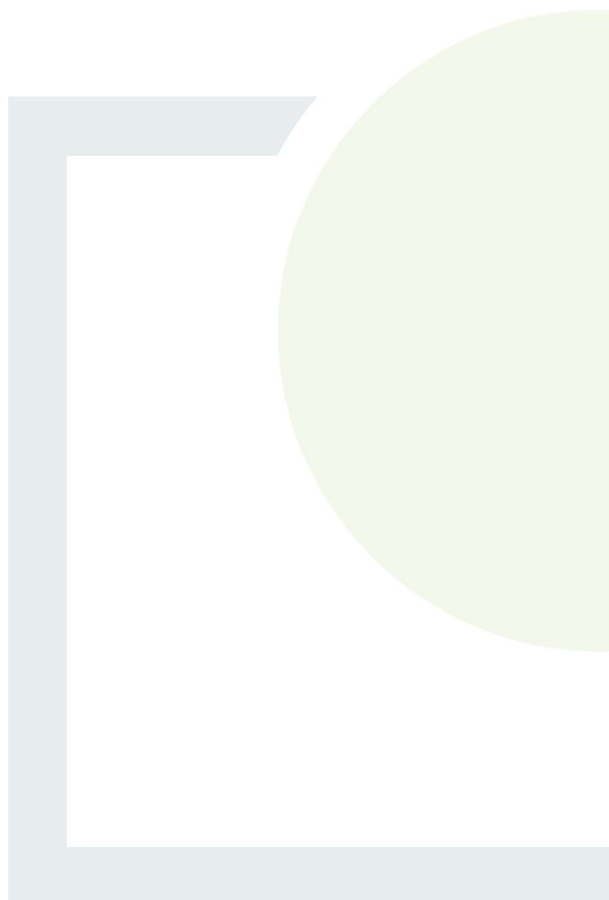




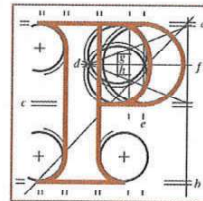
CONSULTANTS IN ENGINEERING,
ENVIRONMENTAL SCIENCE
& PLANNING

APPENDIX 5.3

An Bord Pleanála
Correspondence and
Pre-Application
Consultation Details



Our Case Number: ABP-306948-20



An
Bord
Pleanála

Fehily Timoney and Company
Core House
Pouladuff Road
Co. Cork
T12 D773

FEHILY TIMONEY & Co.

Distribution *TS/ETH*

24 MAR 2020

Job No:

Correspondence No: *S*

Comment:

Date: 23 March 2020

Re: The construction of 24 wind turbines, 110kV on-site substation and associated connection to the national grid.
Ballinagree, Co. Cork.

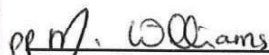
Dear Sir / Madam,

An Bord Pleanála has received your application for approval of the proposed development under section 182A of the Planning and Development Act, 2000, as amended. Please find enclosed a receipt for the fee lodged.

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,

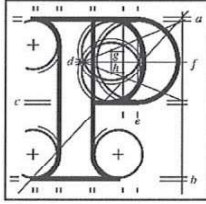


Kieran Somers
Executive Officer
Direct Line: 01-8737250

VA01

Tel (01) 858 8100
Glaó Áitiúil LoCall 1890 275 175
Facs Fax (01) 872 2684
Láithreán Gréasáin Website www.pleanala.ie
Ríomhphost Email bord@pleanala.ie

64 Sráid Maoilbhríde 64 Marlborough Street
Baile Átha Cliath 1 Dublin 1
D01 V902 D01 V902



An
Bord
Pleanála

Admháil ar an bhFáil
Acknowledgement of Receipt
Uimh. Aitheantais Lóisteála:
Lodgement ID: LDG-025363-20

Ainm an chustaiméara: Name of Customer:	Fehily Timoney and Company
Gníomhaire: Agent:	
Cineál Lóisteála: Lodgement type:	Application
Iarratas ar éisteacht ó bhéal Oral Hearing Request:	No
Modh Lóisteála: Lodgement method:	Post
Íocaíocht Faighte: Payment received:	€4,500.00
Uimhir Thagartha Íocaíochta: Payment Reference Number:	PD-017370-20
Modh Íocaíochta: Payment Method:	Cheque
Lóisteáil Faighte: Lodgement Received:	18/03/2020 10:14
Faighte ag: Received by:	Lorraine Lee

Tel
Glao Áitiúil
Facs
Láithreán Gréasáin
Ríomhphost

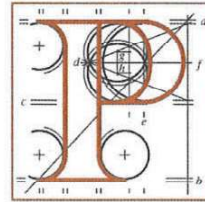
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64 Marlborough Street
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D01 V902

Our Case Number: ABP-306948-20

Your Reference: Coillte CGA and Brookfield Renewable Ireland Limited



**An
Bord
Pleanála**

FEHILY TIMONEY & Co.

Distribution

TR / EH

25 MAR 2020

Job No:

Correspondence No: *1*

Comment:

Fehily Timoney & Company
Core House
Pouladuff Road
Cork
Co. Cork

Date: 24 March 2020

Re: The construction of up to 24 wind turbines, 110kV on-site substation and associated connection to the national grid.
Ballinagree, Co. Cork.

Dear Sir / Madam,

An Bord Pleanála has received your request to enter into pre-application consultations under section 182E of the Planning and Development Act, 2000, as amended in respect of the above mentioned proposed development. A receipt for the fee lodged is enclosed.

Please be advised that the amendments introduced by the Planning and Development (Amendment) Act, 2010 provide for the Board to recover its costs in conducting pre-application consultations. These costs together with costs incurred by the Board in determining any application made to it will be included in the Board's decision.

The Board will offset any application fees paid by the applicant against its costs.

Further advice or details in relation to the above will be provided by the Board at pre-application consultation meetings (if held).

The Board will revert to you in due course in respect of the request.

If you have any queries in the meantime please contact the undersigned officer of the Board.

Teil
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Please quote the above mentioned An Bord Pleanála reference number in any correspondence with the Board.

Yours faithfully,

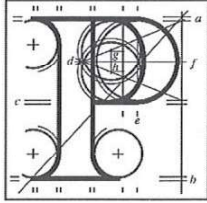


Kieran Somers
Executive Officer
Direct Line: 01-8737250

VC01

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D01 V902	D01 V902



An
Bord
Pleanála

Admháil ar an bhFáil
Acknowledgement of Receipt
Uimh. Aitheantais Lóisteála:
Lodgement ID: LDG-025363-20

Ainm an chustaiméara: Name of Customer:	Fehily Timoney and Company
Gníomhaire: Agent:	
Cineál Lóisteála: Lodgement type:	Application
Iarratas ar éisteacht ó bhéal Oral Hearing Request:	No
Modh Lóisteála: Lodgement method:	Post
Íocaíocht Faighte: Payment received:	€4,500.00
Uimhir Thagartha Íocaíochta: Payment Reference Number:	PD-017370-20
Modh Íocaíochta: Payment Method:	Cheque
Lóisteáil Faighte: Lodgement Received:	18/03/2020 10:14
Faighte ag: Received by:	Lorraine Lee

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Láithreán Gréasáin
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D01 V902

Tabhair faoi deara:

Maidir le hachomharc nó le haon hábhar eile ar riachtanach táille a íoc laistigh de thréimhse ama reachtúil tabhair faoi deara nach bhfuil san admháil seo ach deimhniú go bhfuarthas táille.

Ní hadmháil ar bith é:

- go bhfuarthas an táille taobh istigh den tréimhse ama reachtúil,
- ná gurb é an táille ceart é,
- ná go bhfuil sé glactha ag an mBord Pleanála go bhfuil an t-achomharc nó an t-ábhar eile bailí.

Más cúí, cuirfear deimhniú foirmeálta agus admháil oifigiúil amach ar dháta níos déanaí.

Please note:

In relation to an appeal or other matter which requires a fee to be submitted within a statutory time period, this receipt is an acknowledgement only of the fee received.

It is not an admission that:

- the fee has been received within the statutory period,
- it is the correct fee,
- the appeal or other matter has been accepted by An Bord Pleanála as being valid.

A formal acknowledgement and official receipt will be issued, if appropriate, at a later date.

Teil
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Baile Átha Cliath 1
D01 V902

64 Marlborough Street
Dublin 1
D01 V902

From: [Maeve Williams](#)
To: [Eamon Hutton](#)
Subject: RE: SID Pre-application Consultation - 309648
Date: Wednesday 10 June 2020 12:23:28
Attachments: [image001.png](#)
[image002.png](#)
[image003.png](#)

Dear Mr. Hutton,

I have spoken to my colleagues and I have been informed that the meeting will be as follows:

Date: 8th July, 2020

Time: 11:00am

Venue: MS Teams

Please confirm your attendance and a list of any additional attendees, so I can add them to the meeting.

Additionally, The Board requires the power point presentation at least one day in advance of the meeting.

I look forward to hearing from you.

Kind regards,

Maeve

From: Maeve Williams
Sent: Tuesday 9 June 2020 16:50
To: eamon.hutton@ftco.ie
Subject: RE: SID Pre-application Consultation - 309648

Dear Mr. Hutton,

Many thanks for your email. I will discuss your request with my colleagues and once I have a date, I will revert back to you.

Kind regards,

Maeve

From: SIDS
Sent: Tuesday 9 June 2020 16:29
To: Maeve Williams <M.Williams@pleanala.ie>
Subject: FW: SID Pre-application Consultation - 309648

Hi Maeve,

Forwarded for your attention Case Ref: ABP-306948-20.

Regards
Ellen

From: Eamon Hutton <eamon.hutton@ftco.ie>
Sent: Monday 8 June 2020 14:18
To: SIDS <sids@pleanala.ie>
Subject: SID Pre-application Consultation - 309648

For the attention of Maeve Williams

Greetings Maeve,

My name is Eamon Hutton of Fehily Timoney & Company. We are acting as agents for Coillte & Brookfield for the proposed Ballinagree Wind Farm, County Cork, ref. 309648. I spoke to someone in SID who mentioned that the case has been assigned to you. We are hoping to get a pre-application consultation meeting organised. I understand that ABP are excepting meetings through Microsoft Teams. I would appreciate if we could get the ball rolling on the initial pre-application consultation meeting at your convenience.

Kind regards,
Eamon Hutton



Eamon Hutton
Project Planner

Fehily Timoney and Company
Core House, Pouladuff Road, Cork, T12 D773
t: +353 86 404 9024
www.fehilytimoney.ie  

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Our Case Number: ABP-306948-20

Your Reference: Coillte CGA and Brookfield Renewable Ireland Limited



Fehily Timoney
Core House
Pouladuff Road
Cork
Co. Cork

Date: 09 September 2020

Re: The construction of up to 24 wind turbines, 110kV on-site substation and associated connection to the national grid.
Ballinagree, Co. Cork.

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 meeting of the 8th July, 2020.

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,

pp Jennifer Sherry

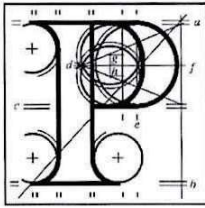
Kieran Somers
Executive Officer
Direct Line: 01-8737250

PC07

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D01 V902 D01 V902



An
Bord
Pleanála

Record of 1st Meeting

ABP-306948-20

Development	The construction of up to 24 wind turbines, 110kV on-site substation and associated connection to the national grid at Ballinagree, Co. Cork		
Location	Virtually by Microsoft Teams		
Case Type	Pre-application consultation		
1st / 2nd / 3rd Meeting	1 st		
Date	08/07/2020	Time	14:30p.m. – 16:15p.m.

Attendees		
Representing An Bord Pleanála		
Rachel Kenny, Director of Planning (Chair)		
Patricia Calleary, Senior Planning Inspector		
Jennifer Sherry, Executive Officer	j.sherry@pleanala.ie	01-8737266
Representing the Prospective Applicant		
Edwina White, Brookfield Renewable		
Sinead O'Malley, Coillte		

Michael O'Connor, Coillte
Jim Hughes, Fehily Timoney & Company
Trevor Byrne, Fehily Timoney & Company

Introduction

The Board referred to the letter received from the prospective applicant requesting pre-application consultations and advised the prospective applicant that the instant meeting essentially constituted an information-gathering exercise for the Board; 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 Board.

The Board mentioned the following general procedures in relation to the pre-application consultation process:

- The Board 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 Board once finalised, but the prospective applicant may submit comments on the record which will form part of the case file.
- The Board 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 Board and public consultations may also be directed by the Board.
- The Board may hold consultations in respect of the proposed development with other bodies.

- The holding of consultations does not prejudice the Board in any way and cannot be relied upon in the formal planning process or any legal proceedings.

Presentation by the prospective applicant

The prospective applicant gave an overview of the project under the following headings:

- **Proposed development** – the prospective applicant outlined the initial project design was for up to 24 no. wind turbines. However, following further project assessments as part of the Design Iteration 1 process, the prospective applicant is currently considering 19 no. wind turbines with potential capacity of approximately 80MW. While several possible grid connection options are being considered by the prospective applicant, the preferred option at this stage is an underground cable connection to the Clashavoon 220kV substation or the Ballyvouskill 220kV substation. The development will also consist of new and upgraded existing agricultural and forestry tracks along with ancillary civil and electrical infrastructure. The prospective applicant outlined the preferred turbine delivery route from R582 near Millstreet and continuing south east along local roads to the proposed development.
- **Legislation & Policy Context** – the prospective applicant states the proposed development would fall within a class of development as specified in the Seventh Schedule under section 37A(1) of the Planning and Development Act, 2000 (as amended). The prospective applicant said the proposed development would also satisfy section 37A(2) of the Act as the proposal would have the potential to generate up to 230GWh per year which could power over 54,000 homes nationally and would contribute to Project Ireland 2040 – National Planning Framework – National Strategic Outcome 8 transition to a Low Carbon and Climate Resilience Society. The proposed development has the potential to provide up to 80MW of renewable electricity and this represents 1% of the overall national onshore target.
- **Local Planning Policy** – the prospective applicant states under Cork Development Plan Objective ED 3-5 commercial wind energy development is open to consideration in so far as, it can be demonstrated the proposed

development can avoid adverse impacts on residential amenity, urban areas and town green belts, Natura 2000 Sites, Natural Heritage Areas, architectural and archaeological heritage, and visual quality of the landscape.

- **Landscape Characteristics** – the proposed development is located within three landscape character types (valleyed marginal middleground, fissured marginal and forested rolling upland, and ridged and peaked upland) ranging between high landscape value and medium landscape value.
- **Scenic Routes** – the prospective applicant highlighted the most southern part of the proposed development site is characterised as high value landscape with landscape sensitivity and designated scenic routes in proximity. The proposed wind farm will be visible from some parts of the scenic route. It is the objective of the prospective applicant to protect the characteristics of scenic routes and examine how the proposed development interacts with the site by carrying out a comprehensive land visual impact assessment.
- **Current Stage of Project** – the prospective applicant is currently looking in detail at the turbine delivery route, grid route and carrying out the Design Iteration 2 process.
- **Consultation** – the prospective applicant sent information to prescribed bodies and is currently at EIAR scoping stage in the process and hence, are engaging in meaningful consultation over Design Iterations with a view to set up formal consultation meetings.
- **Public Consultation** – the prospective applicant undertook door to door community engagement in July and December, 2019. A number of local community groups have also been consulted (Ballinagree Community Development Group, IRD Duhallow, local fisheries group). Furthermore, the prospective applicant has set up an online website www.innovision.ie/ballinagree with a virtual consultation room to facilitate public consultation.
- **Turbine Delivery Route** – the preferred turbine delivery route is from Foynes along the N72 and on to R583 to the proposed development site. A detailed desktop assessment will be carried out to identify the route and any constraints.

This may be subject to change as and when travel restrictions are eased and an onsite assessment of the route can be carried out.

- **Grid Route Options** – the prospective applicant discussed a range of grid route options from Option A – Option G. The prospective applicant is focusing more on underground routes as opposed to overhead lines with Clashavoon the preferred option at present.
- **Natura 2000 Sites** – The proposed development is not within any Natura 2000 sites. However, directly adjacent to the proposed development is Blackwater SAC and Mullaghanish to Musheramore Mountains SPA.
- **Archaeology** – there are 13 no. recorded archaeological monuments within the proposed development boundary and 5 no. significant Bronze Age ritual sites (stone circles and stone rows) in or in proximity to the proposed development.
- **Visual Impact** – the prospective applicant presented a number of different viewpoints from scenic routes in and in proximity to the proposed development.

Discussion

The following matters were discussed:

- The Board's representatives stated the preliminary view is that the proposed development would constitute a strategic infrastructure development, as it meets the requirements outlined in section 37A and B of the Planning and Development Act 2000 as amended.
- The Board referred to existing wind farm developments within the area and requested the prospective applicant to prepare additional maps with viewpoints that show existing wind turbines in the area in conjunction with wind turbines for the proposed development.
- The Board's representatives highlighted the importance of the scenic routes and landscape sensitivities of the proposed development site and advised a robust argument should be made to show that the proposed development can proceed without compromising this. The Board advised that alternative Design Iterations

in terms of the scenic routes would be useful to communicate how the impact of the proposed development has been addressed.


- The Board enquired if the proposed transport route is coming through Millstreet and if there are a number of houses on approach to the development site. The prospective applicant said the transport route turns before Millstreet onto L1123 and there are a number of houses on approach to the proposed site which will be taken into consideration. Several transport options are being considered by the prospective applicant.
- The Board's representatives noted biodiversity, hydrology and geology concerns relating to the proposed development site and stressed a robust argument should be made.
- The Board also enquired about noise levels and if there are any sensitivity receptors for the proposed development. The prospective applicant stated they are in the middle of background noise modeling and a key consideration is the existing Boggeragh Wind Farm to the north of the proposed site. The prospective applicant said they are consulting the 2019 Draft Guidelines and will be able to demonstrate that they can comply with the guidelines.
- The Board advised the prospective applicant to be mindful of the impacts to the climate, air quality and carbon footprint of the proposed development as a whole.
- The Board's representatives clarified the current legislative position for making the proposed development. The Board set out where the electricity infrastructure proposed is an integral component of the section 37 development application and not development in its own right, the Board is happy to consider the proposed development collectively under one application, subject to the prospective applicant's justification for same. The Board stressed it is ultimately the decision of the prospective applicant to make if they will proceed with a single application under section 37 dealing with both elements collectively or two separate applications under section 37 and section 182. The prospective applicant informed the Board they may not have all landowner consents at the outset and may need to make two separate applications.

- The prospective applicant said they are considering applying for planning permission of an indefinite duration for the operation of the proposed development and if so they would put in a decommissioning plan with the application. The Board said this would be something to discuss at a later meeting.

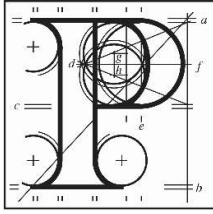
Conclusion:

The Board stated its preliminary opinion that the proposed development would constitute strategic infrastructure.

The record of the meeting will issue to the prospective applicant once it is finalised and it will then be a matter for the prospective applicant to submit any comments on this if it wishes to do so or at the time of a further meeting. It will be a matter for the prospective applicant to revert to the Board when it requires a further meeting.



Rachel Kenny
Director of Planning



An
Bord
Pleanála

Record of Meeting ABP-306948-20 2nd meeting

Case Reference / Description	ABP-306948-20 Construction of up to 24 wind turbines and associated works at Ballinagree, Co. Cork		
Case Type	Pre-application consultation		
1st / 2nd / 3rd Meeting	2 nd		
Date	03/12/20	Start Time	11 a.m.
Location	Virtual	End Time	12.30 p.m.

Representing An Bord Pleanála
Staff Members
Ciara Kellett, Assistant Director of Planning (Chair)
Patricia Calleary, Senior Planning Inspector
Kieran Somers, Executive Officer
Representing the Prospective Applicant
Michael O'Connor, Coillte
Fiona Maxwell, Brookfield Renewable Ireland Ltd
Sinead O'Malley, Coillte
Jim Hughes, Fehily Timoney
Trevor Byrne, Fehily Timoney
Richard Barker, Macroworks
Tony Cummins, John Cronin

The meeting commenced at 11 a.m.

Presentation by the prospective applicant:

The prospective applicant set out the nature and extent of the proposed development. Referring to the fact that a 19-wind turbine layout was presented at the previous pre-application consultation meeting, the prospective applicant said that, following further project assessment, a 21-wind turbine layout is now being currently progressed. The prospective applicant said that associated works include a 110kV on-site substation and connection to the national grid and the preferred connection is likely to be an underground cable connection to the existing Clashavoon 220kV substation. The existing Ballyvouskill 220kV substation has also been considered.

With respect to relevant planning legislation and policy, the prospective applicant referred to Objective ED 3-5 of the current Cork County Development Plan whereby the subject site is designated as 'Open to Consideration'. The prospective applicant also referred to the landscape character type which pertains to the subject site. The majority of the subject site consists of 'Ridged and Peaked Upland' and the prospective applicant noted Objective GI 7-2 of the current Cork County Development Plan which relates to the protection of scenic routes in the vicinity of the subject site (namely Routes 18, 19 and 20). The prospective applicant noted that none of the three scenic routes in question are designated as high landscape value, but acknowledged that they have to be protected nonetheless. With respect to the scenic routes and general amenity of the area, the prospective applicant noted that the north-west parcel of the subject site has been left free of proposed turbines and it also noted the fact that efforts have been made to lessen the visibility of proposed turbines in the northern area of the subject site generally, with particular regard to Scenic Route S20. The prospective applicant said that a reverse ZTV process was employed in order to assist design refinement in this regard so as to contain the visibility of proposed turbines where possible. In response to the Board's representatives request for clarification on the matter, the prospective applicant

confirmed that the area in question remains designated as 'Open to Consideration' in the current Cork County Development Plan.

With regard to the proposed turbine delivery route, the prospective applicant said that this will start from Foynes Port and traverse the Limerick to Mallow and Mallow to Millstreet routes. The approach is proposed to be from the R582 near Millstreet and thereafter will continue south east along local roads to the proposed site entrance. The prospective applicant said that it has completed further analysis along the proposed delivery route as regards potential pinchpoints and it has also assessed any required landtake to facilitate the delivery of component parts.

With respect to the proposed grid connection to facilitate the proposed development, the prospective applicant noted five options being considered at the time of its previous meeting with the Board. It said that it has narrowed this down now to three options and that ecological analysis and walkovers have been conducted with regard to this. The prospective applicant added that preferred water-crossing methodologies have also been established.

The prospective applicant referred to existing neighbouring wind farms in the vicinity of the proposed wind farm. These include the Carraigcannon Wind Farm and the Pluckanes Wind Farm. The closest existing wind farm will be the Boggeragh wind farm.

With regard to European Sites in proximity to the proposed wind farm, the prospective applicant said that the most proximate sites are the Mullaghanish to Musheramore Mountains SPA and the Blackwater River SAC.

The hydrological features which are relevant to the subject site and vicinity were referred to by the prospective applicant. Aquatic surveys have been carried out which include analysis of impacts on the Freshwater Pearl Mussel. In terms of civil, structural and geotechnical design, the prospective applicant said that the proposed turbines have been sited following consideration of existing ground conditions in order to minimise the risk of turbine foundation failure, toppling and landslide occurrence. The prospective applicant added that detailed peat probing will be carried out as part of overall site investigations and that slope stability analysis will be carried out for proposed turbines located on sloped ground. With respect to peat probing, the prospective applicant reported that site walkovers have been conducted

at preliminary turbine locations and that the locating of turbines in peat areas has been avoided where possible. The average peat depth across the subject site generally, as recorded to date, is less than two metres. The Board's representatives noted the design risk register which has been compiled with regard to the project and the design engineering employed therein. The Board's representatives emphasised to the prospective applicant the importance of being cognisant of matters such as temporary, ancillary and enabling works, as well as main construction works, with regard to the subject site which is undulating in nature. The prospective applicant noted this point and said that the design risk register is an evolving mechanism in this regard and will be subject to further iteration. With regard to the matter of peat stability generally, the Board's representatives also recommended further analysis and robust testing, including shear vane testing for establishment of soil strength characteristics. The Board's representatives said that it would wish to receive a full profile in this regard with respect to matters such as the amount of peat present on the subject site and the proposed removal of peat as part of any planning application.

In relation to the matter of archaeology, the prospective applicant noted for the record recent consultations with the Cork County Council Heritage Officer. The prospective applicant referred to known archaeological sites which are relevant within the overall landholding which has a notable concentration of Bronze Age sites; archaeological points of interest include stone circles, stone rows, a country house, a ringfort and a cairn. The prospective applicant provided aerial and ground view images of Stone Circle C049-007 and Stone Circle C049-008 and outlined their location with respect to the proposed wind turbines. The prospective applicant also provided images of the aforementioned country house (C0049-021) and the ringfort (C0049-022) which are located at the southern end of the landholding in question. Images were also presented with regard to Stone Rows C0049-020 and C0049-019, as well as Standing Stone (C0049-002) and remains of the Cairn in question (C049-064). The prospective applicant said that there are no planned works within a 200-metre radius of an archaeological site, but acknowledged that some indirect impacts will arise. The prospective applicant said that design work is on-going with respect to the wider landscape and with regard to monuments in the study area with particular sensitivities. The prospective applicant also referred to preliminary

discussions which have taken place with the Cork County Council Archaeologist which have included preliminary proposals for a heritage trail to access archaeological features of interest in the area.

With respect to its Landscape Visual Impact Assessment, the prospective applicant presented preliminary viewpoint locations and also provided some sample photomontages to illustrate its design approach (including views from Scenic Route S18, views from Scenic Route S20 and a sample view from Ballinagree Village).

In relation to its current intended timeline for the project generally, the prospective applicant said that it is currently at Design Iteration Stage 2 with Design Iteration Stage 3 intended to commence in the first quarter of 2021. At the present time, the prospective applicant's intention is to lodge the planning application circa Quarter 2 2021.

Lastly, the prospective applicant referred to consultations with relevant stakeholders to date. Consultations are on-going with bodies such as Eirgrid, the ESB, Irish Water and with representatives of Cork County Council. With respect to community engagement, the prospective applicant reported that door-to-door visits have been conducted, as well as consultations with local politicians and community groups in the vicinity of the subject site. A project website (with a virtual community consultation room) has been set up and the EIAR Scoping Report has been circulated with some responses received to date. The prospective applicant also stated its intention to conduct a follow-up meeting with the Cork County Council Archaeologist, as well as pursuing a formal meeting with representatives of the National Parks and Wildlife Service (NPWS).

Board's additional comments/questions:

With respect to a meeting between the prospective applicant and the NPWS, the Board's representatives emphasised the importance of pursuing such consultations. The prospective applicant noted this point and said that it has been experiencing difficulties in getting a meeting with this body.

With regard to the proposed grid connection to serve the proposed development, the Board asked the prospective applicant if this will form part of the forthcoming application. The prospective applicant replied that it has not made a final decision on this matter yet, but that, if it decides to include this particular element, then it will be doing so as part of a single section 37E application to the Board.

With regard to the matter of noise impacts arising from the proposed development, the prospective applicant said that all noise monitoring has been completed and, again, it noted its current intention to lodge the subsequent planning application circa Quarter 2 2021. The prospective applicant said that it does not know if the new Wind Energy Guidelines will be published by that time, but it noted for the record the fact that a detailed noise curtailment strategy has already been carried out for the proposed development, as well as a substantial amount of modelling. The prospective applicant said that it will demonstrate compliance with the new guidelines if they are published prior to the lodgement of the planning application; it added that it will deal with worse-case scenarios and will future-proof the project as best as possible.

The Board's representatives also reminded the prospective applicant to deal with topics such as land as a standalone topic (as per the amending EIA Directive) and major accidents as part of its EIAR to accompany the planning application.

With regard to the amenities of the area and archaeological points of interest, the Board's representatives enquired as to whether the prospective applicant intends to include a community benefit, such as the aforementioned heritage trail, as part of its planning application. The prospective applicant replied that this would be its intention.

In response to the Board's query on the matter, the prospective applicant said that hen harrier activity in the general area of the subject site is quite low. It added that it has gathered a substantial amount of data with respect to matters such as breeding grounds and flight-lines generally.

Noting the amount of studies done and data compiled to date, the Board reminded the prospective applicant to ensure that all data and information is up-to-date at the time of the lodgement of the planning application.

Conclusion:

The Board's representatives advised that a further meeting can be facilitated if so required by the prospective applicant.

The onus is on the prospective applicant to either request a further meeting with the Board or to request formal closure to the instant pre-application process.

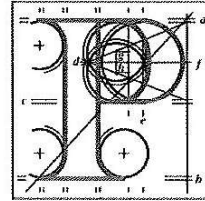
The meeting concluded at 12.30 p.m.

Ciara Kellett

Assistant Director of Planning

Our Case Number: ABP-306948-20

Your Reference: Ballinagree Wind DAC (for and on behalf of Coillite CGA and Brookfield Renewable Ireland Limited).



**An
Bord
Pleanála**

Eamon Hutton
Fehily Timoney
Core House
Pouladuff Road
Cork
Co. Cork

FEHILY TIMONEY & Co.

Distribution

ETH

11 JUN 2021

Job No:

2

Correspondence No:

Comment:

Date: 10th June 2021

Re: The construction of up to 24 wind turbines, 110kV on-site substation and associated connection to the national grid.
Ballinagree, Co. Cork.

Dear Sir,

I have been asked by An Bord Pleanála to acknowledge your letter of the 9th June 2021, highlighting the name change of the prospective applicant to Ballinagree Wind Farm DAC (for and on behalf of Coillite CGA and Brookfield Renewable Ireland Limited).

The contents of your letter have been noted.

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

Yours faithfully,

Kieran Somers
Executive Officer
Direct Line: 01-873 7250

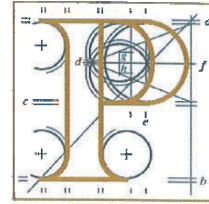
AA03

Teil (01) 858 8100
Glaio Áitiúil LoCall 1890 275 175
Facs Fax (01) 872 2684
Láithreán Gréasáin Website www.pleanala.ie
Ríomhphost Email bord@pleanala.ie

64 Sráid Maoilbhríde 64 Marlborough Street
Baile Átha Cliath 1 Dublin 1
D01 V902 D01 V902

Our Case Number: ABP-306948-20

Your Reference: Ballinagree Wind DAC (for & on behalf of Coillte CGA and Brookfield Renewable Ireland Limited)



**An
Bord
Pleanála**

Eamon Hutton
Fehily Timoney
Core House
Pouladuff Road
Cork
Co. Cork

Date: 20 August 2021

Re: The construction of up to 24 wind turbines, 110kV on-site substation and associated connection to the national grid.
Ballinagree, Co. Cork.

Dear Sir,

Please be advised that following consultations under section 37B of the Planning and Development Act, 2000 as amended, the Board hereby serves notice under section 37B(4)(a) that it is of the opinion that the proposed development falls within the scope of paragraphs 37A(2)(a) and (b) of the Act. Accordingly, the Board has decided that the proposed development would be strategic infrastructure within the meaning of section 37A of the Planning and Development Act, 2000, as amended. Any application for permission for the proposed development must therefore be made directly to An Bord Pleanála under section 37E of the Act.

Please also be informed that the Board considers that the pre-application consultation process in respect of this proposed development is now closed.

Attached is a list of prescribed bodies to be notified of the application for the proposed development.

In accordance with section 146(5) of the Planning and Development Act, 2000 as amended, the Board will make available for inspection and purchase at its offices the documents relating to the decision within 3 working days following its decision. This information is normally made available on the list of decided cases on the website on the Wednesday following the week in which the decision is made.

The attachment contains information in relation to challenges to the validity of a decision of An Bord Pleanála under the provisions of the Planning and Development Act, 2000, as amended.

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

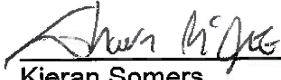
Teil	Tel	(01) 858 8100
Glao Áitiúil	LoCall	1890 275 175
Facs	Fax	(01) 872 2684
Láithreán Gréasáin	Website	www.pleanala.ie
Ríomhphost	Email	bord@pleanala.ie

64 Sráid Maoilbhríde
Baile Átha Cliath 1
D01 V902

64 Marlborough Street
Dublin 1
D01 V902

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

Yours faithfully,



Kieran Somers
Executive Officer
Direct Line: 01-8737250

PC09

Teil	Tel	(01) 858 8100
Glaó Áitiúil	LoCall	1890 275 175
Facs	Fax	(01) 872 2684
Láithreán Gréasáin	Website	www.pleanala.ie
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64 Sráid Maoilbhríde	64 Marlborough Street
Baile Átha Cliath 1	Dublin 1
D01 V902	D01 V902

ABP-306948-20

The following is a schedule of prescribed bodies considered relevant by the Board:

- Cork County Council
- Minister for Housing, Local Government and Heritage
- Minister for Tourism, Culture, Arts, Gaeltacht, Sport and Media
- Minister for Agriculture, Food and the Marine
- Minister for Environment, Climate and Communications
- Minister for Transport
- Southern Regional Assembly
- Irish Water
- Inland Fisheries Ireland
- Transport Infrastructure Ireland
- Environmental Protection Agency
- The Heritage Council
- An Taisce
- An Chomhairle Ealaíon
- Fáilte Ireland
- Irish Aviation Authority
- Health & Safety Authority
- Office of Public Works

Marie Geary

From: Kieran Somers <K.Somers@pleanala.ie>
Sent: Thursday 25 November 2021 09:36
To: Eamon Hutton
Subject: RE: P2114 - Ballinagree Wind Farm - Ref. 306948

Thanks for that Eamon.

If you have any further questions on the procedures, let me know please.

The reporting inspector has come back to me to advise that your proposed scale of drawings is fine.

Kind regards

Kieran

From: Eamon Hutton <eamon.hutton@ftco.ie>
Sent: Thursday 25 November 2021 09:32
To: Kieran Somers <K.Somers@pleanala.ie>
Subject: RE: P2114 - Ballinagree Wind Farm - Ref. 306948

Hi Kieran,

Many thanks for your response. The intention is to submit by the end of this year so we are now looking towards the procedures around the submission.

I will forward you the public notice once drafted. And hopefully I will be able to provide an approx. submission date once we have better clarity on the submission.

Thanks,
Eamon Hutton

From: Kieran Somers <K.Somers@pleanala.ie>
Sent: Thursday 25 November 2021 09:25
To: Eamon Hutton <eamon.hutton@ftco.ie>
Subject: RE: P2114 - Ballinagree Wind Farm - Ref. 306948

Hi Eamon.

I will ask the reporting inspector for advice on the scale of drawings etc. and revert to you on that when received.

The number of copies required is as follows:

Board – 2 hard copies and 8 electronic copies

Planning Authority – 5 hard copies and 5 electronic copies

Can I enquire please as to when it is the applicant's intention to lodge the application? We would wish to see draft public notice on this in advance please so that we can advise on any preprocedural matters.

Kind regards

Kieran

From: Eamon Hutton <eamon.hutton@ftco.ie>
Sent: Wednesday 24 November 2021 16:35
To: Kieran Somers <K.Somers@pleanala.ie>
Cc: SIDS <sids@pleanala.ie>
Subject: P2114 - Ballinagree Wind Farm - Ref. 306948

Hello Kieran,

I am writing to you in relation to the proposed Ballinagree Wind Farm SID application (ref. 306948). We are currently in the process of preparing drawings for the proposal and I was hoping I could confirm drawing scales for the 'site layout plans' for the purpose of the submission.

As the proposed development is located over a large area and would result in a significant number of sheets at 1:500, we are requesting permission to submit site layout plans at a scale of 1:2500, and then include 1:500 plans of key areas such as site access points, compounds, turbine hardstandings, etc. Would this be permissible?

We also wish to confirm the number of physical copies and electronic copies to be sent to ABP and to the local authority. Previously we have been advised the following:

- 3 hard copies and 7 digital copies to ABP.
- 5 hard copies and 2 digital copies to the LA.

We note the list of prescribed bodies received from ABP 20/08/2021 and trust that this has not changed.

Kind regards,
Eamon Hutton



Eamon Hutton
Senior Project Planner

Fehily Timoney and Company
Core House, Pouladuff Road, Cork, T12 D773
t: +353 21 496 4133
www.fehilytimoney.ie  

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