



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	3 rd Meeting		
Date	31/08/2026	Start Time	2:30pm
Location	MS Teams	End Time	4:30pm

Representing An Coimisiún Pleanála
Una Crosse, Assistant Director of Planning, Chair
Ronan O'Connor, Senior Planning Inspector
Paula Kearney, Ecologist
Finbarr Quigley, 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
Jade Whyte, Rooaunalaghta Green Energy Ltd
Imelda Barry, Rooaunalaghta Green Energy Ltd
Aron Sapsford – APEM Woodrow
James O'Connor, APEM Woodrow
Gareth Coughlin, APEM Woodrow
Miguel Cartuyvels, AWN Consulting
Mike Simms, AWN Consulting
Cian Doughan, Macroworks
Faith Bailey, IAC Archaeology
Kevin Hayes, AI Bridges
Francis Fidgeon, CST

Introduction

The Commission referred to the email received from the prospective applicant on the 4th August 2026, requesting a 3rd pre-application consultation meeting. The first meeting held on 26th May 2026 and the second meeting held on 27th July 2026. The Commission's representatives mentioned the general procedures outlined at the first meeting, noting they remain applicable.

Presentation

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

Discussion

General Comments:

- Ensure consistency across the application documentation and within the Chapters in the EIAR and NIS.

- The prospective applicant confirmed the grid connection will form part of the proposed application with the Commission's representatives advising that these elements are comprehensively addressed in the EIAR and AASR/NIS.
- The Commission's representatives advised the prospective applicant to provide the setback distances from the proposed turbines to sensitive residential/environmental receptors in tabular format across all the relevant chapters and identify any properties including involved properties and derelict properties.
- The Commission's representatives requested that the applicant provide an updated description of the proposed development and a site layout plan following the meeting.

Hydrogeology

- The Commission's representatives requested site investigation data be submitted in clear tabulated format.
- It was advised that submissions made by prescribed bodies which address peat stability and other related consideration should be undertaken.

Biodiversity and Ornithology:

- Prospective applicant provided an overview of the feedback from consultations undertaken with the NPWS.
- The Commission's representatives requested that, the prospective applicant provide mapping of the movements of the Greenland White-fronted Goose and other key ornithological receptors through the proposed site within the application documentation.
- The prospective applicant confirmed 3 years of breeding surveys had been undertaken and discussed key species identified, such as peregrine and kestrel.
- The prospective applicant outlined that the data showed negligible impacts on the species.
- The Commission's representative queried the proposed approach being taken to the impact assessment.
- The Commission's representative advised that the scope, structure and content of the EIAR Biodiversity and Ornithology Chapters and Appropriate Assessment Reporting are in accordance with industry specific guidance and/or published best practice, with clear and concise reporting. The Chartered Institute of Ecology

and Environmental Management (CIEEM) 2024 guidelines are advised for EIAR Biodiversity and Ornithology impact assessment and the assignment of significance. Details on survey methodology guidelines followed, assumptions, limitations, timings, duration, detailing any deviations from guidance should be clearly documented and justified, where applicable.

- Advised to review submissions from the NPWS on other relevant developments.
- The Commission representative queried the proposed mitigation measures with the prospective applicant stating that curtailment not currently considered necessary.
- Advised that a robust methodological approach required in the consideration of potential impacts on birds within the proposed wind farm site, including cumulative and in combination effects from all relevant developments for the appropriate area.
- The Commission's representative advised any data gaps are robustly addressed and to verify modelling predictions of the proposed development at operation stage, that consideration be given for the inclusion of contingency measures including but not limited to active ornithological monitoring to inform adaptive management including turbine curtailment (possibly intermittently/seasonally) if required.
- The Commission's representative requested that location specific details of protected species are provided in a separate document and clearly demarcated as comprising confidential information.
- Discussion held on potential enhancement measures.
- The Commission's representative advised on the consistent use of terminology in reporting with reference to the mitigation hierarchy with the term 'offset' or 'offsetting', the appropriate terminology with respect compensation measures in the EIA.
- The Commission's representatives advised that there should be a clear distinction between mitigation measures and enhancement measures in the documentation.
- The Commission's representative queried the approach being used to quantify habitat offsetting ratios. The prospective applicant clarified that KER habitat loss is proposed to be offset through restoring areas of equal amounts. The

Commission's representatives recommended that the ratios should account for potential difficulties in recreating the habitat, temporal losses due to establishment and scientific uncertainty.

- The Commission's representatives requested that surface water habitat features within or adjacent to the proposed wind farm site are classified by the project ecologists and potential associations with Annex I habitats clearly identified.
- The Commission's representatives queried if aviation lights are proposed on the turbines, and whether effects on birds have been assessed. The prospective applicant clarified that likely significant effects of lighting on birds and bats will be assessed in the EIAR and specific details on turbine lights are typically agreed with the Irish Aviation Authority post consent. The Commission's representatives recommend that industry specific published guidance with respect to the effects of lighting on ecological receptors and mitigation options, informs lighting proposals.
- The Commission's representative reiterated that operational and proposed wind farms are included in the consideration of cumulative effects to include collision, displacement and habitat loss

Noise:

- It was noted that a background noise assessment had already been undertaken.
- The prospective applicant stated that the predicted noise levels were below the relevant limits for all but 4 noise sensitive receptors.
- A discussion was held on the level of detail to be included in the application documents relating to the curtailment plan required to deal with modelled noise impacts.
- The Commission's representatives explained that a detailed procedure for managing noise complaints would be required to cover the operational phase.

Policy:

- Discussion held on the current policy context pertaining to the subject site.
- The Commission's representatives advised that a statement on compliance with the Climate Action and Low Carbon Development Act, 2015 and with the Climate

Action Plan in effect at time of the application should be submitted with the application.

- Ensure to reference the correct Climate Action Plan enforced at the time of lodgement of the application.
- If the proposed site is not located within an area Open for Consideration, provide a robust justification outlining why the proposed development would be considered acceptable.

Landscape and Visual:

- Discussion held in respect of key landscape and visual receptors with the prospective applicant outlining that no significant visual effects had been identified.

Cultural Heritage:

- The prospective applicant confirmed that no consultation had taken place with National Monuments Service regarding cultural heritage but noted that approach undertaken in wind farm projects had been used as a basis for the cultural heritage assessment. The prospective applicant stated that all the information will be documented and tabulated.

Traffic and Transport:

- The prospective applicant has undertaken consultation with Mayo County Council.
- The Commission's representative advised that the EIAR address the key issues identified in the documentation submitted.

Shadow Flicker:

- The Commission's representative advised the prospective applicant to explain the concept of the proposed 'near zero' shadow flicker in the EIAR.

Wake Effect

- Detailed discussion on wake effect internally and to neighbouring sites. The Commission's representatives requested that documentation supported by relevant drawings be included which addressed this consideration.

EIAR:

- Discussion held on EIAR topics to take into consideration.
- Ensure alternatives are addressed thoroughly.
- Consideration of decommissioning.
- Ensure consideration of Major Accidents & Disasters.
- It was requested that a specific chapter providing a compendium of all significant effects be included.

Conclusion

Onus is on the prospective applicant to request a further meeting or seek closure of the 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 4:30pm.



Una Crosse

Assistant Director of Planning.

