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Re: Pre-Planning Consultation

20th September 2021

McCarthy Keville O'Sullivan Ltd. (MKO)
C/O Jimmy Green
Tuam Road
Galway
Dear Sir,



I am writing to you in relation to your recent Pre-Planning Application.

Details as follows

Reference Number: PP 21/152

Applicant Name: Emerging Markets Power (EMPower)

Applicant Address:

Site Location: Dysert Marshes, Dysert and Ballynagare.

Please be advised of the following observations/comments by the area planner in relation to your proposed development:

- MS Teams Meeting held on 2nd June with reps from MKO Environmental (Agent) and Ballynagare WF (Developer). Presentation made by MKO in relation to the proposed development comprising 7 turbines and associated works including a borrow pit.
- EIA and NIS to be submitted with the planning application. Windfarm output will be less than 50MW - developer in consultation with ABP - unlikely to be SID.
- Site to north of Lixnaw Village and zoned 'Open to Consideration' for wind energy development in the Kerry County Development Plan 2015-2021. Advised that Draft CDP expected to be published in the autumn - possible change to zoning.
- Following the presentation, the following main planning issues were identified: (1) Visual impact, particularly in the context of Rattoo Tower. (2) Archaeology - togher located near River Cashen. (3) Geotechnical - peat area. (4) Borrow pit - noise, dust and vibration. (5) Grid connection options discussed. (6) Ecology - sensitive area including peatlands/wetlands. Ecological Report to be submitted in addition to NIS.

Please quote reference number and include copy of this report if a planning application is to be submitted in relation to this site.

Kind Regards

ASO Planning

Please note: The carrying out of consultations shall not prejudice the performance by a planning authority of any other of its functions under the Planning and Development Act 2001 - 2020, or any regulations made under said act and cannot be relied upon in the formal planning process or in legal proceeding.