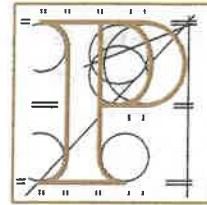


Our Case Number: PL-500676-CE-26

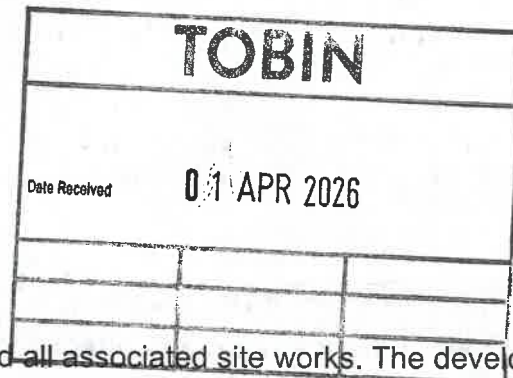
Planning Authority Reference Number: 2560560

Your Reference: BNRG Ballycuneen Ltd



An
Coimisiún
Pleanála

Tobin Environmental Services Ltd.
Fairgreen House,
Fairgreen Rd,
Galway,
Ireland
H91 AXK8



Date: 30 March 2026

Re: Permission for a Solar Farm and all associated site works. The development is covered by the provisions of the Renewable Energy Directive III. A Natura Impact Statement (NIS) has been submitted with this planning application Ballycunneen, Drumline, Ballycasey More, Clonmoney West, Firgrove & Ard Kyle, Co. Clare.

Dear Sir/Madam,

I have been asked by An Coimisiún Pleanála to refer to the above-mentioned appeal.

The Commission has examined the appeal and is of the opinion that certain information is necessary for the purpose of enabling it to determine the appeal.

In accordance with section 132 of the Planning and Development Act, 2000, (as amended), you are required to submit, on or before **29 July 2026**, the following information in respect of the proposed battery energy storage system component of the development, as set out below:

- Further detail is required in the form of a Fire Risk Management Plan (FRMP). The FRMP should be prepared by a suitably qualified technical expert / advisor and set out preventative measures for potential causes of fire hazard and evaluate the associated risk of same. It should also include specific measures to reduce the risk of a fire occurring onsite including, for example, the safe storage and maintenance of flammable substances and materials, the intended method(s) of extinguishment, and the installation of fire safety equipment and apparatus (fire alarms, detection systems, methods of suppression, etc.). The FRMP should explicitly demonstrate how the potential risk of a fire occurring on the site would be addressed and minimised.**

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64 Marlborough Street
Dublin 1
D01 V902

2. Further detail is required in the form of an Emergency Response Plan (ERP). The ERP should be prepared by a suitably qualified technical expert / advisor. It should outline a reactive strategy with clear procedures to follow in the event of a fire, detailing the specific actions the facility operator must take to respond quickly and effectively in the event of fire or similar emergency.
3. A key environmental consideration during a fire event is the run-off of fire water into onsite and adjoining watercourses, including the Shannon Estuary. Further detail and mitigation is therefore required demonstrating that there will be no contamination of surface water or groundwater, that suitable catchment and containment measures would be in place for firewater runoff, and other potential firefighting substances and chemicals (such as foam), and that consideration has been given to potential downstream impacts.
4. Please provide details as to the proposed means of accessing an adequate dedicated water supply to facilitate the development and implementation of a rapid and effective firefighting response.
5. You are required to complete an updated NIS and to submit this to the Commission to reflect any additional mitigation, as may be required, and to ensure that the information submitted in support of the planning application remains consistent, relevant, and appropriate.
6. It is noted that the bird surveys informing the NIS and Ecological Impact Assessment were undertaken between January and August 2025. This does not cover the earlier 3-month period from October to December, which is typically required to be conducted to cover the arrival and departure of certain bird species. It is also noted that only nine bird species are reported to have been recorded on the subject site, with only one species, Curlew, listed for the River Shannon and River Fergus Estuaries SPA (Site Code: 004077). This appears to be a very low number of birds recorded for the habitats present throughout the study area, particularly given the proximity of the site to the SPA. You are therefore required to confirm the exact dates and survey results for the full range of bird surveys undertaken, including for winter birds, and the data recorded for each transect.
7. The bird species listed for the River Shannon and River Fergus Estuaries SPA (Site Code: 004077) include wintering waterbirds (with Cormorant – breeding only). However, the survey information submitted as part of the application only covers the relevant period for between January and March 2025, which could be considered

a potential deficiency. As noted under Item 6 above, this does not cover the 3-month period from October to December, which is typically required to cover the potential arrival and departure of winter bird species. You are required to provide this survey data or, alternatively, a rationale justifying how the survey data can be considered representative in this context, particularly given the proposed southernmost area of the site (Land Parcel 4) lies immediately adjacent the SPA.

8. Required to confirm if the bird transect surveys conducted for proposed Land Parcel 4 (i.e., the southernmost parcel) – which is immediately adjacent the River Shannon and River Fergus Estuaries SPA (Site Code: 004077) – were scheduled around the tidal cycle / different tidal states to capture potential species movement, foraging activity, and high-tide roosting patterns, which could potentially be associated with this designated site.

Note: Regarding Items 1 to 4 above, you should note that additional information can be found in the NFCC Guide – *'Grid scale energy storage system planning - Guidance for fire and rescue services (Dec 2025)'* and should be considered as part of a response.

If the information required is not received before the end of the specified period, the Commission will dismiss or otherwise determine the appeal without further notice to you in accordance with section 133 of the 2000 Act, (as amended). Your submission in response to this notice must be received by the Commission **on or before the date specified above**.

Please quote the above appeal reference number in any further correspondence.

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

Yours faithfully,
Lita Clarke
Executive Officer
Direct Line: 01-873-7158

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