



## APPENDIX 2-3

*PRE-PLANNING MEETING MINUTES*



A pre-application meeting was held with the Planning Authority on the 10th March 2021, in relation to the previously submitted application, that meeting took place virtually via MS Teams. For clarity MKO have documented the record/minutes of the previous meeting (ref: PP-21-117) a copy of which is included here at Appendix 2-3. The matters discussed at that meeting also informed this application.





## MEETING MINUTES

Project Reference	170224a		
Meeting Purpose	Pre-Application Meeting - Slieveacurry Wind Farm		
Meeting Time/Date	10.03.2021	Location	MS Teams
Author(s)	M.Crowe/J.Green	Issue Date	16.04.2021
Doc. file name	2021.03.10 CCC Minutes – F-170224a		
Attendees	Name / Abb.	Org.	
Present	Gareth Ruane/GR- Acting Snr. Exec. Planner Clare County Council		
	Helen Quinn/HQ - Acting Snr. Planner Clare County Council		
	William O'Connor/WOC - Slieveacurry Limited (the Applicant)		
	Jimmy Green/JG - MKO Planning		
	Eoin O'Sullivan/EOS - MKO Environmental		
	Meabhann Crowe/MC - MKO Planning		
Apologies	n/a		
Circulation	All		

Item	Description	Action
1.	<p>The meeting was held to discuss the forthcoming submission of a revised planning application for the Slieveacurry Renewable Energy Development.</p> <p>The meeting constituted a formal section 247 pre-planning meeting with the Planning Authority.</p>	
2.	<p>A powerpoint presentation was prepared by MKO and shared on screen. It was noted:</p> <ul style="list-style-type: none"> <li>Slieveacurry Wind Farm planning application ref: 20/806 was withdrawn on the 18<sup>th</sup> January 2021 following judicial review proceedings against Clare County Council.</li> <li>Matters raised in the JR were not raising project specific concerns or issues but were focused on how the application documentation was being processed and displayed.</li> <li>The Applicant has taken the opportunity to review the proposed development in light of third-party submissions lodged to the previous application.</li> </ul>	



Item	Description	Action
	<ul style="list-style-type: none"> <li>• Applicant is also taking the opportunity to revise the presentation of some application documentation to address insofar as is practicable any items raised in the JR proceedings.</li> <li>• Alterations incorporated within the updated application include: <ul style="list-style-type: none"> <li>○ Revised arrangements at county road junction to facilitate turbine delivery works location</li> <li>○ Minor re-siting of turbines no.7 – approx. 75 metres to the southeast; turbine no.8 – approx. 150 metres to the northwest. – this reduces the extent of access road required</li> <li>○ Slight road re-alignment to facilitate access to turbine no. 8</li> <li>○ Relocation of met mast to construction compound location, in the southwest of the site and reduction in met mast height from 110 metres to 30 metres</li> </ul> </li> <li>• Target lodgment of new application end of March 2021</li> </ul>	
3.	The project description is to remain the same as previously lodged with the Planning Authority save for the reduction in the height of the met mast to 30 metres.	
4.	<p><b>Consideration of matters raised in submissions to date:</b></p> <p>MKO confirmed that a review of submissions to the 2020 planning application had taken place, in particular those related to:</p> <ul style="list-style-type: none"> <li>• Noise emissions</li> <li>• Shadow flicker</li> <li>• DCHG/NPWS – assessment of cumulative impacts – birds</li> <li>• Landscape and visual impacts</li> </ul>	
5.	<p><b>Drawings:</b></p> <p>JG noted that a point of the JR was around the scale of drawings agreed with the Planning Authority prior to lodgement of the earlier planning application. It was agreed that agreement on such would again be sought and confirmation enclosed with the application, however all drawings would also include a note confirming same.</p>	
6.	<p><b>Landscape:</b></p> <p>Many of the third party submissions contained common themes and objections which will be addressed in the new application.</p> <p>Additional viewpoints have been undertaken in response to matters raised by submissions to the earlier application in relation to residential amenity.</p> <p>GR made reference to the height difference between the proposed development and other wind energy developments in the general area particularly the nearby Slievecallan Wind Farm. Similar to the previous application it was confirmed that the new application will include baseline and cumulative effects with the Slievecallan operational wind farm, and that the LVIA demonstrates that the landscape can accommodate a development of the nature proposed.</p>	



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7.	<p><b>Land Ownership:</b></p> <p>JG noted that a point of the JR related to redaction of information in relation to folio numbers of consenting landowners.</p> <p>WOC added that the landowner consent letter was being revised with the addition of one line regarding consent from the signatory to displaying all the information in the letter (e.g. address, folio numbers) on the public file.</p>	
8.	<p><b>Planning Authority Feedback:</b></p> <p>GR noted that although a decision had not issued in relation to the previous application the Planning Authority had reviewed the documentation in detail and had significant concerns in relation to the proposed development.</p> <p>GR acknowledged that the Development Plan Wind Energy Strategy was dated 2009 and the application site was deemed to be in a Strategic Area for wind energy within that document. It was further noted that the WES will not be updated until the new Wind Energy Guidelines are issued by the Department.</p> <p>During the review of the previous application, the Planning Authority had considered the public submissions in respect of the application and noted it was evident that there were several objections to the continued development of wind energy in this general location.</p> <p>Other issues that the Planning Authority considered as being of concern in relation to the withdrawn application included:</p> <ul style="list-style-type: none"> <li>• Landscape and Visual Impact - scale of development including height, siting in open landscape and character of the rural area. Including cumulative impacts with other wind farms in the vicinity. Viewpoints of concern from the photomontages submitted included VP 13 Lahinch/Liscannor; VP 8 at the N67; VP 3 and 10. <ul style="list-style-type: none"> <li>- Height – it was noted the proposed turbines are 175m high, 50m higher than the operational Slievecallan wind farm turbines. WOC noted that in designing the proposed development consideration was given to turbine heights but that a reduction in height did not give rise to a material difference in the outcome of the LVIA.</li> </ul> </li> <li>• Policy 8.40 of the Development Plan (Renewable Energy) regarding balancing the need of renewable energy and residential amenity – noise, shadow flicker, devaluation of property. The potential for impacts on residential amenities was an issue that needed further consideration. <ul style="list-style-type: none"> <li>- JG Noted that the EIAR and various assessments highlighted that a wind farm development of the nature proposed would not create any significant adverse impacts on residential amenity. It was agreed that further discussion on this highlighting the results of the various relevant assessments would be included within an overall planning report to be prepared in support of the future planning application to further inform the Planning Authority’s consideration.</li> </ul> </li> </ul>	



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	<ul style="list-style-type: none"> <li>• Ornithology, having particular regard to the Hen harrier, reference was made to the DAU submission that had been lodged.</li> <li>- JG noted that the issues raised by the DAU were not considered significant and that the forthcoming application would provide additional clarification on the matters raised.</li> </ul> <p>JG stressed that the proposed wind farm development at this location would not be introducing a new element into the landscape, and the subject site is currently designated as a strategic area for wind energy development under the Councils own renewable energy strategy. The fact that these and other lands in the vicinity have been developed for wind turbines has been plan-led.</p> <p>WOC highlighted the suitability of the site in terms of its Strategic designation in the CDP and very short and efficient connection to national grid and highlighted the suitability of this location for a wind farm development. It was noted that whilst the PA considered (HQ) that there may be an <i>'over proliferation of turbines in the general area'</i>, the proposed site represents the most sustainable option of all the remaining strategically zoned areas and represents the optimal use of existing infrastructure presenting the consolidation of existing facilities and not proliferation.</p> <p>It was agreed that a stand-alone planning report setting out the suitability of the site and considering the items of concern raised by the planning authority would be prepared and lodged with any future application to inform the application .</p>	
9.	<p><b>Noise and Shadow Flicker</b></p> <p>HQ noted that noise from the proposed wind farm in tandem with that from Slievecallan should be considered. WOC added that technical advancements in turbine technology is leading to a reduction in noise levels from wind turbines.</p> <p>JG added that in relation to shadow flicker, a control mechanism proven to be widely effective would be introduced where required to avoid any shadow flicker occurring.</p>	
10.	<p><b>Consultation:</b></p> <p>WOC noted that the Covid restrictions had made it difficult to engage with the public however the project team had sought to engage in a safe manner by offering dedicated 0.5 hour slots to members of the public, thus avoiding large gatherings e.g. public meetings. This approach was offered over two separate days however WOC noted there were not enough slots booked to warrant two days of consultation. It was noted that some form of further consultation would be held to inform the general public of the upcoming new application, the method of communication would need to be considered with the on-going Level 5 Covid 19 restrictions.</p>	
11.	<p><b>Other</b></p> <p>Site notice – to be printed on yellow background and erected in same locations as originally proposed.</p>	



Item	Description	Action
	JG to issue copy of powerpoint presentation to HQ/GR for the pre-planning file. Montages should also be forwarded.	

