



An
Coimisiún
Pleanála

Record of Meeting ABP-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	2 nd Meeting		
Date	27/07/2026	Start Time	11:00am
Location	MS Teams	End Time	12:30pm

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

Representing the Prospective Applicant
John Staunton, Tobin
Lydia Gurley, Tobin
Daniel Nestor, Tobin
John Dillon, 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
Aron Sapsford, APEM Woodrow
James O'Connor, APEM Woodrow
Bridget Keehan, APEM Woodrow
Jason Guile, APEM Woodrow

Introduction

The Commission referred to the email received from the prospective applicant on the 11th June 2026, requesting a 2nd pre-application consultation meeting with the first meeting held on 26th May 2026. The Commission's representatives mentioned the general procedures outlined at the first meeting, noting they remain applicable and referenced the recent transposition of the RED III Directive.

Presentation

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

Discussion

Hydrogeology

- Discussion held on the findings of the site investigations.
- Recommended that conceptual models be included in the application documentation to provide additional support for the findings.
- Detailed discussion held on groundwater depths and interactions with adjacent protected areas.
- Ensure that robust information is provided and clearly linked to the site investigation findings ensuring that groundwater implications are addressed in the impact assessment.

- Consideration should be given for the potential presence of karst features and ensure an appropriate protocol is followed and documented. Advised demonstrating how groundwater would be protected in the event that karst features are encountered.
- A comprehensive Surface Water Management plan must be submitted demonstrating how effective the measures proposed would be.
- The Commission's representatives advised consulting with OPW on historical drainage of area. Applicant confirmed consultation with OPW had occurred.
- Prospective applicant confirmed Horizontal Directional Drilling method will be used for the Black River crossings as part of the proposed grid connection works.
- 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 to inform the scope and design of mitigation and ecological monitoring during the construction phase.
- Commission's representatives advised consulting with NPWS and IFI on water quality issues.
- Sufficient water quality management systems and biosecurity measures must be considered.

Ornithology:

- The prospective applicant discussed key connectivity considerations to European sites for Greenland White-fronted Goose, Wintering waterbirds, Gulls, Golden plover and Hen harrier.
- Discussion held on flight paths. The prospective applicant is endeavouring to access bird tracking data on migration patterns and seasonal movements applicable to the site if available.
- The prospective applicant noted that peregrine was breeding adjacent to the proposed site and that there was no breeding of kestrel, golden plover or hen harrier on site.

- The prospective applicant stated that 13 target species were included in the CRM model, in accordance with best practice. Predicted collision rates were stated to be very low and not expected to result in population-level effects.
- The Commission's representatives requested that the applicant incorporate available data from operational and proposed wind farms within the zone of influence to inform the collision risk modelling assessment of cumulative effects.
- The Commission's representatives requested that the rationale for determining which species are included/excluded from CRM analyses be provided. The predicted annual collision mortality for all assessed species should be evaluated for significance on breeding and wintering populations and the population level references utilised to contextualise the magnitude of the impact.
- The Commission's representatives requested that where uncertainties and or residual effects are identified that contingency measures are investigated such as monitoring to inform adaptive management including turbine curtailment (possibly intermittently/seasonally). The applicant confirmed a combination of both approaches would be proposed.
- The Commission's representatives advised on the importance of consultation with the NPWS via the DAU and recommended discussing any uncertainties with baseline data, CRM findings and potential mitigation measures with the NPWS prior to the lodgement of the planning application.

Biodiversity:

- The Commission's representatives recommended that an invasive species survey be undertaken to include the wind farm site, turbine delivery route and grid connection route and site-specific invasive species and biosecurity management plan is prepared.
- The Commission's representatives advised that the survey and assessment of impacts to badgers include the type of sett and sett status to inform mitigation in accordance with best practice. Ensuring connectivity is maintained to commuting corridors and habitat links to other setts within the territory.

- The Commission's representatives requested that calculations of habitat loss from all temporary and permanent works within the wind farm site, turbine delivery routes and grid connection be provided. Potential for indirect effects from potential hydrological, hydrogeological and air quality changes from baseline are also to be considered.
- The Commission's representatives requested that reporting should demonstrate the application of the mitigation hierarchy. Mitigation measures proposed for key ecological and ornithological receptors, needs to be proportionate to the nature, scale and significance of the potential impacts. A comprehensive evidence base is required to validate the effectiveness of the site's specific mitigation measures for ecological receptors and habitat enhancement and or restoration measures are to be clearly distinguished from mitigation measures.
- The Commission's representatives advised that a detailed and scientifically robust evidence base is required to validate the effectiveness of the proposed site-specific mitigation measures capable of avoiding, or reducing to negligible levels, any adverse effects on the qualifying interests and special conservation interests of European sites.
- The Commission's representatives advised that proposed habitat mitigation, restoration and enhancement measures should be incorporated into Habitat Management Plan(s) to include monitoring and adaptive measures covering short, medium and long term.
- The prospective applicant outlined that habitat loss would be minimal during construction of turbine delivery route and grid connection route.
- The prospective applicant discussed the findings of bat surveys to date, and a 'low status' bat roost has been confirmed but would not be impacted by the proposed development. Therefore, the applicant confirmed a Regulation 54 derogation licence for Annex IV species would not be required. Standard mitigation and operational curtailment will be considered as mitigation for bats.
- The Commission's representatives advised discussing mitigation proposals for bats with the NPWS.
- 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 used to inform the scope and design of mitigation and ecological monitoring during the construction phase.

- Applicant noted that no upgrade works are required for the bridge.
- The Commission's representatives recommended discussing any uncertainties with baseline data and potential mitigation measures with the NPWS prior to the lodgement of the planning application.

Conclusion

Onus is on the prospective applicant to request a further meeting, the applicant was reminded of the RED III status of the project and was invited to consider the associated requirements and arrange a further meeting upon completion of consultation and further refinement of the proposal. An Agenda will be forwarded for the next meeting. 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 12:30pm.



Una Crosse

Assistant Director of Planning.