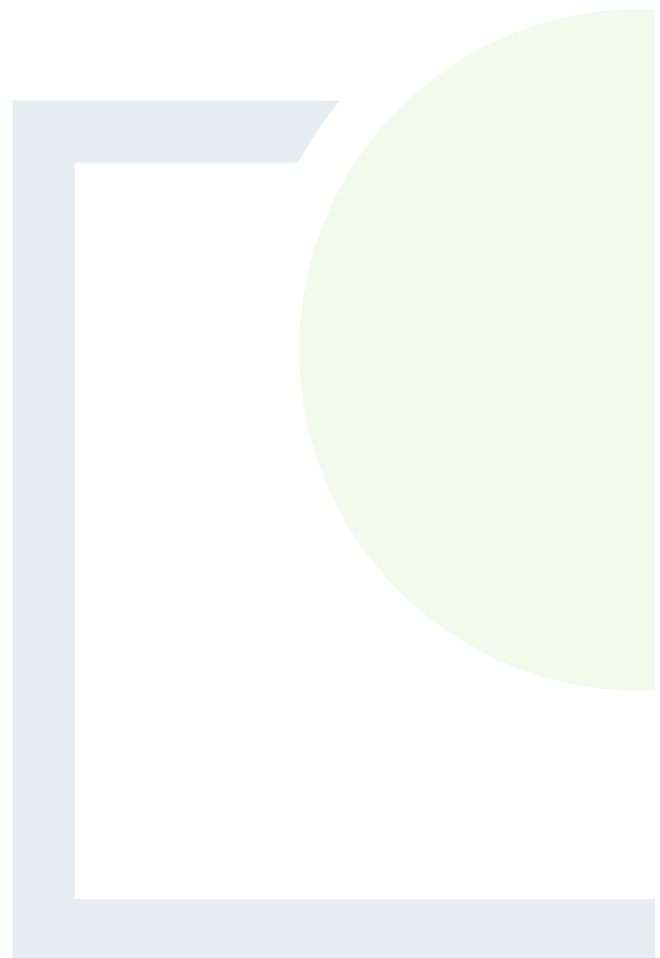




DESIGNING AND DELIVERING
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ADDENDUM G

Pre-application Minutes



Our Case Number: ABP-317616-23

Your Reference: Cloonkett Green Energy



An
Coimisiún
Pleanála

Fehily Timoney & Company
Rita Mansfield
Core House
Pouladuff Road
Cork
Co. Cork
T12 D773

FEHILY TIMONEY & Co.

Distribution

12 AUG 2025

Job No:

Correspondence No:

Comment:

Date: 11 August 2025

Re: Proposed wind farm development
located in the townlands of Glenconau More, Craghera and Cloonkett, Co. Clare.

Dear Sir / Madam,

I have been asked by An Coimisiún Pleanála to refer further to the above-mentioned pre-application consultation request.

Please find enclosed a copy of the written record of the meeting of the 17th July 2025.

If you have any queries in relation to the matter please contact the undersigned officer of the Commission.

Please quote the above-mentioned An Coimisiún Pleanála reference number in any correspondence or telephone contact with the Commission.

Yours faithfully,

Lauren Murphy
Executive Officer
Direct Line: 01-8737275

PC07

Tel
Glao Áitiúil
Facs
Láithreán Gréasáin
Ríomhphost

Tel
LoCall
Fax
Website
Email

(01) 858 8100
1800 275 175
(01) 872 2684
www.pleanala.ie
communications@pleanala.ie

64 Sráid Maoilbhríde
Baile Átha Cliath 1
D01 V902

64 Marlborough Street
Dublin 1
D01 V902

FERRELL TIMONEY & CO.

Distribution

1 AUG 2004

Joe Kelly

Communications

Department

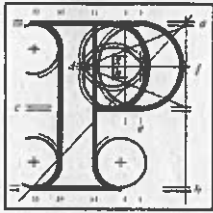
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Baile Átha Cliath 1
D01 V902

64 Marlborough Street
Dublin 1
D01 V902



An
Coimisiún
Pleanála

Record of 3rd Meeting
ABP-317616-23

Case Reference / Description	ABP-317616-23		
Case Type	Pre-application consultation		
1st / 2nd / 3rd / 4th Meeting	3 rd Meeting		
Date	17 th July 2025	Start Time	2:30pm
Location	MS Teams	End Time	3:40pm

Representing An Coimisiún Pleanála
Una Crosse, Assistant Director of Planning (Chair)
Liam Bowe, Senior Planning Inspector
Fiona Patterson, Ecologist & Environmentalist
Lauren Murphy, Executive Officer

Representing the Prospective Applicant
Jim Hughes, Fehily Timoney Company
Evan Rossiter, Fehily Timoney Company
Trevor Byrne, Fehily Timoney Company
David McDonnell, Greensource

Noreen Layden, Greensource
Emmeline Cosnett, APEM

Introduction

The Meeting commenced at 2:30pm.

The Commission referred to the letter received from the prospective applicant on the 24th of June 2025, requesting a third pre-application meeting under section 182E of the Planning and Development Act 2000, as amended, and advised the prospective applicant that the instant meeting essentially constituted an information-gathering exercise for the Commission; it also invited the prospective applicant to outline the nature of the proposed development and to highlight any matters that it wished to receive advice on from the Commission. The Commission's representatives mentioned the following general procedures in relation to the pre-application consultation process:

- The Commission will keep a record of this meeting and any other meetings, if held. Such records will form part of the file which will be made available publicly at the conclusion of the process. The record of the meeting will not be amended by the Commission once finalised, but the prospective applicant may submit comments on the record which will form part of the case file.
- The Commission will serve notice at the conclusion of the process as to the strategic infrastructure status of the proposed development. It may form a preliminary view at an early stage in the process on the matter.
- A further meeting or meetings may be held in respect of the proposed development.
- 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.

- The holding of consultations does not prejudice the Commission in any way and cannot be relied upon in the formal planning process or in any legal proceedings.

Presentation made by the prospective applicant:

The prospective applicant began the presentation by providing a brief introduction of the applicant, agent and supporting consultants working on the project.

The prospective applicant provided a detailed outline of development updates since the beginning of the consultation, with a revised layout of 14 number wind turbines with an estimate of 63MW maximum export capacity.

Following on the prospective applicant presented a finalised red line boundary for the proposed development complaining it to the previously presented red line boundary.

The prospective applicant presented a drawing and discussed in detail the proposed turbine delivery route (TDR), discussing the proposed route and temporary works needed to facilitate the TDR.

The prospective applicant discussed consultations to date in relation to the proposed development and discussed feedback received from prescribed bodies such as Inland Fisheries Ireland, National Parks and Wildlife Services, Egrid, Clare County Council Roads Department and Clare County Council.

The prospective applicant provided clarification in relation to the meeting record issued following the previously held meeting consultation held in March 2025.

The prospective applicant concluded the presentation by raising queries in relation to the submission of the planning application, these queries were addressed during the meetings discussion.

Discussion:

- The Commission's representatives began the discussion by clarifying the points raised by the prospective applicant. They clarified that the Commission would accept a formal closure request of the pre application consultation once the meeting record for this meeting has been issued.
- The Commission's representatives also advised that it is required that 2 hard copies and 8 soft copies of the planning application are submitted to the Commission when making a Strategic Infrastructure Application. The Commission's representatives also clarified that they recommend the public submission period to begin a minimum of 5 working days after the planning application is submitted.
- The Commission's representatives clarified that the presented drawing scales within the meeting presentation are acceptable.
- The Commission's representatives advised the prospective applicant to ensure that the 6 number masts are presented and addressed within the Landscape and Visual Impact Assessment along with the wind turbines.
- Following a query raised by the prospective applicant in relation to protected species, the Commission's representatives advised that all documentation submitted as part of the planning application must be made publicly available.
- The Commission's representatives sought clarity from the prospective applicant in relation to derogation of species, the prospective applicant clarified that there is no derogation of species on the proposed development site.
- Following clarity sought from the Commission's representatives the prospective applicant advised that they have assessed horseshoe bat foraging routes and foraging habitats and the impact for potential loss of foraging habitats. The prospective applicant also advised that the works done to protect the onsite Horseshoe bat roost have already been carried out and will be included in the appendix of the Environmental Impact Assessment Report (EIAR) of the planning application documentation.
- The Commission's representatives advised the prospective applicant to ensure any surveys of temporary works are covered in the EIAR and ensure they are using best practice guidelines and ensure their survey data is up to date.

- Following on the Commission's representatives advised the prospective applicant to ensure there are no connections of the Horseshoe bats on site to Special Area of Conservations.
- The Commission's representatives note that the prospective applicant has received feedback from the National Parks and Wildlife Services and advised that all issues are ironed out prior to submission of the planning application.
- The Commission's representatives advised the prospective applicant to ensure they are addressing site specific objectives such as Special Protection Areas and Special Areas of Conservation located in proximity of the proposed development site.
- Following on the Commission's representatives advised the prospective applicant to ensure other developments which are currently in commission or currently in the planning process with the Commission and the Planning Authorities are addressed in the cumulative impacts.
- The Commission's representatives advised the prospective applicant to ensure that roads and townlands are clearly identified, and the red line boundary is consistent across all drawings submitted as part of the planning application.
- Following on from a query raised by the prospective applicant, the Commissions representatives advised that they can't advise on the process of the Renewable Energy Directive III as it has not yet been enacted.

Conclusion:

The Commission's representatives advised that the record of the instant meeting will be issued to the prospective applicant following the closure of the meeting and that on receipt of the record the prospective applicant can submit any comments it may have in writing. The Commission's representatives also stated that the timeline around the determination of the request was with the Commission, that there was no requirement for the prospective applicant to formally request closure of the consultation process and that it would give the Commission clarity if the prospective applicant could inform the Commission if it had any comments on the draft record. The Meeting concluded at 3:40pm.

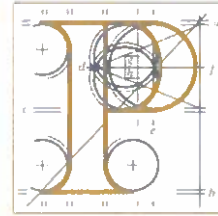


Una Crosse

Assistant Director of Planning

Our Case Number: ABP-317616-23

Your Reference: Cloonkett Green Energy



An
Bord
Pleanála

Fehily Timoney & Company
Rita Mansfield
Core House
Pouladuff Road
Cork
Co. Cork
T12 D773

FEHILY TIMONEY & Co.

Distribution **TB.**

18 MAR 2025

Job No: **P22-125**

Correspondence No:

Comment:

Date: 14 March 2025

Re: Proposed wind farm development
located in the townlands of Glenconaun More, Craghera and Cloonkett, Co. Clare.

Dear Sir / Madam,

I have been asked by An Bord Pleanála to refer further to the above-mentioned pre-application consultation request.

Please find enclosed a copy of the written record of the meeting of the 4th March 2025.

If you have any queries in relation to the matter please contact the undersigned officer of the Board.

Please quote the above-mentioned An Bord Pleanála reference number in any correspondence or telephone contact with the Board.

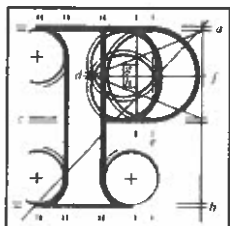
Yours faithfully,

PP DC
Lauren Murphy
Executive Officer
Direct Line: 01-8737275

PC07

Tel	Tel	(01) 858 8100
Glao Áitiúil	LoCall	1800 275 175
Facs	Fax	(01) 872 2684
Láithreán Gréasáin	Website	www.pleanala.ie
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64 Sráid Maoilbhríde	64 Marlborough Street
Baile Átha Cliath 1	Dublin 1
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An
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Record of 2nd Meeting ABP-317616-23

Case Reference / Description	ABP-317616-23		
Case Type	Pre-application consultation		
1st / 2nd / 3rd / 4th Meeting	2 nd Meeting		
Date	4 th March 2025	Start Time	2:30pm
Location	MS Teams	End Time	3:40pm

Representing An Bord Pleanála

Una Crosse, Assistant Director of Planning (Chair)

Liam Bowe, Senior Planning Inspector

Fiona Patterson, Ecologist & Environmental Specialist

Lauren Murphy, Executive Officer

Representing the Prospective Applicant

Jim Hughes, Fehily Timoney Company

Trevor Byrne, Fehily Timoney Company

Aaron Clarke, Fehily Timoney Company

David McDonnell, Greensource

Noreen Layden, Greensource

Nadine Walsh, Greensource
Michael Dobson, APEM
Emmeline Cosnett, APEM
Richard Barker, MacroWorks
Peter Connell, MacroWorks

Introduction

The Board referred to the letter received from the prospective applicant on the 7th of February 2025, requesting a second meeting for pre-application consultations under section 37B of the Planning and Development Act 2000, as amended, and advised the prospective applicant that the instant meeting essentially constituted an information-gathering exercise for the Board; it also invited the prospective applicant to outline the nature of the proposed development and to highlight any matters that it wished to receive advice on from the Board. The Board's representatives mentioned the following general procedures in relation to the pre-application consultation process:

- The Board will keep a record of this meeting and any other meetings, if held. Such records will form part of the file which will be made available publicly at the conclusion of the process. The record of the meeting will not be amended by the Board once finalised, but the prospective applicant may submit comments on the record which will form part of the case file.
- The Board will serve notice at the conclusion of the process as to the strategic infrastructure status of the proposed development. It may form a preliminary view at an early stage in the process on the matter.
- A further meeting or meetings may be held in respect of the proposed development.
- Further information may be requested by the Board and public consultations may also be directed by the Board.
- The Board may hold consultations in respect of the proposed development with other bodies.
- The holding of consultations does not prejudice the Board in any way and cannot be relied upon in the formal planning process or in any legal proceedings.

Presentation made by the prospective applicant:

The prospective applicant's presentation, which is on file, outlined that the proposed development site is located within an area designated as 'Acceptable in Principle' for wind energy developments in the Clare County Development Plan 2023-2029.

The prospective applicant provided an update on the proposed development by providing a site location drawing and comparing the proposed development discussed at the first meeting in 2023 and the revised proposed development as of 2025. The updated proposed development is intended to have a total Maximum Export Capacity of 63MW.

The prospective applicant presented drawings of the proposed site layout plan including the locations of the turbines, ancillary development and the proposed on-site 220kV loop in loop out substation.

The landscape and visual assessment studies to date were discussed presenting a drawing of the 20km radius from the perimeter of the turbine array, following on with photomontage samples from Viewpoints 6-8.

The prospective applicant discussed the ecological surveys carried out to date and the important ecological features that have been assessed in detail in relation to the proposed development. The prospective applicant described the proposed biodiversity enhancement and management plan (BEMP) as noted in the prospective applicant presentation. They also discussed in detail their surface water quality monitoring programme 2024-2025.

The prospective applicant concluded their presentation by discussing their community engagements to date and the proposed project next steps.

Discussion:

- The Boards representatives began the discussion by asking the prospective applicant to further discuss the refinement of the red line boundary which was discussed during the presentation. The prospective applicant advised that the red line boundary shown in the presentation is the Environmental Impact Assessment study area and some elements may be refined. The Boards representatives advised that the application boundary is submitted to the Board prior to seeking closure of the pre-application process.

- The Boards representatives asked the prospective applicant to clarify the number of masts which will be included as part of the development of the proposed 220kV line which was clarified as 5-6 masts with 4 double circuit pylons located on the site.
- The prospective applicant clarified that since the 1st pre application meeting they have since been in discussions with EirGrid. The prospective applicant advised that they no longer propose to connect to Moneypoint substation, and that a new on-site substation is now proposed.
- Following a query from the Boards representatives the prospective applicant clarified that the Landscape and Visual Assessment Viewpoints will be submitted, in the correct scale in accordance with the guidelines set out for visualisation of wind farms.
- The Boards representatives referenced the NIS being prepared, noting the hydrological connection from the proposed development site to the Cloon River and the Lower River Shannon Special Area of Conservation (Site Code: 002165) and advised the prospective applicant to ensure that their surveys follow best practice guidelines and that sufficient data relevant to the SAC qualifying interests is collected to ensure a thorough assessment can be carried out. In particular, a robust Water Quality Management Plan would be required given the presence of freshwater pearl mussel in the Cloon river downstream of the proposed development site.
- Following on from a query raised by the Boards representatives the prospective applicant advised that the proposed NIS and the BEMP will include mitigation measures to ensure negative impacts from the proposed development are minimised/avoided.
- In response to a query on other species or habitats within or surrounding the proposed development site, not yet addressed including salmon and otters, the prospective applicant clarified that whilst electro fishing has not been undertaken, fish habitat studies indicate a good population of brown trout rather than salmon. In relation to otters, no evidence has emerged of same within the site, but they may use tributaries within the area.
- The Lesser Horseshoe Bat (LHSB) roost within the site was discussed with the prospective applicant clarifying that this roost is a maternity roost and not a

winter hibernation route and the nearest LHSB SAC Special Area of Conservation (SAC) is also a maternity roost which leads the prospective applicant to believe that there is minimal connection between both. The prospective applicant also advised that they are in consultation with the National Parks and Wildlife Services (NPWS) in relation to the proposed LHSB Conservation Plan.

- The prospective applicant clarified that there have been a number of bat species identified, which will be addressed in the biodiversity chapter of the EIAR submitted with the planning application.

The prospective applicant advised that there is fragmented raised bog located on the proposed development site. The prospective applicant advised that they have carried out peat probing surveys on site with the deepest peat depth noted as 6.8 metres. A Peatland Management and Enhancement Plan is being prepared to identify areas on the proposed development site which are suitable for peat deposition and enhancement.

- Following on from a query raised by the Boards representatives, the prospective applicant stated that they do not have the exact dimensions of the proposed onsite 220kV substation but noted that the tallest proposed building compound is approximately 18 metres tall and that they would have transformers located on site.
- The prospective applicant clarified that there will be no blasting carried out during the construction phase of the proposed development however there will be piling required at the location of one turbine.
- The prospective applicant advised that the proposed development site is located approximately 16km from Shannon Airport and is located on the periphery of their zone of interest, but they have still engaged with both AirNav or Shannon Airport.
- The Boards representatives advised the prospective applicant to consider the proposed development within the context of the wider policies and objectives in the County Development Plan.
- The prospective applicant confirmed that a Battery Energy Storage System is not proposed as part of the proposed development.

- The Boards representatives noted that the Board have previously accepted applications incorporating both the wind energy and grid connection proposals under s.37, however the final decision on the most appropriate way to present the application was for the prospective applicant informed by their own advisers. It was clarified that to submit an application for the grid connection under Section 182B would require separate consultations are undertaken under Section 182E.
- The Boards representatives also referenced the impending transposition of the Renewable Energy Directive (RED III), which limits the Boards ability to seek further information necessitating that the application is robust.

Conclusion:

The Board's representatives advised that the record of the instant meeting will be issued to the prospective applicant following the closure of the meeting and that on receipt of the record the prospective applicant can submit any comments it may have in writing which would be attached to the file. The Board would await the applicants request to either seek another meeting or request closure of the process and following the closure request that a determination would be made by the Board following receipt of the Inspectors report.

The Meeting concluded at 3:40pm.

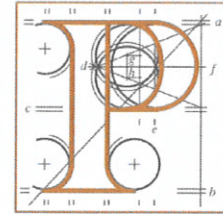


Una Crosse

Assistant Director of Planning

Our Case Number: ABP-317616-23

Your Reference: Cloonkett Green Energy



An
Bord
Pleanála

Fehily Timoney & Company
Core House
Pouladuff Road
Cork
Co. Cork
T12 D773

Date: 18 October 2023

Re: Proposed wind farm development
located in the townlands of Glenconaun More, Craghera and Cloonkett, Co. Clare.

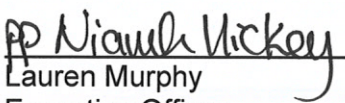
Dear Sir / Madam,

I have been asked by An Bord Pleanála to refer further to the above-mentioned pre-application consultation request.

Please find enclosed a copy of the written record of the meeting of the 5th October 2023.

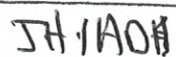
If you have any queries in the meantime, please contact the undersigned officer of the Board or email sids@pleanala.ie quoting the above mentioned An Bord Pleanála reference number in any correspondence with the Board.

Yours faithfully,


Lauren Murphy
Executive Officer
Direct Line: 01-8737275

PC07

FEHILY TIMONEY & Co.

Distribution 

19 OCT 2023

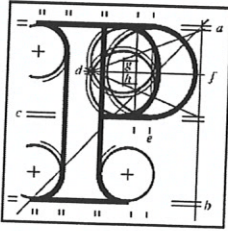
Job No:

Correspondence No:

Comment:

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Record of 1st Meeting ABP-317616-23

Case Reference / Description	ABP-317616-23 - Proposed wind farm development located in the townlands of Glenconaun More, Craghera and Cloonkett, Co. Clare.		
Case Type	Pre-application consultation		
1st / 2nd / 3rd / 4th Meeting	1 st		
Date	05/10/2023	Start Time	11:00 a.m.
Location	Virtually	End Time	12:30 p.m.

Representing An Bord Pleanála
Staff Members
Paul Caprani, Assistant Director of Planning (Chair)
Liam Bowe, Senior Planning Inspector
Niamh Hickey, Executive Officer

Representing the Prospective Applicant
Nadine Walsh, Greensource
Noreen Layden, Greensource
David McDonnell, Greensource
Imelda Barry, Greensource
Alison Delahunty, Fehily Timoney
Jim Hughes, Fehily Timoney
Michael Dobson, Woodrow APEM

Introduction

The Board referred to the letter received from the prospective applicant on the 20th July 2023, requesting pre-application consultations under section 37B of the Planning and Development Act 2000, as amended, and advised the prospective applicant that the instant meeting essentially constituted an information-gathering exercise for the Board; it also invited the prospective applicant to outline the nature of the proposed development and to highlight any matters that it wished to receive advice on from the Board. The Board's representatives mentioned the following general procedures in relation to the pre-application consultation process:

- The Board will keep a record of this meeting and any other meetings, if held. Such records will form part of the file which will be made available publicly at the conclusion of the process. The record of the meeting will not be amended by the Board once finalised, but the prospective applicant may submit comments on the record which will form part of the case file.
- The Board will serve notice at the conclusion of the process as to the strategic infrastructure status of the proposed development. It may form a preliminary view at an early stage in the process on the matter.
- A further meeting or meetings may be held in respect of the proposed development.
- Further information may be requested by the Board and public consultations may also be directed by the Board.
- The Board may hold consultations in respect of the proposed development with other bodies.
- The holding of consultations does not prejudice the Board in any way and cannot be relied upon in the formal planning process or in any legal proceedings.

Presentation made by the prospective applicant:

The prospective applicant gave a brief overview and background of the applicant's company, it is an Irish renewable energy company based in Adare, Co. Limerick and it mainly focuses on onshore wind development. The proposed development's goal is to provide clean wind energy to up to 50,000 households.

The prospective applicant introduced the agent Fehily Timoney and the other companies that will be working on the proposed development such as Collett, TNEI, John Cronin and Associates, Woodrow APEM Group and Macroworks APEM Group.

The prospective applicant spoke about the targets of the National Climate Action Plan 2023 and noted that in 2020 only 42% of all electricity generated was from renewable sources. The proposed development has the potential to provide up to 67.5MW of renewable electricity or power for up to 45,000 homes which would contribute to more than 1% of the 6GW national onshore target for 2025. Regarding the Clare County Development Plan, the prospective applicant demonstrated on the map presented that the proposed development was in an 'Acceptable in Principle Area'.

The prospective applicant provided a summary of the proposed development which will consist of up to 17 turbines, with a tip height of 150m and power rating of 4.5MW. The exact maximum export capacity will depend on the design and type of turbines selected. There will be a 110kV substation as part of the proposed development and the grid connection is proposed to be underground to the 400kV Moneypoint substation. The prospective applicant also noted there will be new internal roads and ancillary civil and electrical infrastructure.

The prospective applicant showed a map of the proposed location. It is approximately 21km southwest of Ennis and 20km northeast of Kilrush. It is located in the townlands of Glenconauun More, Craghera, Cloonkett and the Electoral Divisions of Killadysert and Kilfiddane. The prospective applicant also presented a

map of the preliminary site layout. The prospective applicant stated that in the initial design process 16 turbines were chosen, this was then further refined to 17 turbines. Based on the outcome of geological, hydrological, and ecological surveys, and archaeological and noise monitoring assessments, the turbines were reduced to 15 turbines. Surveys are still ongoing in regard to the design process.

The prospective applicant stated that it has 5 indicative grid route options, all of which are underground. A constraint's assessment was carried out which identified 2 preferred grid route options. Regarding the turbine delivery route, 2 preferred options are also being considered. Environmental and archaeology surveys are both ongoing for the 2 grid route options and the two turbine delivery route options.

The prospective applicant discussed the progress of the application to date.

The prospective applicant stated that there are 58 receptors in a 1km radius of the proposed development and 169 receptors within a 2km radius of the proposed development. The prospective applicant stated that it is committed to achieving a 4x tip height buffer to all dwellings, except for landowners involved in the project.

The prospective applicant discussed the landscape and visual impact of the proposed site. The prospective applicant stated that the visual impact was assessed within a 20km radius of the turbine array. The site is set within farmland, conifer forestry, bog and residences. The nearest scenic route is the R473 between Killadysert and Labasheeda, approximately 4km south of Turbine T13. Viewpoints are currently being assessed.

The prospective applicant stated that the noise model is being carried out in accordance with the Wind Energy Development Guidelines 2006. If revised guidelines are issued prior to the submission of the application, a second model will be produced. Baseline noise monitoring at noise assessment locations was carried out between April and May 2023. Noise modelling is currently underway.

The prospective applicant noted that the proposed site does not attract any nature conservation designations, but the Lower River Shannon Special Area of Conservation (SAC) and the River Shannon and River Fergus Estuaries Special Protection Area (SPA) have downstream hydrological connections with the proposed site. Regarding significant effects on these, there are ongoing bird studies for the River Shannon and River Fergus SPA which will investigate how regularly the birds utilise the area. For the Lower River Shannon SAC, studies will be carried out on how downstream water quality and how highly sensitive aquatic species such as freshwater pearl mussel may be affected by the proposed development.

The prospective applicant gave a summary of the survey progress to date, including bird and bat surveys, protected mammals, avifauna, marsh fritillary, habitat surveys and aquatic surveys.

The prospective applicant also gave an overview of the hydrology, geology and hydrogeology of the proposed site.

A project website was set up in August. Letters and leaflets were issued to all residents within 2km of the proposed site. Door to door consultations were then carried out with residents 1km from the proposed development. The overall feedback has been positive. There is a phone line and email address that is monitored daily. A community event is proposed to be held once the surveys have been completed.

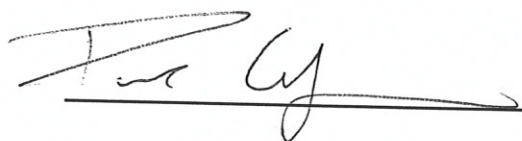
The prospective applicant provided an overview of the next steps in the application and gave their view that the proposed development constitutes strategic infrastructure development.

Discussion:

- The Board's representatives gave their preliminary view that the proposed development may be considered strategic infrastructure development but noted that the final decision would be a matter for the Board. The Board's representatives also requested the prospective applicant to provide clarity to the Board once they have finalised the number of turbines for the proposed development. The Board's representatives noted that if the proposed development would fall below the 50MW threshold for strategic infrastructure development following the completion of the peat surveys, it would fail to qualify as strategic infrastructure. The prospective applicant stated that it will keep the Board up to date in this regard and may require a second meeting.
- The Board's representatives queried if the prospective applicant has followed the advice regarding surveys from the National Parks and Wildlife Services (NPWS). The prospective applicant has adopted the best practice guidelines regarding surveys. The prospective applicant has had discussions with the NPWS also.
- The Board's representatives highlighted the importance of engaging with the NPWS and Clare County Council.
- The Board's representatives advised the prospective applicant that there is a designated scenic route on the Limerick side of the Shannon Estuary from Foynes to Glin that was not noted by the prospective applicant and that this should be included in any visual impact assessment.
- The Board's representatives advised the prospective applicant to have regard to the 2019 Draft Windfarm Guidelines in relation to noise. The prospective applicant stated that it focuses on best practice guidelines in relation to Noise.
- The Board's representatives advised that the cumulative impacts regarding surrounding windfarms are to be fully addressed.

Conclusion:

The Board's representatives advised that the onus is on the prospective applicant to either request a further meeting or formal closure of the instant pre-application consultation process. The Board'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.

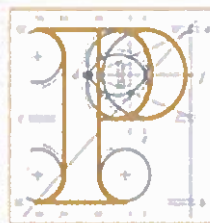
A handwritten signature in black ink, appearing to read 'Paul Caprani', is written over a horizontal line.

Paul Caprani

Assistant Director of Planning

Our Case Number: ABP-317616-23

Your Reference: Cloonkett Green Energy



An
Coimisiún
Pleanála

Fehily Timoney & Company
Rita Mansfield
Core House
Pouladuff Road
Cork
Co. Cork
T12 D773

FEHILY TIMONEY & Co.

Distribution TB /HH

18 SEP 2025

Job No: P22-125

Correspondence No:

Comment:

Date: 17 September 2025

Re: Proposed wind farm development
located in the townlands of Glenconaun More, Craghera and Cloonkett, Co. Clare.

Dear Sir / Madam,

Please be advised that following consultations under section 37B of the Planning and Development Act, 2000 as amended, the Commission hereby serves notice under section 37B(4)(a) that it is of the opinion that the proposed development falls within the scope of paragraphs 37A(2)(a), (b) and (c) of the Act. Accordingly, the Commission has decided that the proposed development would be strategic infrastructure within the meaning of section 37A of the Planning and Development Act 2000, as amended. Any application for permission for the proposed development must therefore be made directly to An Coimisiún Pleanála under section 37E of the Act.

Please also be informed that the Commission considers that the pre-application consultation process in respect of this proposed development is now closed.

Attached is a list of prescribed bodies to be notified of the application for the proposed development.

1. Minister for Housing, Local Government and Heritage (DAU)
2. Minister for Department of Tourism, Culture, Arts, Gaeltacht, Sport and Media
3. Minister for Agriculture, Food and the Marine
4. Minister for the Climate, Energy and the Environment
5. Minister for Transport
6. Clare County Council
7. Environmental Protection Agency
8. Transport Infrastructure Ireland
9. The Southern Regional Assembly
10. Irish Aviation Authority
11. An Taisce
12. Fáilte Ireland
13. The Heritage Council
14. An Chomhairle Ealaíon

Tell
Glao Áitiúil
Facs
Láithreán Gréasáin
Ríomhphost

Tel (01) 858 8100
LoCall 1800 275 175
Fax (01) 872 2684
Website www.pleanala.ie
Email communications@pleanala.ie

64 Sráid Maoilbhríde
Baile Átha Cliath 1
D01 V902

64 Marlborough Street
Dublin 1
D01 V902

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18 SEP 2002

Job No.

Comments

Comments

15. Fáilte Ireland
16. Uisce Éireann
17. Commission for Regulation of Utilities, Water and Energy
18. Inland Fisheries Ireland
19. Office of Public Works
20. GSI
21. HSE
22. Limerick County Council
23. Kerry County Council
24. Southern Regional Assembly

Further notifications should also be made where deemed appropriate.

In accordance with section 146(5) of the Planning and Development Act, 2000 as amended, the Commission will make available for inspection and purchase at its offices the documents relating to the decision within 3 working days following its decision. This information is normally made available on the list of decided cases on the website on the Wednesday following the week in which the decision is made.

The following information relates to challenges to the validity of a decision of An Coimisiún Pleanála under the provisions of the Planning and Development Act 2000, as amended.

Judicial review of An Coimisiún Pleanála decisions under the provisions of the Planning and Development Acts (as amended).

A person wishing to challenge the validity of a Commission decision may do so by way of judicial review only. Sections 50, 50A and 50B of the Planning and Development Act 2000 (as substituted by section 13 of the Planning and Development (Strategic Infrastructure) Act 2006, as amended/substituted by sections 32 and 33 of the Planning and Development (Amendment) Act 2010 and as amended by sections 20 and 21 of the Environment (Miscellaneous Provisions) Act 2011) contain provisions in relation to challenges to the validity of a decision of the Commission.

The validity of a decision taken by the Commission may only be questioned by making an application for judicial review under Order 84 of The Rules of the Superior Courts (S.I. No. 15 of 1986). Sub-section 50(7) of the Planning and Development Act 2000 requires that subject to any extension to the time period which may be allowed by the High Court in accordance with subsection 50(8), any application for judicial review must be made within 8 weeks of the decision of the Commission. It should be noted that any challenge taken under section 50 may question only the validity of the decision and the Courts do not adjudicate on the merits of the development from the perspectives of the proper planning and sustainable development of the area and/or effects on the environment. Section 50A states that leave for judicial review shall not be granted unless the Court is satisfied that there are substantial grounds for contending that the decision is invalid or ought to be quashed and that the applicant has a sufficient interest in the matter which is the subject of the application or in cases involving environmental impact assessment is a body complying with specified criteria.

Section 50B contains provisions in relation to the cost of judicial review proceedings in the High Court relating to specified types of development (including proceedings relating to decisions or actions pursuant to a law of the state that gives effect to the public participation and access to justice provisions of Council Directive 85/337/EEC i.e. the EIA Directive and to the provisions of Directive 2001/12/EC i.e. Directive on

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the assessment of the effects on the environment of certain plans and programmes). The general provision contained in section 50B is that in such cases each party shall bear its own costs. The Court however may award costs against any party in specified circumstances. There is also provision for the Court to award the costs of proceedings or a portion of such costs to an applicant against a respondent or notice party where relief is obtained to the extent that the action or omission of the respondent or notice party contributed to the relief being obtained.

General information on judicial review procedures is contained on the following website,
www.citizensinformation.ie.

Disclaimer: The above is intended for information purposes. It does not purport to be a legally binding interpretation of the relevant provisions and it would be advisable for persons contemplating legal action to seek legal advice.

If you have any queries in the meantime, please contact the undersigned officer of the Commission or email sids@pleanala.ie quoting the above mentioned An Coimisiún Pleanála reference number in any correspondence with the Commission.

Yours faithfully,



Lauren Murphy
Executive Officer
Direct Line: 01-8737275

PC09

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Glaio Áitiúil
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PPI – 25-17 – Cloonkett Green Energy Ltd.

MS Teams Meeting at 12pm on the 25th June 2025

Proposal for 14 no wind turbines, access tracks, substations, borrow pits and cabling.

In attendance:

Clare County Council

- Garreth Ruane – Senior Executive Planner
- Sheila Downes – Environmental Assessment Officer
- Brian Murphy – Road Design Office
- Alan Kennelly – West Clare Municipal District Engineer

Applicants:

- Evan Rossiter
- David McDonnell
- Jim Hughes
- Nadine Walsh
- Noreen Leyden
- Richard Barker
- Trevor Byrne

Issues discussed:

Applicants gave an overview of the project:

- 14 no. turbines, 150m in height, 4.5MW per turbine, output of 63MW.
- Vestas V136 turbines proposed
- No connection to Moneypoint – on site loop-in/loop-out
- 5 Borrow pits on site
- 27 Viewpoints – local points considered – designated as ‘Acceptable in Principle’ in the Dev Plan

Biodiversity (CIEEM) 2018

Lesserhorse shoe bats on site

Habitats mapped on site

FWPM – population in the Cloon River – some at the confluence of the Cloonkett Stream and Cloon River

Peatland – 73.5ha

1 WFD river crossing on site

SD:

- Proposal located along the catchment of the Clondrinagh River which flows into the Cloon River which is designated as part of the Lower River Shannon SAC for the presence of the Freshwater Pearl Mussel.
- This is one the 27 SACs for the species in Ireland and is currently at unfavourable conservation status. The Draft Cloon Sub-Basin Management Plan identified this upper reaches of the catchment as predominately peat substrate which pose a significant risk in terms of future development and in particular wind farm developments which require the excavation of considerable depths of soil.
- The Freshwater Pearl Mussel Regulations 2009¹ require that there are no artificially elevated levels of siltation present at the pearl mussel habitat. Given the location of the proposal which is located upstream of the known pearl mussel records and habitats, careful consideration as to the appropriateness of the application in this location in the context of the pearl mussel regulations, the sub-basin management plan and the recently published "Guidance on assessment and construction management in *Margaritifera* catchments in Ireland"² should be undertaken.
- Freshwater pearl mussel are extremely sensitive to changes within the catchment and therefore maintaining the equilibrium of the habitat (especially in the upper reaches of the catchment) with stable substrate, high velocity, and low levels of fine sediment and nutrients is essential and relies on sustaining a natural hydrological regime through the catchment. Demonstrating this ability will be key to any future application.

AK:

Route identification – bridges/culverts to be surveyed beforehand

- L-6180 is narrow in parts
- Concrete trucks will still be required
- Not going underground with cables is positive
- If underground new Circular/Guidance on grid connections
- Any roads to be reinstated as currently exist.

GR

- Site is designated as 'acceptable in principle' in the Development Plan.
- Noted that the Wind Energy Strategy has been in place for sometime however not be changed until the Wind farm Guidelines have been published.
- Noted also however the Climate targets at national and EU level.
- Application will be made directly to ACP as an SID application – meeting with ACP to occur shortly.

¹ [S.I. No. 296/2009 - The European Communities Environmental Objectives \(Freshwater Pearl Mussel\) Regulations 2009](#)

² [Margaritifera-Guidance_Ireland_Final-1.pdf](#)

- Some concerns re proliferation of windfarms in West Clare and adhoc development of turbines in the wider area.
- Visual impact – some concern re views from the estuary. Noted that windfarms presently located to the north of the N68 – proposal would be to the south of the N68 -
- Concerns also in terms of proliferation of windfarms and relevant Development Plan policies in respect of protecting amenities.
- Noted that 25 landholders involved.
- Cumulative impact of the development needs to be considered in particular in terms of the visual impact and existing/permitted windfarms.
- Importance of public consultation
- Application, if SID, will be made directly to ACP and the Council will provide a report to the Commission as part of any such process.



Garreth Ruane
Sen Executive Planner
25th June 2025