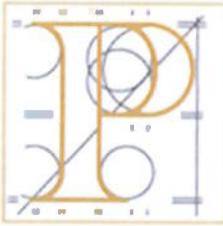


|                                                                                                                                   |                                                                                                                                                                                                            |                   |        |
|-----------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------|--------|
|  <div>An<br/>Coimisiún<br/><u>Pleanála</u></div> |                                                                                                                                                                                                            | Record of Meeting |        |
|                                                                                                                                   |                                                                                                                                                                                                            | ACP-323296-25     |        |
|                                                                                                                                   |                                                                                                                                                                                                            |                   |        |
|                                                                                                                                   |                                                                                                                                                                                                            |                   |        |
| Case Reference / Description                                                                                                      | Proposed development of 11 no. turbine wind farm located in Raheenakeeran, Enaghan, Clonsast Upper, Clonsast Lower, Cushina (Ballyshear E.D), Cushina (Bracknagh E.D) and other townlands in County Offaly |                   |        |
| Case Type                                                                                                                         | Pre-application consultation                                                                                                                                                                               |                   |        |
| 1 <sup>st</sup> / 2 <sup>nd</sup> / 3 <sup>rd</sup> / 4 <sup>th</sup> Meeting                                                     | 2 <sup>nd</sup> Meeting                                                                                                                                                                                    |                   |        |
| Date                                                                                                                              | 19 March 2026                                                                                                                                                                                              | Start Time        | 2:30pm |
| Location                                                                                                                          | MS Teams                                                                                                                                                                                                   | End Time          | 4:10pm |

|                                                  |
|--------------------------------------------------|
| <b>Representing An Coimisiún Pleanála</b>        |
| Una Crosse (Assistant Planning Director) Chair   |
| Heidi Thorsdalen (Senior Planning Inspector)     |
| Finbarr Quigley (Senior Environmental Scientist) |
| Maeve Flynn (Senior Ecologist)                   |
| Ellen Moss (Executive Officer)                   |

|                                               |
|-----------------------------------------------|
| <b>Representing the Prospective Applicant</b> |
| Jessica Smyth, Galettech Energy               |
| James Carville, Galettech Energy              |
| Simon Carleton, Gaeltech Energy               |
| Bláithín Rafferty, Galettech Energy           |

|                                       |
|---------------------------------------|
| Maeve Maher-McWilliams, Woodrow/ APEM |
| Brittany Arendse, Woodrow/APEM        |
| David Broderick, Hydro-Environmental  |

## **Introduction**

The Commission's representatives referred to the correspondence received from the prospective applicant requesting this second meeting, as well as to the first meeting held on 3<sup>rd</sup> November 2025.

The Commission's representatives also mentioned the general procedures for the pre-application consultation process referenced at the first meeting which remain applicable.

## **Presentation made by the prospective applicant:**

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

## **Discussion:**

Matters including the following were discussed:

### Update on Development Proposal/Development Description

- The prospective applicant clarified that the overall tip height would be 220m, and the max diameter would be 175m. Different parameters are being explored.
- The prospective applicant clarified that the grid connection is being applied for within this application and outlined that it was proposed to assess a second substation connection in the EIAR.
- The prospective applicant advised that T10 has been relocated 5-10m West and the borrow pit between T2 and T5 has been removed.
- ACP representatives requested that updated drawings from the presentation be submitted for the file.

### Update on Consultation

- The prospective applicant advised that two rounds of door-to-door consultations have been conducted within 2km of the proposed site and advised of proposed sponsorship of events within the area.

### Water Quality

- The prospective applicant advised that discharges would be made into existing drains and new drains.
- The site is predominantly flat, and roads may require off-edge drainage. ACP representatives reminded the prospective applicant to include all survey work in their application documentation.
- The prospective applicant clarified that materials required for access-tracks will be strong rock and would be purchased from nearby quarries.
- The prospective applicant advised that the drainage design is well underway, and approximately 50 clean and dirty water drains are proposed.
- The prospective applicant confirmed that all drains running through the site are man-made.
- ACP representatives reminded the prospective applicant that run-off into the Cushina River should be assessed in the consideration of the WFD.
- The prospective applicant advised that sampling for baseline surveys is ongoing.
- ACP representatives noted that Figile\_70 waterbody lacks data and that monitoring data should be collected to inform studies.
- The prospective applicant advised that water crossings on turbine delivery routes have been assessed.

### Hydrogeology & Landslide Susceptibility

- ACP representatives queried the level of site investigations undertaken to date – 10 trial pits have been conducted at 10 of the 11 turbine locations. No boreholes or geophysics surveys have been conducted. No karst areas are evident on site. ACP representatives reminded the prospective applicant that sufficient site investigations are required, or strong justifications included for absence of certain investigation techniques.

- The prospective applicant confirmed that groundwater was observed during trial pit excavations. There may be a dewatering element during foundation laying.
- It was noted that there is very little peat across the site, with depths of less than half a metre.

### Biodiversity

- The prospective applicant confirmed that Aquatic surveys were conducted across 6 locations: 3 upstream and 3 downstream.
- ACP representatives queried whether Biodiversity enhancements would form part of any future application. The prospective applicant advised that enhancements are being developed and that woodland replanting, hedgerow replacement and enhancement will be undertaken.
- The prospective applicant advised that there has been no response or engagement from the NPWS to date.

### Ornithology

- ACP representatives advised that disturbance, displacement and collision risk should be assessed.
- ACP representatives reminded the prospective applicant to utilise the most up-to-date guidance for the collision risk model (CRM) (NatureScot 2024).
- ACP representatives reminded the prospective applicant to submit the associated spreadsheet used for the CRM in addition to the survey data summary with the application documentation
- ACP representatives reminded the prospective applicant to consider the cumulative impacts of other windfarms on birds in view of the outputs of the CRM and advised that NaturScot guidance (March 2025) is most appropriate.
- ACP representatives reminded the prospective applicant to identify Whooper swan roosts in the wider area and to focus on target species in view of conservation status (e.g. red-listed species).
- ACP representatives requested that the significance of population level effects be considered at the appropriate scale as part of the impact assessment.

### AOB

- ACP representatives requested that a copy of the drawings from the presentation be submitted.

- The prospective applicant noted that the site itself is a dairy farm used for grazing, and farming the land would continue if permission were granted.
- The prospective applicant advised that no invasive species were identified within the proposed site; however, Cherry laurel has been identified along the turbine delivery route.
- ACP representatives advised that an update on water and biodiversity/ornithology be provided at the next meeting
- The prospective applicant advised that a Design flexibility request will be submitted imminently.
- ACP representatives concluded the discussion by advising that an updated agenda will be issued in advance of the next meeting.

### **Conclusion:**

The Commission's representatives advised that the 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 16:10.

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

**Una Crosse**

**Assistant Director of Planning**