

An
Coimisiún
Pleanála

Direction
CD-022398-26
ABP-315157-22

The submissions on file and the inspector's report were considered at a Meeting held on 19/08/2026.

The Commission determined, generally in accordance with the inspector, that the proposed development constitutes development that falls within the relevant definition of energy infrastructure in the Seventh Schedule of the Planning & Development Act, 2000 (as amended), thereby satisfying the requirements set out in section 37A(1) of the Act.

The proposed development is also considered to be of strategic importance by reference to the requirements of sections 37A(2)(a), (b) and (c) of the Planning & Development Act, 2000 (as amended). The prospective applicant should be notified that an application for permission for the proposed development must therefore be made directly to The Commission under section 37E of the Planning & Development Act, 2000 (as amended).

Appendix 1 – Prescribed bodies

- Department of Housing, Local Government and Heritage
- Department of Climate, Energy and the Environment
- Department of Transport
- Department of Culture, Communications and Sports
- Department of Agriculture, Food and the Marine
- Department of Rural and Community Development and the Gaeltacht
- Laois County Council
- Offaly County Council
- Southern Regional Assembly
- Transport Infrastructure Ireland
- An Chomhairle Ealaíon (Arts Council)
- The Heritage Council
- Fáilte Ireland
- An Taisce
- Uisce Éireann
- Gas Networks Ireland
- Inland Fisheries
- Córas Iompair Éireann (CIE)
- Iarnród Éireann
- Irish Aviation Authority
- Air Nav Ireland
- Environmental Protection Agency (EPA)
- Health Service Executive (HSE)
- Health and Safety Authority
- Office of Public Works
- The Commission for Regulation of Utilities
- ESB
- EirGrid
- Further notifications should also be made, where deemed appropriate.

Appendix 2:

Schedule of Information to Inform Completeness Check

This Schedule of Information seeks to provide details which will facilitate An Coimisiún Pleanála in undertaking the Completeness Check required by Section 37JA of the Planning and Development Act 2000, as amended in order to process the application. It shall not be construed as comprising an assessment of the application documentation or a consideration of the merits of the proposed development.

Details of Proposed Development at Closure

Pre-Application Ref.	ACP-315157-22
Prospective Applicant:	Garryhinch Wind Farm DAC
Date of Final Meeting:	29 th January 2026
Number of Turbines:	11 no.
Design Flexibility opinion:	No.
Is Grid Connection Included:	Yes.
Is a BESS included:	No.
Accommodating works for TDR:	Yes.

Information

Plans and Particulars	
Public Notice	• Time Period for Consultation and Fee for Submissions • Standalone Website Address • EIAR and NIS referenced • Reference to Section 37JA • All townlands within the site boundary to be correctly referenced.
Prescribed Bodies	• Notification of All Prescribed Bodies and a copy of the correspondence sent to same.
Land Ownership	• Interest in land • Written consent of all other landowners (<i>Inc. legally binding agreement & land registry map if required</i>)
Design Flexibility	Design flexibility not sought.
Fee	
EIA Portal	Letter from Portal
Planning Statement	• Renewable Energy Designation Policy Statement • Statement outlining compliance with all relevant policies and objectives in the relevant County Development Plans, including a justification for material contravention of same if applicable. • Consultation overview

	• Details Community Benefit Fund • Planning history • Planning status of existing (disused) quarry within the proposed development site
Drawings	• Drawing Schedule • Site location map • Site layout plan • Site Layout plan which details the internal site separation distances between individual turbine rotor diameters in the crosswind and prevailing downwind direction and from adjoining site boundaries • Detailed set of drainage drawings overlaid on the site layout plan which clearly identifies all watercourses/drainage features on the site. Mitigation measures to be detailed on the plans (silt fences etc.) • Plans, elevations, sections and cross-sections • Site-specific plans and section diagrams of each watercourse crossing throughout the wind farm site, including spot levels to clearly illustrate the relationship between the bridges and the new/existing access roads • Detailed site layout plan and method statement for the crossing of the River Barrow, where HDD is proposed. Clearly identify the locations of the launch and reception pits on either side of the river along with details of all the proposed mitigation measures. Similarly detailed layout plans to be provided for all other locations where HDD is proposed along the GCR, if relevant. • Wayleaves shown • Grid Connection Route • Scales appropriate
EIAR	
No design Flex	One turbine type with a tip height of 220m, a rotor diameter of 172m, blade length of 84.5m, a hub height of 134m and an individual turbine output of between 6.5 MW, 6.8 MW, and 7.2 MW. Grid connection to be assessed.
Non-Technical Summary	Provided as a standalone section.
Introduction	• Legislative context • Scoping Consultation

	• Community Engagement Report. • Methodology/methodologies for the assessment of the environmental factors and for the description and consideration of the significance of effects • Study Area(s) and justification for same. • Project Team (Author qualifications, experience and expertise) • Technical Difficulties/Limitations
Description of the Proposed Development	• Detailed description (all stages) of the characteristics of the proposed development including use of natural resources, production of waste, emissions & disturbances • Table and map identifying the nearest sensitive/residential receptor and separation distances to each turbine (<i>Format, references and information to be correlated and consistent with noise and shadow flicker analysis</i>). • Construction Environmental Management Plan • Decommissioning Plan • Waste & Resource Management Plan
Consideration of Alternatives	• Site selection & design process • Reasonable alternatives considered (Layout, scale, technologies, grid connection, turbine delivery, substation infrastructure, construction methodology etc)
Population and Human Health	• Population & Settlement Patterns • Economic Activity & Employment • Tourism & Amenities (Inc. recreational trails/waterways) • Human Health & Wellbeing (Reference Studies) • Property Devaluation/House Prices
Biodiversity	• Derogations (Required/Obtained) • Ecological Impact Assessment • Biodiversity Enhancement Areas and Biodiversity Enhancement Management Plan which has regard to the IPC Licence Condition 10 - Draft Cutaway Bog Decommissioning and Rehabilitation Plans for both Garryhinch and Garrymore. The Plan should include monitoring and adaptive measures covering short, medium and long term. • Surveys to be undertaken within wind farm site and along TDR and GCR.

	• Bat Surveys (to include) a min. of 30 days in each season, in a variety of weather conditions with detectors at different height levels. • Terrestrial Surveys (<i>Habitat & ecology (inc protected flora, invasive plant species, mammals, amphibians and reptiles)</i>) • Aquatic Surveys (<i>Habitat & ecology (inc river habitat, macroinvertebrate, electro-fishing, fisheries)</i>) To be undertaken upstream and downstream of all river crossings within the wind farm site and along GCR. • Justification for surveys (if not up to date as per best practice) • Invasive Species Management Plan
Ornithology	• Surveys (<i>Vantage Point, Breeding & non-breeding, hinterland, Dusk, Walkover, Roost & Winter surveys</i>) • Justification for surveys (if not up to date as per best practice) • Connectivity with European Sites • Up to date Collision Risk Model (CRM) Assessment (NatureScot 2024) • Monitoring Programme • Cumulative Assessment
Noise and Vibration	• Baseline Noise Levels • Map of all sensitive receptors within Zol (ref. consistent with Shadow Flicker) • Sensitive receptors along GCR • Predicted construction noise (incl. wind farm, GCR, accommodation works) • Predicted operational noise levels (separate/cumulative for turbines and substation) • Curtailment Strategy for exceedances • Mitigation Strategy for Operational Amplitude Modulation and Tonal Noises • Cumulative Noise Assessment
Shadow Flicker	• Shadow Flicker Analysis • Map of all sensitive receptors within Zol (ref. consistent with Noise) • Wind Turbine Control Measures • Cumulative Assessment
Air and Climate	• Carbon Impact Assessment including Embodied Energy Assessment and Climate Change Vulnerability Assessment

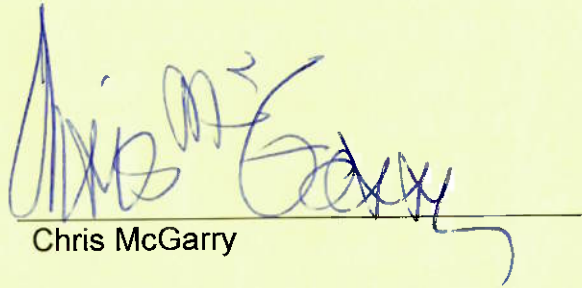
	• Dust Generation/Emissions and Management • Vehicle Emissions and Management
Land, Soils & Geology	• Peat Hydrology Study and assessment to demonstrate how the impacts to intact raised bog/high bog from proposed road layout are minimised. • Ground Condition Assessment (inc): ○ Ground Investigations Report (incl. trial pit logs) ○ Site Investigations Report ○ On site precipitation monitoring and use of climate data ○ Material Volume Calculations (incl. borrow pits) ○ Ground and surface water monitoring with control site ○ Slope Stability Analysis (<i>Justification of model employed</i>). • Peat/Spoil Management Plan
Hydrology, Hydrogeology & Water Quality	• Hydrological Assessment • Hydrogeological Assessment • Detailed proposals with respect to the borrow pits, peat storage areas and turbine foundations for dewatering, water management and pollution control. A detailed assessment of potential risks associated with dewatering, including impacts to groundwater and sensitive habitats to be provided • Site Specific Flood Risk Assessment, that shall include high rainfall event planning. The SSFRA should include hydraulic modelling to demonstrate that the proposed development does not exacerbate flooding either on site or elsewhere downstream. • Surface water/Drainage Management Plan and methodologies • Standalone Water Framework Directive Compliance Report • Emergency Response Plan • Water Quality Management Plan • Drinking Water Source (UE and GWSS) Assessment • Cumulative assessment
Landscape & Visual	• Photomontages

	• ZTV Analysis (20km radius from development site) • Landscape Character Assessment • Viewpoint Assessment
Traffic & Transportation	• Turbine Delivery Route & Swept Path Analysis • Haul Route & Swept Path Analysis • Traffic and Transport Assessment • Traffic Management Plan (including Construction traffic) • Stage 1 Road Safety Audit • Design Report (TII requirements)
Material Assets	• Gas/ESB networks • Telecommunications Impact Study • Aviation Review Statement • Any other relevant material assets identified in consultation process
Cultural Heritage	• Heritage Impact Assessment • Archaeological Impact Assessment including appropriate level of field work (<i>targeted test trenches & geophysical survey recommended</i>)
Major Accidents and Disasters	• Construction Stage • Operational Stage • Impact of Climate Change
Cumulative Assessment	• Projects considered should be clearly identified and the location of the cumulative assessment clearly labelled within each Chapter as relevant. • Particular consideration given to adjoining consented Dernacart Wind Farm and the associated grid connection.
Interactions of the Foregoing	Description of interactions between factors.
Compendium of Mitigation Measures	Intent expressed for the implementation of mitigation measures to be clearly set out as – ‘shall’. Commitments need to be expressed clearly and be specific.
Appendices	All appendices and sub appendices to be submitted in hard and soft copy. To include: • Glossary of Terms • Noise Survey Results & Calibration Certificates • Material Volume Calculations • Statement of Competency • Other relevant documents

AA Screening report	• Author qualifications, experience and expertise • Methodology • Zone of Influence (ZOI) and identification of relevant European Sites to be based on a Source-Pathway-Receptor Model using the precautionary principle
NIS	• Author qualifications, experience and expertise • Methodology • Up to date Collision Risk Modelling (CRM) – NatureScot 2024 • Biodiversity & Ornithology Surveys for QI & SCI species and habitats in accordance with Best Practice • Consideration of relevant Land, soils & geology reports/assessments* • Consideration of relevant Hydrological, hydrogeological & water reports/assessments* • Compendium of Mitigation Measures (<i>Intent expressed for implementation of mitigation measures – ‘shall’</i>) <i>* As stipulated above for EIAR.</i>
Appendices	All appendices and sub appendices to be submitted in hard and soft copy.
Other Documents (To include):	
Civil Engineering Report	• Site Entrances • Access Tracks • Wind turbines • Cable routes & connections • Substation (Compound & Buildings) • Meteorological Mast • Temporary construction compounds • Deposition Areas • Haul Route • Turbine Delivery Route • Surface Water Design • Wastewater • Potable Water • Decommissioning & Restoration

Planning

Commissioner:


Chris McGarry

Date: 20/08/2026