



An
Coimisiún
Pleanála

Record of Meeting ACP-324133-26 (PCX)

Case Reference / Description	Proposed Rooaunalaghta Green Energy Project located at Rooaunalaghta, County Mayo.		
Case Type	Pre Application Consultation		
1st / 2nd / 3rd / 4th Meeting	1 st Meeting		
Date	26/05/2026	Start Time	11:00 am
Location	MS Teams	End Time	12:30 pm

Representing An Coimisiún Pleanála
Una Crosse, Assistant Director of Planning, Chair
Ronan O'Connor, Senior Planning Inspector
Fiona Patterson, Senior Ecologist
Finbarr Quigley, Senior Environmental Scientist
Donncha Madden, Senior Ecologist
Niamh Hickey, Executive Officer

Representing the Prospective Applicant
John Staunton, Tobin
John Dillon, Tobin
Lydia Gurley, Tobin
Daniel Nestor, Tobin

David McDonnell, Rooaunalaghta Green Energy Ltd.
Larry O'Halloran, Rooaunalaghta Green Energy Ltd.
Alan Costin, Rooaunalaghta Green Energy Ltd.
Jack O'Keeffe, Rooaunalaghta Green Energy Ltd.
Cian Doughan, MacroWorks
James O'Connor, APEM Woodrow
Gareth Coughlan, APEM Woodrow

Introduction

The Commission's representatives referred to the letter received from the prospective applicant on the 10th March 2026, requesting pre-application consultations under section 37B of the Planning and Development Act 2000, as amended. The Commission's representatives outlined that the purpose of the pre-application meeting was 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 Board under s37E.
- The meeting also provided 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.

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.
- It is not permitted to record this meeting in any way. The only record of this meeting will be the record you will receive 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 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

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

Discussion

General Matters

- Advised that a Design Flexibility request for the electrical infrastructure elements, if required, should be sought through the Section 182E/F process following the submission of a pre-application request under section 182E.
- Review other wind farm applications in the area to identify issues raised in those projects and ensure they are considered and addressed in the proposed development.
- In response to a query from the applicant, ACP representatives advised that the proposed access road from the adjoining quarry should be fully addressed in the documentation clarifying whether the proposed road is a permanent or temporary.
- Advised NIS should be a standalone document.
- Discussion held on anticipated agenda items for further meetings.

Policy

- Discussion held on current Mayo County Council's Renewable Energy Strategy/Wind Energy Strategy (WESS) with the site currently within a Tier 2 Area 'Open for Consideration' for Wind Farm Development.
- Noted that a Draft Renewable Energy Strategy/WES is currently at public consultation stage.

Hydrology & Hydrogeology

- Discussion held on issues raised in submissions related to other wind farm developments in karst environments. Applicant advised to review the issues raised on these cases.
- Discussion held on the level of site investigations undertaken so far.

- Discussion held on bedrock and groundwater studies, interactions with adjacent groundwater dependant ecosystems, groundwater contours and drinking water sources for nearby dwellings .
- Robust surface water management plan required.
- Water Framework Directive compliance report to be included.
- Agreed that these factors would be addressed at a later meeting.

Biodiversity & Ornithology

- Advised of the importance of consultation with the NPWS.
- Ensure robust collision risk assessments are completed.
- Include clear and detailed drawings of the construction footprint at appropriate scales, in particular identifying the distance between the proposed site and the SACs due to the sensitivity of the habitat. Include habitat mapping within the construction footprint at appropriate scale and scale
- EIA and AA reporting should employ most up to date guidance for survey and assessment, with clear and concise reporting.
- Robust methodological approach required in assessing impacts on birds within the proposed development site, including cumulative and in combination effects from all relevant developments for the appropriate area, using best practice techniques and scientific knowledge, to include population level references for assessment and context of magnitude of impact.
- Advised applicant to be aware of derogation requirements.

Landscape and Visual

- Noted the site was relatively open and there may be extensive views towards same as indicated in the ZTV.
- Additional viewpoints may be needed, including VPs from greater distances, for example, from areas on the other side of Lough Corrib, with County Galway.
- Cumulative impacts with other wind farms, potentially including any existing WFs within vicinity of Lough Corrib, within County Galway.

EIA Scoping

- Discussion was held regarding the scoping process.

Next Meeting

- It was advised that the next meeting would focus on matters related to Biodiversity, Ornithology, Hydrology and Hydrogeology with an agenda to be issued with further details in advance of same.

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 12:30 pm.

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

Una Crosse

Assistant Director of Planning.