



An
Coimisiún
Pleanála

Record of Meeting ACP-323955-25

Case Reference / Description	Proposed development of Kilmichael Wind Farm, associated 110kV off-site Substation, and associated works within the townlands of Mountebo, Kilmichael Hill, Lyrane, Craanhill, Craan Lower, Ballygullen, Ballyowen, Ballinacoola, and Glandoran Lower, Co. Wexford		
Case Type	Pre-application consultation		
1st / 2nd / 3rd / 4th Meeting	2 nd Meeting		
Date	25 June 2026	Start Time	11:00am
Location	MS Teams	End Time	12:20pm

Representing An Coimisiún Pleanála
Una Crosse (Assistant Director of Planning) Chair
Adrian Ormsby (Senior Planning Inspector)
Emmet Smyth (Senior Environmental Scientist)
Paula Kearney (Senior Ecologist)
Ellen Moss (Executive Officer)
Observing
Donncha Madden (Senior Ecologist)
Alba Walsh Subiran (Administrative Assistant)

Representing the Prospective Applicant
Jenny Howard – Regnum Renewables
Karen McDermott - Regnum Renewables
Kevin McKeown - Regnum Renewables
Daragh Browne - Regnum Renewables

Darina Brennan - Regnum Renewables
Cian Doughan – APEM
John Ball – APEM
Patrick Power – APEM
Jim Hughes – Fehily Timoney
Rita Mansfield - Fehily Timoney
Robyn Nicholl - Fehily Timoney
Emily Archer – Fehily Timoney
Ian Higgins - Fehily Timoney

Introduction

The Commission's referred to the correspondence received from the prospective applicant requesting this second meeting and to the first meeting held on 12th March 2026.

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:

Biodiversity and Ornithology

- The Commission's representatives advised that a robust methodological approach is required to assess impacts on birds, to include population-level references for assessment and the context of the magnitude of impact.

- The prospective applicant advised that no hen harrier was identified; kestrel, peregrine, and hawk were modelled, with an outcome of zero collisions per decade. Red Kite was also modelled with an outcome of 0.01 collisions per decade. The justification of the results and findings on population impacts, and their consideration in combination with other projects in the area, should be robustly addressed.
- The Commission's representatives requested that the prospective applicant incorporate available data from operational and proposed wind farms within the zone of influence to inform the collision risk modelling of cumulative effects.
- The Commission's representatives advised on robust consideration of hydrological and hydrogeological pathways to sensitive receptors, including European sites.
- The Commission's representatives requested the Applicant to provide a detailed rationale as to the selection of the key ecological and ornithological receptors brought forward to assessment.
- The Commission's representatives requested that proposals should be designed and constructed in accordance with the mitigation hierarchy, and mitigation proposed for key ecological and ornithological receptors needs to be proportionate to the nature, scale and significance of the potential impacts
- The Commission's representatives requested that calculations of habitat loss from the wind farm, turbine delivery route and substation be provided.
- With respect to woodcock and other key receptors, the prospective applicant is requested to provide a rationale for establishing habitat compensation ratios relative to habitat loss. The ratios must directly correlate with the ecological significance of the receptor and the scale of effects, including direct, indirect, and cumulative effects, and account for potential difficulties in recreating the habitat, temporal losses due to establishment, and scientific uncertainty, where higher ratios may be required.
- The Commission's representatives requested that the locations of the proposed mitigation and habitat enhancement measures be presented in appropriately scaled drawings and clearly annotated.
- The prospective applicant noted that the automated static surveys at height for bats cannot be carried out due to site constraints.

- The prospective applicant stated that no bat roosts have been found within the subject site, and Regulation 54 derogation licences for Annex IV species are not required. They also stated that curtailment will be considered as mitigation for bats.
- The Commission's representatives recommended that the TII Guidelines for the Treatment of Otters prior to the Construction of National Road Schemes (TII 2006 ref. CC-ENV-01104) be used to inform the EIAR/NIS and design of water crossings.
- The Commission's representatives recommended the TII Guidelines for the Treatment of Badgers prior to the Construction of National Road Schemes (TII 2005 ref. CC-ENV-01103) with respect to the protection of setts and to ensure that continued access to commuting corridors is maintained during construction and operation.
- The Commission's representatives advised that for river crossings, including proposed bridge(s) and horizontal directional drilling underwater courses, baseline aquatic ecology survey results are used to characterise existing conditions and inform the scope and design of mitigation and ecological monitoring during the construction phase.
- The prospective applicant confirmed they have had an initial meeting with the NPWS and are requesting a follow-up meeting.
- The Commission's representatives recommended that the meeting with the NPWS be held prior to the third pre-application meeting with An Coimisiún Pleanála.

Policy

- The Commission's representatives advised that the application documentation should provide a robust justification for the site location, having regard to the current policy pertaining to the site. It was stated by the prospective applicant that a meeting had been held with Wexford County Council on the matter, at which the planning authority outlined its position as set out in the current plan.

Landscape and Visual

- The prospective applicant advised that Wexford County Council requested that viewpoints from Arklow Bank Offshore Wind Farm be included in any future application documents
- The prospective applicant noted that two monuments have been identified at the proposed windfarm site, and one at the proposed substation site. The Commission recommended that consideration of the visual impact of the proposal on these sites should be addressed in the EIAR.

Archaeology and Cultural Heritage

- The prospective applicant confirmed that they have not yet met with the DAU (National Monument Services) however, they are engaged with an informal scoping process. They outlined the planning authority's advice that geo-physical testing be undertaken with the Commission's representatives advising that this matter should be discussed with the DAU through the informal scoping process.

Noise

- The Commission's representatives recommended that any predicted noise exceedances both day and night should be robustly addressed in the mitigation strategies outlined in the proposed curtailment strategy.
- The Commission's representatives requested that details of all sound-level surveys and their results be discussed at the next meeting.
- Commission's representatives queried if any low noise environments were encountered during the noise studies and advised that background noise monitoring locations were established and carried out in accordance with the IOA good practice guide.
- The Commission's representatives queried the approach proposed to tonality and noise character likely to arise from the proposed development
- The Commission's representatives queried the sound power levels that have been used and if it would indicate the context regarding any proposed mitigation.

- The Commission's representatives queried the separation distances from residential receptors – the prospective applicant advised that the nearest house is 150m+ from the proposed substation site, and confirmed that the occupants are not connected with the proposed development; however, engagement is ongoing. The closest dwelling to the proposed windfarm site is at least four times the tip height of nearest turbine as per 2019 guidance.

Material Assets

- The prospective applicant advised that discussion with the IAA is ongoing. No issues have been raised during the informal scoping phase. The Commission's representatives recommended that AirNav be consulted during the scoping exercise.
- Following a query on the potential for wake effect, the prospective applicant confirmed that consideration will be given to the relevant provisions in the 2006 and 2019 guidelines including for crosswinds and separation distances within the site and with adjoining site.
- Following a query on shadow flicker, the prospective applicant indicated that they would comply with the draft 2019 Guidelines.
- The prospective applicant advised that the existing mast is to be relocated from near the proposed location of T3 to the north east of the site.

AOB

- The prospective applicant advised that it intends to submit the application in September 2026. The Commission's representatives noted that site investigations across a wide range of factors were still ongoing. The prospective applicant was reminded of the Commission's requirement to undertake a completeness check to determine whether there is sufficient information to process the application. The prospective applicant was also reminded of the timelines pertaining to REDIII applications, which do not incorporate the ability to stop the clock to seek further information.
- The Commission's representatives noted differences between the presentation submitted in advance of the meeting and that presented. It was requested that updated presentation be submitted.

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 12:20.



Una Crosse

Assistant Director of Planning