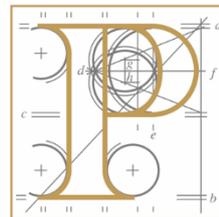


**Our Case Number:** ACP-323805-25

**Your Reference:** Ballydonagh Solar Limited



An  
Coimisiún  
Pleanála

Renewable Energy Systems Limited  
Willow Bank Business Park  
Willowbank Road  
Milbrook  
Larne  
Antrim  
BT402SF  
Northern Ireland

**Date:** 29 January 2026

**Re:** Proposed development of 110kV substation and grid connection and associated works located within the townland of Ballydoagh, Kiltormer, Co. Galway

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 meeting of the **13th January 2026**.

If you have any queries in the meantime, please contact the undersigned officer of the Commission or email [sids@pleanala.ie](mailto:sids@pleanala.ie) quoting the above mentioned An Coimisiún Pleanála reference number in any correspondence with the Commission.

Yours faithfully,

---

Sinead White  
Executive Officer  
Direct Line: 01-8737202

VC07

Teil  
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Facs  
Láithreán Gréasáin  
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(01) 858 8100  
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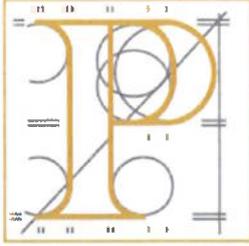
64 Sráid Maoilbhríde  
Baile Átha Cliath 1  
D01 V902

64 Marlborough Street  
Dublin 1  
D01 V902

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D01 V902 D01 V902



An  
Coimisiún  
Pleanála

## Record of 1<sup>st</sup> Meeting ACP-323805-25

<b>Case Reference / Description</b>	Proposed development of 110kV substation and grid connection and associated works located within the townland of Ballydonagh, Kiltormer, Co. Galway		
<b>Case Type</b>	Pre-application consultation		
<b>1<sup>st</sup> / 2<sup>nd</sup> / 3<sup>rd</sup> / 4<sup>th</sup> Meeting</b>	1 <sup>st</sup> Meeting		
<b>Date</b>	13/01/2025	<b>Start Time</b>	11:30am
<b>Location</b>	Virtually	<b>End Time</b>	12:00pm

<b>Representing An Bord Pleanála</b>
Stephen Kay, Assistant Director of Planning, Chair
Peadar McQuaid, Planning Inspector
Sinead White, Executive Officer

<b>Representing the Prospective Applicant</b>
Rachel Buchanan (RES)
Edel Burke (RES)
Paul Concannon (NTRPLC)
Eamonn Medley (NTRPLC)
Conor Cochrane (NEO ENV)
Colleen Patterson (NEO ENV)

## **Introduction**

The Commission referred to the letter received from the prospective applicant on the 26<sup>th</sup> September 2025, requesting pre-application consultations under section 182E of the Planning and Development Act 2000, as amended, and advised the prospective applicant that the meeting essentially constituted an information-gathering exercise for the Commission; 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 Commission.

The Commission's representatives mentioned the following general procedures in relation to the pre-application consultation process:

- The Commission 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 Commission once finalised, but the prospective applicant may submit comments on the record which will form part of the case file.
- The Commission 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.
- It is not permitted to record the meeting in any way and that the only record of the meeting is the written record that will be circulated to the prospective applicant after the meeting.
- Further information may be requested by the Commission and public consultations may also be directed by the Commission.
- The Commission may hold consultations in respect of the proposed development with other bodies.

- 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.

### **Presentation made by the prospective applicant:**

The prospective applicant set out their presentation which is on the file, and which includes the following:

- Introduction
- Project background and details
- Site location and layout
- Characteristics of proposed infrastructure
- Key planning considerations
- Application documentation

### **Discussion:**

Matters including the following were discussed:

- The Commission's representative is of the preliminary opinion based on the information submitted, that the development would fall under the scope of Strategic Infrastructure Development, however the final determination is a matter for the Commission.
- The Commission's representative advised the prospective applicant to have robust assessments/surveys in respect of visual impact, ecology, lighting, cultural heritage, traffic impacts/management etc. Assessments/surveys should consider the in-combination impacts of the wider project. (The permitted solar farm and solar farm extension).

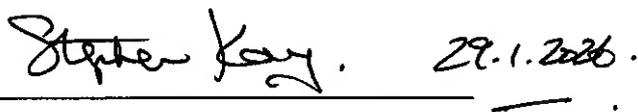
- The prospective applicant informed the Commission's representative that amendment applications (Ref 26/60009 & 25/61903) have been made to Galway County Council to amend the previously permitted layout of the solar farm to facilitate the proposed substation and grid infrastructure. The prospective applicant also stated that a lot of site analysis and assessment has been carried out as part of these associated applications including archaeological site investigations etc and that this information will inform any future application for the development.
- The Commission's representative raised a query regarding noise assessment. It was advised that the assessments should consider all relevant noise receptors surrounding the site particularly the residences to the northeast of the site along the local road L8711. The assessments should also consider the cumulative impacts with the wider project and the extendable nature of the proposed substation and any future developments.
- The Commission's representative advised that any Natura Impact Statement should be accompanied by a robust wintering bird survey. Other ecological assessments should consider best practice measures/derogation licenses regarding protected species such as badgers, bats etc. as required.
- The Commission's representatives advised the prospective applicant to consider the requirements of the Water Framework Directive.
- Following a query from the prospective applicant, the Commission's representatives advised that Regulations transposing the RED III Directive have not amended section 182A of the Planning and Development Act, 2000 as amended and therefore the development would progress through the current legislative process.

- Following a query from the prospective applicant, the Commission's representatives advised that there is no fixed timeline that can be provided in terms of determination.
- Following a query from the prospective applicant, the Commission's representatives advised that proactive community engagement is good practice and should be considered. However, it is a matter for the prospective applicant to determine whether to engage in community consultation or not.

**Conclusion:**

The Commission's representatives advised that the onus is on the prospective applicant to either request a further meeting or formal closure of the instant pre-application consultation process. The Commission's representatives advised that the record of the instant meeting will be issued in the meantime and that the prospective applicant can submit any comments it may have in writing or alternatively bring any comments for discussion at the time of any further meeting.

The Meeting concluded at 12:00pm.

 Stephen Kay, 29.1.2026.

**Stephen Kay**

**Assistant Director of Planning**