RECEIVED: 15/09/2025

Roscommon County Council

Planning Office

Áras an Chontae

Roscommon

County Roscommon

F42 VR98

Re: Preplanning Meeting 27th February 2025 PL/657/25

Dear Sir/Madam,

In relation to the proposed planning application by Ballyfeeny Green Energy Limited (the 'Developer') for a wind farm and associated infrastructure in the townland and environs of Ballyfeeny, in County Roscommon (hereafter referred to as the 'Project'), a pre planning meeting was held between the Local Authority (Roscommon County Council), the Developer, their Agent (Rowan Engineering Consultants Ltd.) and selected specialists who would input into the application and environmental impact assessment process. The meeting was held via MS teams at 15:15, on the 27th February 2025.

A copy of the presentation from the meeting is appended to this letter.

In the absence of minutes of the meeting, the proposed Project wishes to summarise and confirm the key items discussed in the Pre-Planning meeting, to ensure they are captured in the Environmental Impact Assessment Report (EIAR) and the associated planning application.

Key confirmations included:

- Planning for this project can be submitted through the Online Planning Portal
- Townland names and townland index can be confirmed with the Roscommon County Council Validations team
- Roscommon County Council acknowledged receipt of the Scoping Report but indicated they did not intend to formally respond to the Scoping Report at this time
- Design Flexibility will be requested and Roscommon County Council directed the project to the new application process and forms
- In order to produce comparative drawings of the three technology options to allow side by side comparison, technical drawings pay be presented at 1:500 scale or other scales for the application. Roscommon County Council noted that this is acceptable but asked that 1:200 scale drawings for each of the technology options also be provided.
- The site is zoned in an area designated as 'Most Favoured' for wind energy development as stated in the Renewable Energy Strategy that supports the Roscommon County Development Plan 2022 – 2028. The location of the site is strategic and is likely to be acceptable in

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Directors: Tom Rowan, Aoife Smullen.

principle. However, the proposed wind farm site, is also adjacent to areas of Very High Landscape Value. The Local Authority advised that viewpoints for the Landscape and Visual Impact Assessment (LVIA) should capture scenic routes in the vicinity of the proposed Project and heritage sites such as the Rathcroghan and Tulsa Plateaus.

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- The Developer confirmed the project was being designed having due regard to the 2019 Draft Wind Energy Development Guidelines, with a visual amenity of four times the tip height of the wind turbines, subject to a mandatory minimum setback of 500 meters was required from all residential dwellings
- The Developer confirmed the project was being designed with due regard to the 2019 Draft Wind Energy Development Guidelines in regard to Shadow Flicker.
- The Developer confirmed that site investigation were ongoing at the site and would be presented in the EIAR, the investigations undertaken, confirmed that there was no presence of peat deposits in the site.
- The Developer presented the proposed turbine delivery route(s) highlighting a preference to utilise, the new N5 bypass of Strokestown for delivery. The Local Authority agreed this is the preferential route and accepted the proposal to also assess a route on the existing road network in the unlikely event the N5 upgrade is not completed by the proposed construction of the project. The Local Authority also noted that there is a Public Realm project awarded for Strokestown, proposing to narrow the main street and increase town centre amenity area in conjunction with the transfer of traffic to the new road. As the project had been announced the project agreed to include note of the proposal in the EIAR assessment.
- In relation to the Grid Connection Route, it was discussed that the preferred route was to the existing Sliabh Bawn 110kV Substation. The Local Authority directed the project team to liaise with the Assets department of Roscommon County Council consents required for submission of the Planning Application. The Local Authority advised, such works would be subject to Road Opening License requests via roads department and would be subject to a bond being put in place, in the event planning was granted but in advance of works. Where works would impact the carriageway of the R371, the Local Authority requested the project consider full width reinstatement.
- The Local Authority raised a number of items to consider, including nearby licenced sites with discharges, noise assessment requirements, registered drinking water abstraction points, when preparing the EIAR.

Actions from the meeting included the following:

- The project would make an application under Section 32 of the Planning and Development Act (as amended) and request a separate Design Flexibility Meeting under Section 32H. As agreed, the project will provide full information on the Design Flexibility options with this request, in advance of the meeting, in the interests of supporting the Council to make a timely response with the Design Flexibility Opinion.
- The project will make a request under Article 22 for a *Letter of Consent* from the Local Authority to be submitted with the planning application which consent for proposed works on lands within the control of Roscommon County Council
- The project committed to keeping the Council informed on project progress and would contact the Council in advance of planning submission date for their information. In the meantime the project will contact the Assets and Validation departments in the Council for further information.

In regard to the above, we would ask that Roscommon County Council could confirm by response that the summary is an accurate reflection of the discussion and that it covers the major points raised.

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Kind regards



James Massey
Senior Environmental Consultant
Rowan Engineering Consultants Ltd.
[redacted]

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