED III - Renewable Energy Regulations
- Planning Policy Context – National, Regional and Local including wind energy zoning
- Environmental Impact Assessment – content of EIAR
 - Noise and Shadow Flicker – proposed mitigation
 - Traffic and Transport – Turbine delivery route
 - Designated sites – sites within vicinity of the EIAR site boundary
 - Biodiversity – Ecological surveys undertaken to date & methodologies
 - Habitats/Fauna & Key Ecological Receptors Identified
 - Ornithology – surveys being undertaken
 - Hydrology, Hydrogeology Geology & Soils – catchments, surveys and monitoring
 - Landscape and Visual Assessment and Landscape Policy Designations
- Sample Completeness Check
- Application Documents and EIAR Structure
- Consultation
- Proposed Project Timeline

Discussion:

- The Commissions representatives clarified that the pre-application consultation process does not comprise an assessment of the proposed application documentation nor does not consider the merits of the proposal but provides an opportunity to address the procedures and considerations to facilitate the processing of the application.
- The prospective applicant outlined that there was an error in the turbine tip heights outlined within the presentation submitted in advance of the meeting and advised that an updated slide with the revised details will be sent to the Commission.

- The Commissions representatives queried whether the prospective applicant will be likely to seek design flexibility, the prospective applicant informed the Commissions representatives that they are not currently seeking design flexibility but that could change in the future.
- It was clarified that it is the intention of the prospective that the proposed application would comprise of the proposed windfarm and the grid connection in a single application under Section 37E of the Act, as amended.
- Following a query from the Commissions representatives, the prospective applicant clarified that the Environmental Impact Assessment Report will cover all phases from construction to decommissioning of the proposed development, and it was also clarified that the proposed development is not located within the boundaries of a Gaeltacht area.
- The Commissions representatives advised that the prospective applicant consider, in addition to the wider national planning policy context, the local planning policy considerations within the County Development Plan which may have a bearing on the subject site as well as the policy context in respect of the proposed development.
- The prospective applicant clarified that there are no peat deposits on the site and outlined the location of most proximate residential receptors.
- The Commission representatives advised that the documentation should have a consistent reference to boundaries whether red line or EIAR study area and that the EIAR chapters should be clear on same.

- The inclusion of the Water Framework Directive Assessment as a stand-alone document within the EIAR was advised.
- The Commissions representatives advised that the Noise Chapter should address amplitude modulation and tonal noises and mitigation protocols for same at operational stage. Clarity in respect of shadow flicker mitigation was also advised.
- The Commissions representatives advised the prospective applicant on the current position in respect of the completeness check and mandatory EIA scoping and advised that consultation with the NPWS was advisable.
- Proximity of the site to Natura 2000 sites was noted.

Conclusion:

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 12:05pm.

A handwritten signature in black ink, appearing to read 'Una Crosse', is written over a horizontal line.

Una Crosse

Assistant Director of Planning