

An
Coimisiún
Pleanála

Record of Meeting ACP-324227-26 (PCX)

Case Reference / Description	The proposed alterations to the approved Renewable Biogas Plant (Cork County Council Reg. Ref. 25/5034) located at Inchera Little Island, County Cork.		
Case Type	Pre-application consultation		
1st / 2nd / 3rd / 4th Meeting	1 st Meeting Record		
Date	08/07/2026	Start Time	11:00am
Location	MS Teams	End Time	11:30am

Representing An Coimisiún Pleanála

Stephen Rhys Thomas, Assistant Director of Planning, Chair

Joe Bonner, Senior Planning Inspector

Lauren Murphy, Executive Officer

Representing the Prospective Applicant

Paula Galvin, McCutcheon Halley

Grace Curran, Stream Bioenergy Ireland Limited

Introduction

The Commission referred to the letter received from the prospective applicant on the 20th April 2026, requesting pre-application consultations under section 37E 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.

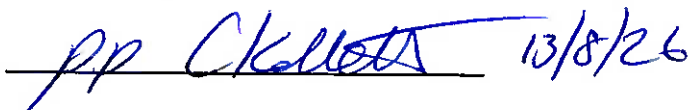
Presentation made by the prospective applicant:

The prospective applicant set out their presentation, which is attached to the file. The presentation was submitted to the Commission on the 7th of July 2026.

Discussion:

- The Commissions representatives stated that they had reviewed the original documentation submitted with the pre app meeting request on the 20th of April had visited the site, and had reviewed the presentation provided to the Commission on the 7th of July 2026.
- The Commissions representatives gave their preliminary opinion that based off the information presented, that the proposed development would not fall within the 7th Schedule and that the proposed planning application should be made directly to Cork County Council. However, the prospective applicant is reminded that the final determination lies with the planning commission.
- In response to a query, the Commission representative stated that it was their opinion that the proposed development would not fall within one or more of the three criteria of Section 37A(2) of the Planning and Development Act 2000 (as amended).
- The prospective applicant raised queries regarding the provisions of RED III in relation to this proposed development. The Commission representatives stated that these issues will have to be addressed by Cork County Council.

The Meeting concluded at 11:30am.

 13/8/26

Stephen Rhys Thomas

Assistant Director of Planning