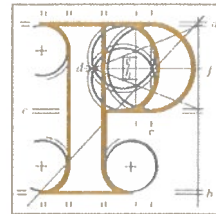
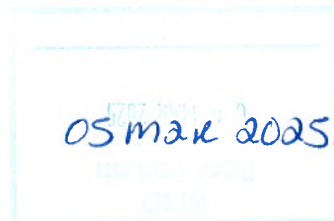


Our Case Number: ABP-321436-24



An
Bord
Pleanála

Planree Limited c/o MKO
Tuam Road
Galway
H91 VW84



Date: 04 March 2025

Re: Request to enter into pre-application consultation pursuant to Section 177E(1A) of the Planning and Development Act, 2000, as amended.
Meenbog Windfarm at Meenbog, Croaghonagh, Cashelnavean, Tawnawully Mountains, Friarsbush, Ardinawark, Keadew Upper, Keadew Lower and Cullionboy townlands, near the twin towns of Ballybofey and Stranolar, Co. Donegal.

Dear Sir / Madam,

I have been asked by An Bord Pleanála to refer further to the above-mentioned pre-application consultation request.

Please find enclosed a copy of the written record of the first meeting of the 19 February 2025.

Your comments should be submitted within 17 days from the date of this letter, if you do not wish to comment can you confirm same within 17 days.

If you have any queries in relation to the matter, please contact the undersigned officer of the Board.

Please quote the above-mentioned An Bord Pleanála reference number in any correspondence or telephone contact with the Board.

Yours faithfully,

Karen Byrne

Karen Byrne
Executive Officer
Direct Line: 01-8737264

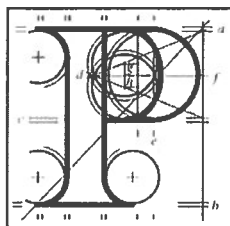
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**An
Bord
Pleanála**

Record of Meeting ABP-321436-24 1st meeting

Case Reference / Description	ABP-321436-24 The application will relate to all works completed to date at Meenbog Windfarm located at Meenbog, Croaghonagh, Cashelnavean, Tawnawully Mountains, Friarsbush, Ardinawark, Keadew Upper, Keadew Lower and Cullionboy townlands, near the twin towns of Ballybofey and Stranolar, in Co. Donegal.		
Case Type	Pre-application Consultation		
1st / 2nd / 3rd Meeting	1 st Meeting		
Date	19/02/25	Start Time	2:36pm(approx.)
Location	In person at the offices of the Board, 64 Marlborough Street, Dublin 1.	End Time	3:36pm (approx.)

Representing An Bord Pleanála
Mary MacMahon – Assistant Director of Planning (Chair)
Stephanie Farrington – Senior Planning Inspector
Finbarr Quigley – Environmental Scientist
Sorcha Skelly – Senior Executive Officer
Laura Grady Lawlor – Executive Officer
Cathy Carleton – Executive Officer
Dillon Corcoran – Administrative Assistant
Representing the Prospective Applicant
Colm Ryan – MKO (Planning Director)

Sean Creedon – MKO
Thomas Blackwell – MKO
William O'Connor – On behalf of the Applicant Planree Ltd.

Introduction:

The representatives of An Bord Pleanála welcomed the prospective applicant, and their agent and introductions were made. The procedural matters relating to the meeting were outlined as follows:

- The Board will keep a record of this meeting and any other meetings, if held. The record of the meeting will not be amended by the Board once finalised, but the prospective applicant may submit comments on the record which will form part of the case file.
- A further meeting or meetings may be held in respect of the proposed development.
- The holding of consultations does not prejudice the Board in any way and cannot be relied upon in the formal planning process or in any legal proceedings.

The ABP representatives acknowledged the request on 22nd January 2025 from MKO, on behalf of the Applicant, Planree Ltd., to enter into pre-application consultations under Section 177E(1A) of the Planning and Development Act, 2000, as amended.

A broad agenda was circulated as follows:

Agenda

- Introductions
- Description of development and relevant background – clarity regarding scope of application.
- Procedural Advice / Queries arising with regard to any subsequent application for Substitute Consent (permission to retain what is on site) and 37L application (anything new/remaining completion – 5-year life).

- AOB.

1. Description of development and relevant background.

Prospective Applicant Comments

The applicant's agent outlined the background to the consultation as follows:

- The applicant intends to submit an application for Substitute Consent under Section 177(E) of the Planning and Development Act, 2000, as amended, to regularise the planning status of Meenbog Windfarm and completion of the development. The scope of the application will seek (1) substitute consent for all works completed to date and (2) for all works required to complete the construction, operation, decommissioning of the Windfarm.
- Given the complex nature of the project the applicant's agent requested if a second pre-application meeting could be facilitated by the Board.
- MKO are monitoring the recent updates to legislation regarding the substitute consent process.
- The applicant's agent provided a description of the site location and planning history of the site and provided an overview of development completed to date on the site. MKO representative stated that 90% of the works were permitted and are completed to-date with the remaining 10% of works to be completed. A copy of the presentation document is attached to the file.
- The Applicant will be seeking a 10-year planning permission to complete the windfarm and permission for a 30-year operational life from the date of commissioning of the wind farm.
- The applicant's agent referred to the peat slid which occurred on site on the 12th of November 2020 and investigations carried out in respect of same.
- The applicant's agent referred to Section 160 Proceedings taken by Donegal County Council and subsequent High Court and Court of Appeal Decisions which conclude that the entirety of existing development on site is unauthorised. The applicant has taken legal advice in relation to the implications of these decisions.

- The applicant's agent referred to the existing application for substitute consent with An Bord Pleanála under ABP Ref: 319466-24 for 25 no. deviations to the permitted development.
- MKO representative elaborated on the extent of development completed on site to date as detailed within the presentation document. MKO representative outlined that the wind farm is substantially complete and the works remaining to complete the development are minor.
- MKO representative emphasised the importance of renewable energy and the delivery on renewable energy targets. While it is noted that the site is located within an area where wind energy is "not normally permissible" within Map 9.2.1 of the County Donegal Development Plan 2024-2023, the proposal can be considered in accordance with Policy WE-P-1A of the Development Plan.
- MKO representative referred to the requirement to demonstrate exceptional circumstances under Section 177K (1) of the Act. These are addressed within the Leave to Apply application in 2022 and in the current substitute consent application with the Board (ABP-319466-24). The same reasoning and justification in relation to exceptional circumstances apply to the subject application.
- MKO representative stated that the application will include a Remedial EIAR and Remedial NIS to assess the effects that have occurred as a result of works completed to date including a detailed Peat Stability Risk Assessment, and an EIAR and NIS to assess the likely effects of the works required to complete the windfarm, the operation of the windfarm and the decommissioning of the windfarm.
- MKO representative stated that the application documentation is currently being progressed and it is proposed to lodge the application in Q3 of this year. MKO representative welcomed feedback from the Board's representatives.

2. Procedural Advice / Queries arising with regard to any subsequent application for Substitute Consent.

ABP Comments

- The ABP representative referenced Section 177E (2)(a)(b) of the Act regarding the completion elements of the application.

- ABP representative outlined that any application should be in accordance with the requirements of Article 22 of the Planning and Development Regulations, as amended.
- ABP representatives referred to the planning history of the site and the detailed submissions received in relation to Peat Stability.
- The ABP representative outlined that the Board will consider any application for substitute consent in line with the criteria for exceptional circumstances and the proper planning and sustainable development of the area. The application should provide a robust and evidenced based rationale for the development in line with legislative provisions.
- ABP representative outlined that the application should provide a clear rationale for the duration and lifetime of the permission.
- Having regard to the passage of time the applicant was advised that 2 baseline scenarios should be presented namely the pre-development site and the site at present. The application drawings should clearly illustrate differences between the existing and permitted development on site.
- The differences between the proposed application and current application with the Board ABP Ref: 319466-24 was queried.
- The ABP representative queried the if the existing substation is in the ownership of Eirgrid and the extent of the application boundary along the N15. The appropriate landowner consent is required for works within the application boundary.
- The ABP representative queried if works are currently taking place on site in the context of whether it is necessary for the Board to issue a draft direction for cease of operation.

Prospective Applicant's Comments

- MKO representative stated they will provide further clarification in relation to the live substitute consent application that is with the Board. The proposed application will seek substitute consent for the full extent of development on site to date. The application will also seek the completion of the development.
- MKO representative stated that Eirgrid do not have ownership of the substation and that it is their understanding that no works are being carried out on site currently until substitute consent is granted. The expansion of the

boundary along the N15 relates to connection to the substation at Clogher. Any future application will be accompanied by appropriate consents.

ABP Comments

- ABP representations referred to the extent of development carry out on site and the deviations from the permitted development. It was stated that the nature of deviations varies in magnitude and potential impact. Any future application should provide a detailed description, assessment and rationale for any deviations from the permitted development.
- The applicant was advised that any application should address compliance with the Water Framework Directive.
- ABP representative referred to the peat slide in November 2020 as identified by the applicant. The Board representative also referred to published studies on the cause of the peat slide which refers to the occurrence of other peat failure/slides on the site in advance of November 2020. In light of previous peat failure on the site the applicant was advised that the onus on the applicant is to provide evidence that the site is suitable for the nature of development proposed and that the development is in accordance with the proper planning and sustainable development of the area.
- The Board representative questioned if any ongoing monitoring of peat stability was being undertaken. The Board representative noted the location of the peat slide in the vicinity of the floating road being constructed to serve Turbine 7 and outlined that the area in the vicinity had not historically been planted. The applicant was questioned if this was associated with unsuitable ground conditions. It was noted that this turbine and its associated foundations are not in place at the moment.
- ABP representatives referred to the applicant's classification of works associated with the completion of the development as minor. However, it was noted that the completion of the development including, in particular, the construction of Turbine 7 and the impact of haulage vehicles carrying the turbines on site would need to be comprehensively assessed in any future application.

- ABP representatives referred to the extent of the red line boundary. It was noted that on site inspection that works associated with the development were outside of the boundary.
- ABP representative outlined that the issue of cumulative impact should be comprehensively addressed in any future applications and noted the presence of a quarry at the entrance to the site.

Prospective Applicant's Comments

- The MKO representative stated that there are two small areas outside of the red line boundary which are owned by Coillte. The applicant has obtained necessary consent letters in relation to both. All necessary consent has been obtained and will be provided.
- MKO representative stated that both a retrospective and prospective Peat Risk-Assessment report will be completed.

ABP Comments

- ABP representative sought confirmation that the larger wind turbines are being stored in Killybegs.
- ABP representative made reference to the remedial EIAR and new EIAR regarding the peat slides. Advised that there should be two baselines; the remedial EIAR should be in relation to what has been permitted and constructed and the EIAR should relate to elements as constructed.
- ABP representative outlined that the EIAR submitted in support of the parent permission is based on the lighter turbines and referred to changes in hydrology.
- ABP representative outlined that a Conceptual Design Model may be helpful to assess site stability. Raised concerns around the quarry and if water will be affected. The applicant was advised to be clear in relation to this.
- Advised that the Board cannot give direction for a 10-year planning permission, but that this was unlikely to be acceptable to third parties.

Prospective Applicant's Comments

- The Applicant's representative outlined the larger turbines for the site are in storage in Killbegs.

- MKO representative outlined that the level of works left to complete are minor and major groundworks have been completed on site previously.
- MKO representative stated that robust documentation will be lodged in relation to hydrology and both cumulative assessment and assessment of the entirety of the development will be taken into consideration when completing the assessments/reports.
- Applicant's representative stated that the EPA confirmed satisfaction that the site is stable and ensured a water framework assessment will be completed. Outlined that peat stability assessments will accompany the application and that the vulnerability in relation to the peat slides will be undertaken in same.
- MKO representative referred to the wall built in the vicinity of the Turbine 7 and outlined that this was constructed to address the peat slide. It is the applicant's intention to re-purpose the solid structure to serve as an access road.
- MKO representative queried administrative matters regarding procedure and whether the Inspector completes a report. Queried if the proposed substitute consent case will be a continuation of the pre-application consultation case.
- Applicant's representative queried the time period required to make a withdrawal of the live substitute consent application with the Board.

ABP Comments

- ABP representative advised that the Inspector completes a report, and the file goes to the Board for noting. ABP representative stated that the new substitute consent application will not be a continuation of the pre-app consultation case, it will be a separate case with a new reference number.
- ABP representative advised that the withdrawal of the live substitute consent case should occur in advance of submission of the application and preferably in the short term.
- ABP representative requested that a digital version of the presentation be provided to the Board in future for pre-application consultations.

Conclusion:

At conclusion of the meeting, it was advised that the record of the meeting would issue to the prospective applicant in due course. If no comments on the record are

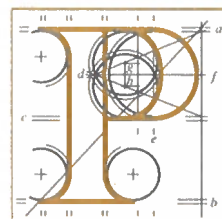
received, the Board will close the file and await the application. If the prospective applicant is of the opinion that another meeting is required, they should identify the specific matter for discussion and rationale for the holding of such further meeting. The holding of such meeting is at the discretion of the Board.

Mary MacMahon

Assistant Director of Planning

Our Case Number: ABP-321436-24

Planree Limited c/o MKO
Tuam Road
Galway
H91 VW84



An
Coimisiún
Pleanála

Date: 23 January 2026

Re: Request to enter into pre-application consultation pursuant to Section 177E(1A) of the Planning and Development Act, 2000, as amended.
Meenbog Windfarm at Meenbog, Croaghonagh, Cashelnavean, Tawnawully Mountains, Friarsbush, Ardinawark, Keadew Upper, Keadew Lower and Cullionboy townlands, near the twin towns of Ballybofey and Stranolar, Co. Donegal.

Dear Sir / Madam,

I have been asked by An Coimisiún Pleanála to refer further to the above-mentioned pre-application consultation request.

Please find enclosed a copy of the written record of the second meeting of the 7th January 2026.

Your comments should be submitted within 17 days from the date of this letter **on or before 9th February 2026**, if you do not wish to comment can you confirm same within 17 days.

If you have any queries in relation to the matter, please contact the undersigned officer of the Commission.

Please quote the above-mentioned An Coimisiún Pleanála reference number in any correspondence or telephone contact with the Commission.

If you have any queries in the meantime, please contact the undersigned officer of the Commission at appeals@pleanala.ie.

Yours faithfully,


Ronan Megannety
Executive Officer
Direct Line:

SI Record

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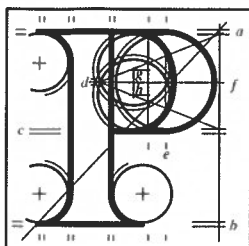


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An
Coimisiún
Pleanála

Record of Meeting ABP-321436-24 2nd meeting

Case Reference / Description	ABP-321436-24 The application will relate to all works completed to date at Meenbog Windfarm located at Meenbog, Croaghonagh, Cashelnavean, Tawnawully Mountains, Friarsbush, Ardinawark, Keadew Upper, Keadew Lower and Cullionboy townlands, near the twin towns of Ballybofey and Stranolar, in Co. Donegal.		
Case Type	Pre-application Consultation		
1st / 2nd / 3rd Meeting	2 nd Meeting		
Date	07/01/26	Start Time	12:03pm(approx.)
Location	In person at the offices of the Board, 64 Marlborough Street, Dublin 1.	End Time	13:32pm (approx.)

Representing An Bord Pleanála
Mary MacMahon – Assistant Director of Planning (Chair)
Stephanie Farrington – Senior Planning Inspector
Finbarr Quigley – Environmental Scientist
Ronan Megannety – Executive Officer
Representing the Prospective Applicant
Colm Ryan – MKO (Planning Director)
Sean Creedon – MKO
Thomas Blackwell – MKO
William O'Connor – On behalf of the Applicant Planree Ltd.

Introduction:

The representatives of An Coimisiún Pleanála welcomed the prospective applicant, and their agent and introductions were made. The procedural matters relating to the meeting were outlined as follows:

- The Commission will keep a record of this meeting and any other meetings, if held. 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.
- A further meeting or meetings may be held in respect of the proposed development.
- 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.

The ACP representatives acknowledged the request on 8th October 2025 from MKO, on behalf of the Applicant, Planree Ltd., to request a 2nd meeting for a pre-application consultation under Section 177E(1A) of the Planning and Development Act, 2000, as amended.

A broad agenda was circulated as follows:

Agenda

- Introductions
- Applicant's Presentation.
- Procedural Advice / Queries arising with regard to any subsequent application.
- AOB.

1. Applicant's Presentation.

Prospective Applicant Comments

The applicant's agent presented and outlined the background to the consultation as follows:

- The applicant intends to submit an application for Substitute Consent under Section 177(E) of the Planning and Development Act, 2000, as amended, to regularise the planning status of Meenbog Windfarm and completion of the development. The scope of the application will seek (1) substitute consent for all works completed to date and (2) for all works required to complete the construction, operation, decommissioning of the Windfarm.
- The applicant's agent provided a description of the site location and planning history of the site and provided an overview of development completed to date on the site. MKO representative stated that 90% of the works were permitted and are completed to-date with the remaining 10% of works to be completed. A copy of the presentation document is attached to the file.
- The Applicant will be seeking planning permission to complete the windfarm for a 35-year operational life from the date of commissioning of the wind farm.
- The applicant's agent referred to the peat slide which occurred on site on the 12th of November 2020 and investigations carried out in respect of same.
- The applicant's agent referred to Section 160 Proceedings taken by Donegal County Council and subsequent High Court and Court of Appeal Decisions which concluded that the entirety of existing development on site is unauthorised. The applicant has taken legal advice in relation to the implications of these decisions.
- The applicant's agent referred to an application for substitute consent with An Coimisiún Pleanála under ABP Ref: 319466-24 for 25 no. deviations to the permitted development. This application was withdrawn in February 2025 given the conclusion in the High Court case.
- MKO representative elaborated on the extent of development completed on site to date as detailed within the presentation document. MKO representative outlined that the wind farm is substantially complete and the works remaining to complete the development are minor.

- MKO representative emphasised the importance of renewable energy and the delivery on renewable energy targets. The proposal can be considered in accordance with Policy WE-P-1A of the Development Plan.
- MKO representative referred to the requirement to demonstrate exceptional circumstances under Section 177K (1) of the Act. These will be addressed within their entirety throughout the application for the subject application.
- MKO representative stated the risk of peat slides is low with monitoring taking place. MKO highlighted that a peer review of the peat satiability assessment is being undertaken by Mr. Connor O' Donnell. ACP representatives asked if the peer review report will be submitted with the application. The applicant's agent confirmed that the peer review process is an iterative process which informs the various drafts of the peat stability assessment. A letter from Mr. O' Donnell confirming the peer review process can be submitted with the application.
- MKO representative stated that the application will include a Remedial EIAR and Remedial NIS to assess the effects that have occurred as a result of works completed to date including a detailed Peat Stability Risk Assessment, and an EIAR and NIS to assess the likely effects of the works required to complete the windfarm, the operation of the windfarm and the decommissioning of the windfarm.
- MKO referred to the proposal to include proposed enhancement areas for hen harrier and the proposed peat land restoration area as detailed in the presentation document. A meeting is scheduled with the NPWS on the 08/01/26 to discuss biodiversity issues.
- MKO representative stated that the application documentation is currently being progressed, and it is proposed to lodge the application in Q1 of this year.
- MKO representative welcomed feedback from the Commission's representatives.

2. Procedural Advice / Queries arising with regard to any subsequent application for Substitute Consent.

ACP Comments

- The ACP representative referenced Section 177E (2)(a)(b) of the Act regarding the completion elements of the application.
- The Commissions' representatives referred to the "Do Nothing" Scenario as detailed in the applicant's presentation document. Further consideration of this Scenario is required as it is unlikely that the site would remain unchanged.
- The Commission representatives referred to the provisions of S177K (J) (a-j) of the Act as it relates to "Exceptional Circumstances" and the key importance of demonstration of compliance with same. The ACP representative outlined that the Commission will consider any application for substitute consent in line with the criteria for "exceptional circumstances" and the proper planning and sustainable development of the area. The application should provide a robust and evidenced based rationale for the development in line with legislative provisions.
- The Commission representatives noted that submissions and observations received on earlier application for the development (ABP Reference 319466-24) draws parallels between the site and the reasons for refusal set out under the ABP Derrybrien decision (ABP Reference: 308019-20). The onus is on applicant to demonstrate compliance with provisions of S177K (J) (a-j).
- ACP representative outlined that any application should be in accordance with the requirements of Article 22 of the Planning and Development Regulations, as amended. ACP representatives identified the need for a consistent application boundary which includes all works including any proposed enhancement areas. Appropriate consents should be submitted in conjunction with the application.
- ACP representatives requested clarity in relation to the lifetime of the permission.
- ACP representatives referred to the peat slide on site in November 2020.

- ACP representative referred to the information presented by the applicant on Peat Stability and the classification of the site as being at low risk for peat slides. The ACP representative queried the peat testing methodology undertaken to inform this classification. The ACP representative referred to the evolution of peat stability assessment techniques. ACP also queried whether present day testing methods would have been able to identify peat stability issues in 2017.
- The representative referred to the findings of the report entitled “Assessment of Main Contributing Factors leading to the three major peatland failures in Leitrim, Kerry and Donegal” and the suggested methodology set out therein.
- In light of previous peat failure on the site the applicant was advised that the onus on the applicant is to provide evidence that the site is suitable for the nature of development proposed and that the development is in accordance with the proper planning and sustainable development of the area.
- Given the location of the peat slide in proximity to T7 a robust rationale is required for the inclusion of this turbine within the application.

Prospective Applicant's Comments

- MKO representative stated on foot of advice at the initial pre-application consultation meeting a 5 year permission will be sought.
- MKO representative stated that industry best practice techniques for assessing peat stability are being adhered to.
- MKO stated that there is more understanding of peat slides since the peat slide of 2020 along with that more probing of geology, conclave slope and more extensive testing are now in place along with access to LiDAR data of the site. The ground infrastructure on site is stronger and has more strength now compared to when built 3-4 years ago.
- The application will be accompanied by extensive peat stability assessment which has been subject to peer review.

ACP Comments

- The applicant was advised that any application should address compliance with the Water Framework Directive.

- ACP representatives referred to a 2023 EPA monitoring report of the Shruhanagarve River which identifies a Q value of 3/0 (indicating a high level of toxicity) and refers to the impact of the 2020 Meenbog landslide on the river. Details of water quality monitoring, including historic monitoring, should be submitted in support of the application. The ACP representative acknowledged the presence of other water quality pressures including forestry upstream of the monitoring site referred to in the EPA report.
- The toxicity of the river identified in the EPA report will need to be addressed in any future application and clarity on any environmental impacts on the river provided. Details of the remediation works implemented and evidence of their effectiveness relating to water quality should be provided.

Prospective Applicant's Comments

- The MKO representative stated that the significant impact on the Shruhanagarve River has been well highlighted. It was stated that the recovery of the stream can be demonstrated from the environmental monitoring and studies have been done throughout the area over time and will continue to take place in the future.
- MKO representative highlighted that the river has been impacted by forestry work upstream beyond the site which is out of the applicant's control.

Prospective Applicant's Comments

- MKO highlighted that they are aware of RED III and that the planning applications under Section 177E of the Act are not subject to provisions of RED III. Notwithstanding this, national policy support for wind energy was noted.
- MKO highlighted local planning policy and the County Donegal Development Plan 2024-2030 in which it supports renewable energy to maximise wind energy resources of the County.
- MKO representatives stated that exceptional circumstances will be set out in the substitute consent application documents.

ACP Comments

- ACP representative acknowledged that planning applications under Section 177E of the Act are not subject to provisions of RED III.
- The Commission representatives referred to the specific wording of Policy WE-P-1A of the County Donegal Development Plan 2034-2030. The applicant is requested to clearly address and demonstrate compliance with the specific provisions of same.
- ACP representatives outlines that restoration of site post decommissioning should be addressed within the application.
- ACP representatives the queried the scoping response MKO received from the PA and the Dept. of Infrastructure (Northern Ireland).

Prospective Applicant's Comments

- The applicant stated they are happy to provide landowner consent letters with the application. MKO highlighted that a Public Information Exhibition (PIE) about the Substitute Consent took place on December 3rd, 2025. All information made available on the day was made available for public viewing on the project website.
- MKO representative stated in light of the response from Dept. of Infrastructure (Northern Ireland) a transboundary assessment will be included in the application. MKO stated the PA response to the scoping request included a greater knowledge in terms of peat slides.
- The applicant's representatives confirmed that a site restoration plan will be submitted with the application.

ACP Comments

- ACP representatives requested that deviations between the previously permitted development and current proposal are addressed in a clear manner within the application. A rationale for and description of deviations to the permitted development should be provided. The application should also assess the impact of the larger turbines as permitted under ABP Ref: 303729-19.

- Given the size of the site the Commission representatives outlined that drawing of an appropriate scale should be submitted to clearly detail works proposed. The applicant's agents questioned if the scale of drawing can be agreed with ACP in advance. This was agreed.

Prospective Applicant's Comments

- The applicant's agent referred to Section 160 Proceedings taken by Donegal County Council and subsequent High Court and Court of Appeal Decisions which conclude that the entirety of existing development on site is unauthorised.
- The applicant has taken legal advice in relation to the implications of these decisions and how the deviations are addressed within the application.
- MKO representative stated that robust documentation will be lodged which assesses the larger turbines.

ABP Comments

- ACP representative advised that the Inspector completes a report, and the file goes to the Board for noting. ACP representative stated that the new substitute consent application will not be a continuation of the pre-app consultation case, it will be a separate case with a new reference number.

Conclusion:

At conclusion of the meeting, it was advised that the record of the meeting would issue to the prospective applicant in due course. If no comments on the record are received, the Commission will close the file and await the application. If the prospective applicant is of the opinion that another meeting is required, they should identify the specific matter for discussion and rationale for the holding of such further meeting. The holding of such meeting is at the discretion of the Commission.



Mary MacMahon

Assistant Director of Planning

22.01.2026

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