



An  
Coimisiún  
Pleanála

**Direction**  
**CD-022110-26**  
**ABP-318701-23**

The submissions on this file and the Inspector's report and the report of the Commission's Ecologist were considered at a meeting held on 22/04/2026.

The Commission decided to grant permission generally in accordance with the Inspector's recommendation, for the following reasons and considerations, and subject to the following conditions.

**Planning**

**Commissioner:**

Mick Long

**Date:** 22/04/2026

### **DRAFT WORDING FOR ORDER**

#### **Reasons and Considerations**

In coming to its decision the Commission performed its functions in a manner consistent with Section 15(1) of the Climate Action and Low Carbon Act 2015, as amended by Section 17 of the Climate Action and Low Carbon Development (Amendment) Act 2021, (consistent with Climate Action Plan 2024 and Climate Action Plan 2025 and the national long term climate action strategy, national adaptation framework and approved sectoral adaptation plans set out in those Plans and in furtherance of the objective of mitigating greenhouse gas emissions and adapting to the effects of climate change in the State).

Furthermore, the Commission had regard to the following:

- European legislation, including of particular relevance:
  - Directive 92/43/EEC (Habitats Directive) and Directive 79/409/EEC as amended by 2009/147/EC (Birds Directive) which set the requirements for Conservation of Natural Habitats and of Wild Fauna and Flora throughout the European Union.
  - EU Renewable Energy Directive 2009/28/EC which aims to promote the use of renewable energy and amending Directive EU/2023/2413 which aims to speed up the EU's clean energy transition.
  - Directive 2011/92/EU (The EIA Directive) as amended by Directive 2014/52/EU.
- National and regional planning and related policy, including:
  - National policy with regard to the development of alternative and indigenous energy sources and minimisation of emissions from greenhouse gases. Particularly the National Planning Framework First Revision 2025 and National Policy Objective 70.
  - Wind energy Guidelines: Guidelines for Planning Authorities 2006 and the draft guidelines published in 2019.
  - The objectives and targets of the National Biodiversity Action Plan 2023-2030.
- Regional and local planning policy, including:
  - Regional Spatial Economic Strategy for the Northwest Region;
  - Mayo County Development Plan 2022-2028.
- Other relevant national policy and guidance documents.
- The nature, scale and design of the proposed development as set out in the planning application and the pattern of development in the vicinity.
- The likely consequences for the environment and the proper planning and sustainable development of the area in which it is proposed to carry out the proposed development and the likely significant effects of the proposed development on European Sites.
- The submissions and observations made in connection with the planning application.

- The further information provided by the applicant to the Commission received on the 22<sup>nd</sup> day of May 2024 and submissions received in response to same.
- The report and the recommendation of the Inspector and the Commission's Ecologist, including the examination, analysis and evaluation undertaken in relation to appropriate assessment and environmental impact assessment, as well as the specialist ecologist report for the Commission relating to the same.

**Appropriate Assessment: Stage 1:**

The proposed development was considered in light of the requirements of Section 177U of the Planning and Development Act 2000, as amended. Having carried out Screening for Appropriate Assessment, and on the basis of the information considered in this Appropriate Assessment screening, it is not possible to exclude the possibility that the proposed development alone would result significant effects on European Sites, Bellacorrick Bog Complex Special Area of Conservation (Site Code 001922), Killala Bay / Moy Estuary Special Area of Conservation (Site Code 000458) and Killala Bay Moy Estuary Special Protection Area (Site Code 004036) in view of the sites conservation objectives. It is therefore determined that Appropriate Assessment of the proposed development is required.

**Appropriate Assessment: Stage 2:**

Following an examination, analysis and evaluation of the Natura Impact Statement all associated material submitted with the application and taking into account all submissions on nature conservation, it has been ascertained that adverse effects on site integrity of the European Sites, Bellacorrick Bog Complex Special Area of Conservation (Site Code 001922), Killala Bay / Moy Estuary Special Area of Conservation (Site Code 000458) and Killala Bay Moy Estuary Special Protection Area (Site Code 004036) can be excluded in view of the conservation objectives of these sites and that no reasonable scientific doubt remains as to the absence of such effects. The conclusion is based on the following:

- A full and detailed assessment, including information presented in the Environmental Impact Assessment Report and Natura Impact Statement and supplementary information submitted by the developer, of the proposed

development including proposed mitigation measures and water quality monitoring

- Effectiveness of mitigation measures proposed including supervision and monitoring and integration into Construction Environmental Management Plan ensuring smooth transition of obligations to eventual contractor.
- Application of planning conditions to ensure implementation of these measures.
- The likely direct and indirect impacts arising from the proposed development both individually or in combination with other plans or projects,

### **Environmental Impact Assessment**

The Commission completed in compliance with Section 172 of the Planning and Development Act 2000, an environmental impact assessment of the proposed development, taking into account:

- (a) the nature, scale, location and extent of the proposed development,
- (b) the Environmental Impact Assessment Report and associated documentation submitted with the application,
- (c) the submissions from the planning authority, the submissions from observers and the prescribed bodies in the course of the application, and
- (d) the Inspector's report and the report of the Commission's Ecologist.

The Commission considered that the Environmental Impact Assessment Report, supported by the documentation submitted by the developer, identifies and describes adequately the direct, indirect and cumulative effects of the proposed development on the environment. The Commission is satisfied that the information contained in the Environmental Impact Assessment Report complies with the provisions of EU Directive 2014/52/EU amending Directive 2011/92/EU. The Commission agreed with the summary and examination, set out in the Inspector's report and the report of the Commission's Ecologist, of the information contained in the Environmental Impact Assessment Report and associated documentation submitted by the developer and submissions made in the course of the application.

The Commission is satisfied that the Inspector's report and the report of the Commission's Ecologist sets out how these were addressed in the assessment and recommendation (including environmental conditions) and are incorporated into the Commission's decision.

The Commission considered that the main significant direct and indirect effects of the proposed development on the environment are as follows, and will be appropriately mitigated:

- **Population & Human Health** - Short term direct and indirect negative effects by way of noise, vibration, dust and traffic and short-term positive impacts on the local economy during construction. Negative impacts will be mitigated by a managed approach to construction as set out in Construction Environmental Management Plan and the Traffic Management Plan. Long term negative direct and cumulative effects on landscape character and visual impacts in the immediate area will result from the proposed development with visual effects being more pronounced where open views of the site are available. Longer term potential for noise, shadow flicker and visual impacts are mitigated by the distance from residential dwellings, intervening vegetation and topography. Short term positive effects for the local economy during construction and longer-term positive effects arising from the community benefit fund.
- **Biodiversity** - The main significant direct and indirect effects on biodiversity comprise of the loss of 1.3 hectares of highly degraded peatland habitat to be mitigated by the restoration of approximately 40 hectares of peatland habitat, and the loss of 1.3 kilometres of hedgerow. The majority of habitat loss relates to 116 hectares of conifer plantation which is of low ecological value. The potential for increased loading and pollution of waterbodies with adverse effects on downstream water quality dependant habitats and species (construction and operation) and potential for significant direct and indirect effects on protected flora and mobile species during construction. There is also a risk of collision by bat species during operation. Mitigation measures include the Construction Environmental Management Plan, measures to control pollution/sedimentation and the implementation of a surface water

management plan and the restoration of approximately 40 hectares of peatland habitat within the northern section of the site. In terms of birds the main direct and indirect effects are the potential for loss of habitat disturbance and collision risk in the operational period. Mitigation measures are proposed such as works outside the breeding season, preconstruction breeding and pre and post construction monitoring surveys for sensitive species as well as the restoration of approximately 40 hectares of peatland habitat.

- **Land soil water air climate** - The excavation of peat, subsoils and bedrock has the potential for direct and indirect effects on water quality, particularly during construction, alterations to flow paths, changes to hydro morphology, risk of flooding peat instability and failure and localised effects on air quality. Mitigation measures include peat management, the Construction Environmental Management Plan and Surface Water Management Plan.
- **Archaeology, cultural heritage, landscape and material assets** - Potential direct effects on unknown features of archaeology, substantial changes to the landscape character of the site and substantial visual effects in the immediate area of the site, increased traffic and interruption to telecommunications/utilities. Mitigation by way of archaeological monitoring of groundworks, the existing landscape context, management of traffic and design layout. Landscape and visual effects will remain. The location of the site and existing topography and landscape features provides for a level of assimilation of the development into the landscape. Positive effects would arise in terms of provision of public amenity pathways.
- **Climate** - the proposed development will have a long-term positive effect on climate. The supply of renewable electricity to the national grid will displace CO2 emissions otherwise used to generate electricity.

The Commission completed an Environmental Impact Assessment in relation to the proposed development and concluded that, subject to the implementation of the mitigation measures proposed, and subject to compliance with the conditions set out below, that effects of the proposed development on the environment, by itself and in combination with other plans and projects in the vicinity including existing, under construction and permitted windfarms would be acceptable. In doing so the

Commission adopted the report and conclusions of the Inspector and the report of the Commission's Ecologist.

### **Proper Planning and Sustainable Development**

The Commission considered that the proposed development would accord with European, national, regional and local planning and that it is acceptable in respect of its likely effects on the environment and its likely consequences for the proper planning and sustainable development of the area. The proposed development would make a positive contribution to Ireland's national strategic policy on renewable energy and its move to a low carbon future in compliance with the relevant objectives in the Mayo County Development Plan 2022-2028, in particular the Renewable Energy Strategy 2011-2020 in Appendix 4 of the plan and the Wind Energy Development Guidelines (DoEHLG) 2006. The location of the turbines in or proximate to potential areas identified for on-shore wind development areas in the Renewable Energy Strategy, on sites with similar characteristics and largely accessible by existing forest access routes, was considered to have an acceptable impact on the environment and on the amenities of the area. In terms of visual and amenity impact the remote location of the site and existing topography and landscape features will provide for a level of assimilation of the development into the landscape. The proposed development would, therefore, be in accordance with the proper planning and sustainable development of the area.

### **CONDITIONS**

1. The proposed development shall be carried out and completed in accordance with the plans and particulars lodged with the application, including the response to submissions document received by An Coimisiún Pleanála on the 22<sup>nd</sup> day of May 2024, except as may otherwise be required in order to comply with the following conditions. Where such conditions require details to be agreed with the planning authority, the developer shall agree such details in writing with the planning authority prior to commencement of the proposed development and the proposed development shall be carried out and completed in accordance with the agreed particulars.

**Reason:** In the interest of clarity.

2. The mitigation measures and monitoring commitments identified in the Environmental Impact Assessment Report and other plans and particulars submitted with the application shall be implemented.

**Reason:** In the interest of clarity and the protection of the environment during the construction, operational phases and decommissioning of the proposed development.

3. The mitigation measures contained in the Natura Impact Statement submitted with the planning application shall be implemented.

**Reason:** In the interest of clarity and the proper planning and sustainable development of the area and to ensure the protection of European Sites in the vicinity.

4. The period during which the proposed development hereby permitted is constructed shall be 10 years from the date of this Order.

**Reason:** Having regard to the nature of the proposed development, the Commission considers it appropriate to specify a period of validity of this permission in excess of five years.

5. (a) This permission shall be for a period of 35 years from the date of the first commissioning of the wind farm. All structures shall then be removed and the site reinstated, unless, prior to the end of that period, planning permission shall have been granted for their retention for a further period.

(b) Prior to the commencement of the proposed development, a detailed Site Restoration Plan providing for the removal of the turbines and ancillary structures on full or partial decommissioning of the windfarm, and a timescale for its implementation, shall be submitted to and agreed in writing with the planning authority. The site restoration plan shall address various stages in the lifetime of the proposed development including initial commissioning and final decommissioning of the windfarm, and restoration works to be undertaken in the event of partial decommissioning of the windfarm.

**Reason:** In the interest of clarity. To enable the planning authority to review the operation of the windfarm over the stated time period, having regard to the

circumstances then prevailing, and in the interest of landscape restoration upon cessation of the project.

6. The following design requirements shall be complied with:

- (a) The wind turbines shall have a maximum tip height of 180 metres and hub height of 99 metres and rotor diameter 162 metres in accordance with turbine options assessed in the Environmental Impact Assessment report and Natura Impact Statement.
- (b) Wind turbines including masts and blades shall be finished externally in a light grey colour.
- (c) Cables within the site shall be laid underground.
- (d) The wind turbines shall be geared to ensure that the blades rotate in the same direction.
- (e) No advertising material shall be placed on or otherwise be affixed to any structure on the site without a prior grant of planning permission.

**Reason:** In the interest of clarity and in the interest of visual amenity.

7. (a) The developer shall consult with Inland Fisheries Ireland in relation to the locations of surface water monitoring and monitoring methodology and the design and method statement for the construction of new or upgrade watercourse crossings and culverts prior to commencement of the proposed development.

(b) There shall be no discharge of silted waters, cement products, hydrocarbons or otherwise polluted waters to any surface watercourse as a result of the proposed development. Drainage shall be treated with adequately sized silt traps.

(c) The on-site vehicle wash shall be closed loop with no discharge of waters to surface waters.

(d) Road construction and surfacing materials used shall be of adequate strength so as not to give rise to silt/fine solids discharges.

**Reason:** In the interest of the protection of the environment and water quality.

8. Noise levels generated by the windfarm following commissioning, by itself or in combination with other existing or permitted wind energy development in

the vicinity, when measured externally at existing noise sensitive locations, shall not exceed

- (a) For the daytime period 7am to 11pm, in quiet environments, where background noise is less than 30dB(A)L90 T10, a maximum noise level of 40dB(A)L90 T10,
- (b) For the daytime period 7am to 11pm, where the background noise level exceeds 30dB(A)L90 T10, the greater of 45dB(A)L90 T10, or 5dB(A) above background levels,
- (c) For the nighttime period 11pm to 7am, for all noise environments, 43dB(A)L90 T10.

Prior to the commissioning of the windfarm, the developer shall submit and agree in writing with the planning authority a Noise Compliance Monitoring Programme (NCMP) for the operational windfarm. The Noise Compliance Monitoring Programme shall include a detailed methodology for all sound measurements, including frequency of monitoring and recording of results, which shall be made publicly available. The results of the initial noise compliance monitoring to be submitted to and agreed in writing with the planning authority within 12 months of commissioning of the wind farm. The Noise Compliance Monitoring Programme shall be fully implemented during the operation of the windfarm.

**Reason:** In order to protect the amenities of existing noise sensitive properties in the vicinity of the proposed development.

- 9. Details of the materials, colours and textures of all external finishes of the proposed windfarm operation and maintenance control building and fencing shall be submitted to and agreed in writing with the planning authority prior to commencement of the proposed development.

**Reason:** In the interest of visual amenity.

- 10. In the event that the proposed development causes interference with telecommunication signals, effective measures shall be introduced to minimise interference with telecommunication signals in the area. Details of these measures, which shall be at the developer's expense, shall be submitted to and agreed in writing with the planning authority prior to the

commissioning of the turbines and following consultation with relevant authorities.

**Reason:** In the interest of protecting telecommunication signals and residential amenity.

11. Details of aeronautical requirements which shall comply with the requirements of the Department of Defence and the Irish Aviation Authority, shall be submitted to, and agreed in writing with, the planning authority prior to the commencement of the proposed development and shall be designed to minimise cumulative visual effects. Prior to the commissioning of the turbines, the developer shall inform the planning authority and the Irish Aviation Authority of the as constructed tip heights and co-ordinates of each of the turbines and wind monitoring mast and shall notify the Irish Aviation Authority with at least 30 days prior notification of their erection and use of cranes.

**Reason:** In the interest of air traffic safety.

12. Prior to any development taking place the developer shall submit the following to Transport Infrastructure Ireland in the case of national roads and the planning authority in relation to other roads:

- (a) Road safety audits relating to junction works proposed on the national road network
- (b) Details of all signage, crash barriers, poles etc, to be removed on the national and local road network to facilitate the abnormal loads to be delivered on site.

**Reason:** In the interest of traffic safety.

13. Prior to the commencement of the proposed development, a traffic management plan for the construction phase shall be submitted to and agreed in writing with the planning authority.

- (a) The traffic plan shall incorporate the following:
  - (i) Details of the road network/haulage routes and the vehicle types to be used to transport materials and turbine parts to and from the site and a schedule of control measures for abnormal delivery load.
  - (ii) A condition survey of the roads along the haul route shall be carried out at the developer's expense by a suitably qualified person both before and after the

construction of the proposed development. This survey shall include a schedule of required works to enable haul routes to cater for construction related traffic. The extent and scope of the survey and the schedule of works shall be agreed with the planning authorities and Transport Infrastructure Ireland prior to the commencement of the proposed development.

- (iii) Bridge structural surveys shall be undertaken to all bridges along haul routes in advance of the project commencing and at agreed intervals during construction and shall be presented at agreed intervals to the planning authority.
  - (iv) Detailed arrangements whereby any construction damage which arises shall be made good and completed to the satisfaction of the planning authority.
  - (v) Detailed arrangements for temporary traffic arrangements/control on roads and protocols to keep residents informed of upcoming traffic related matters, temporary lanes/road closures and delivery of turbines.
  - (vi) A phasing programme indicating the timescale within which it is intended to use each public route to facilitate the construction of the proposed development. In the event that the proposed development is being developed concurrently with any other wind farm in the area the developer shall consult with and arrange suitable traffic phasing arrangements with the planning authority.
  - (vii) Within three months of the cessation of the use of each public road and haul route to transport material to and from the site, a road survey and scheme of works detailing works to repair any damage to these routes shall be submitted to and agreed in writing with the planning authority.
- (b) All works arising from the aforementioned arrangements shall be completed at the developer's expense within 12 months of the cessation of each road's use as a haul route for the proposed development.

**Reason:** To protect the public road network, the amenity of local residents and to clarify the extent of the permission in the interests of traffic safety and orderly development.

14. The construction of the proposed development shall be managed in accordance with a complete Construction Environmental Management Plan (CEMP), which shall be submitted to, and agreed in writing with, the planning authority prior to commencement of the proposed development. The Construction Environmental Management Plan shall provide an

implementation tool for the schedule of mitigations (as conditioned) and as applicable to the construction phase and the contractor(s). The Construction Environmental Management Plan shall provide details of intended construction practice for the proposed development, including, but not limited to, and in line with the methodology and mitigation and monitoring measures detailed within the Environmental Impact Assessment Report and the Natura Impact Statement:

- (a) Details of the construction methodology for all the components of the proposed development;
- (b) Details of all services and utilities along the grid connection route and methodology for crossing/diversions;
- (c) Details of on-site car parking and access arrangements for site workers and deliveries.
- (d) A construction traffic management plan. Details of abnormal load road routes and management of the abnormal load delivery process, construction haul routes, road closures and diversion, local property access arrangements, and alternative arrangements to be put in place for pedestrians in the case of the closure of any public road or footpath during the course of site development works;
- (e) Measures to obviate queuing of construction traffic on the adjoining road network;
- (f) Measures to prevent the spillage or deposit of clay, rubble or other debris on the public road network;
- (g) Details of appropriate mitigation measures for noise, dust and vibration, and monitoring of such levels;
- (h) Containment of all construction-related fuel and oil within specially constructed bunds to ensure that fuel spillages are fully contained. Such bunds shall be roofed to exclude rainwater;
- (i) Details of marking of hydrological buffer zones and silt fencing. Means to ensure that surface water run-off is controlled such that no silt or other pollutants enter local surface water sewers or drains;
- (j) A surface water management plan including details of water quality monitoring;
- (k) Works to be carried out in accordance with Inland Fisheries Ireland 'Guidelines on protection of fisheries during construction works in and adjacent to waters';
- (l) Location and specifications of any temporary storage requirements;

- (m) A waste management plan for construction waste;
- (n) Location of all archaeological constraints and cultural heritage constraints relevant to the proposed development;
- (o) A record of daily checks that the works are being undertaken in accordance with the Construction Environmental Management Plan shall be available for inspection by the planning authority, with monitoring on a daily basis of all watercourses in or adjacent to works areas;
- (p) Details of a local community feedback mechanism, where feedback including complaints are received and acted upon by a designated Community Liaison Officer.

**Reason:** In the interest of amenities, public health and safety and environmental protection.

15. (a) The developer shall employ a suitably-qualified archaeologist (licensed under the National Monuments Acts) to carry out predevelopment archaeological testing in areas of proposed ground disturbance within the wind farm site and to submit an archaeological impact assessment report for the written agreement of the planning authority following consultation with the Department of Housing, Local Government and Heritage in advance of any site preparation works or groundworks, including site investigation works/topsoil stripping/site clearance and/or construction works.

(i) The report shall include an archaeological impact statement and mitigation strategy. Where archaeological material is shown to be present, avoidance, preservation in-situ, preservation by records (archaeological excavation) and/or monitoring may be required.

(ii) Any further archaeological mitigation requirements specified by the planning authority, following consultation with the National Monument Service shall be complied with by the developer.

(iii) No site preparation and or construction works shall be carried out on site until the archaeologist's report has been submitted to and approval to proceed is agreed in writing with the planning authority.

(b) A suitably qualified archaeologist shall be retained to advise on, and establish appropriate Exclusion Zones around the external-most elements of vulnerable Heritage Assets (as identified in Chapter 13 of the Environmental Impact Assessment Report)

- (i) Exclusion zones shall be fenced off or appropriately demarcated for the duration of construction works in the vicinity of the monuments. The location and extent of each exclusion zone and the appropriate methodology for fencing off or demarcating at each location shall be agreed in advance with the National Monuments Service and the planning authority.
  - (ii) No groundworks of any kind (including but not limited to advance geotechnical site investigations) and no machinery, storage of materials or any other activity related to construction will be permitted within Exclusion Zones.
- (c) The Construction Environment Management Plan (CEMP) shall include the location of any and all archaeological or cultural heritage constraints relevant to the proposed development as set out in Chapter 13 of the Environmental Impact Assessment Report and by any subsequent archaeological investigations associated with the project. The Construction Environmental Management Plan shall clearly describe all identified likely archaeological impacts, both direct and indirect, and all mitigation measures to be employed to protect the archaeological or cultural heritage environment during all phases of site preparation and construction activity.
- (d) The developer shall retain the services of a suitably qualified archaeologist to advise on an archaeological mitigation plan for decommissioning of the proposed development, to include mitigation measures for the removal of the turbines and the protection of any archaeological sites and monuments that are in situ at the site. The Decommissioning plan shall be updated to include the location of any archaeological or cultural heritage constraints as set out in Chapter 13 of the Environmental Impact Assessment Report and by any subsequent archaeological investigations associated with the project. It shall clearly describe all identified likely impacts from decommissioning- both direct and indirect – and all mitigation measures to be employed to protect the archaeological or cultural heritage environment during decommissioning works.
- (e) The planning authority and the Department of Housing, Local Government and Heritage shall be furnished with a final archaeological report describing the results of all archaeological monitoring and any archaeological investigative work/excavation required, following the completion of all archaeological work on site and any

necessary post-excavation specialist analysis. All resulting and associated archaeological costs shall be borne by the developer.

**Reason:** In order to conserve the archaeological heritage of the area and to secure the preservation (in-situ or by record) and protection of any archaeological remains that may exist within the site.

16. A suitably qualified Project Ecological Clerk-of-Works and Licenced Ecologist shall be retained by the developer to undertake pre-construction surveys at the various project elements, including any river crossings, immediately prior to commencing work in order to check for the presence of protected species in the vicinity.

**Reason:** In the interest of nature conservation and the protection of ecology and wildlife in the area.

17. Prior to the commencement of the proposed development, details of a pre-construction and post-construction monitoring and reporting programme for birds shall be submitted to and agreed in writing with the planning authority. The survey shall be undertaken by suitably qualified and experienced bird specialists. Copies of the report shall be submitted to the planning authority and the Department of Housing Local Government and heritage, (National Parks and Wildlife Service)

**Reason:** To ensure the appropriate monitoring of impact of the proposed development on the avifauna of the area.

18. The developer shall review bird activity on the wind farm site and document bird casualties through an annual monitoring programme which shall be submitted by the developer to, and agreed in writing with, the planning authority prior to commencement of the proposed development. This programme shall be developed in consultation with the Department of Housing Local Government and Heritage and shall cover the entire period of the operation of the wind farm.

**Reason:** To ensure appropriate monitoring of the impact of the proposed development on the avifauna of the area.

19. The developer shall prepare an Invasive Species Management Plan for the written agreement of the planning authority, and all plant and machinery used during the works should be thoroughly cleaned and washed before delivery to the site to prevent the spread of hazardous invasive species and pathogens.

**Reason:** In the interest of the proper planning and sustainable development of the area.

20. The developer shall appoint a community liaison officer for all stages of the development and shall be the first point of contact for residents seeking information, making a complaint and shall be responsible for discharging information in relation to the project to residents.

During the construction phase the developer shall maintain a complaints register to record any complaints regarding but not limited to noise, odour, dust, traffic and any other environmental nuisance. The complaint register shall include details of the complaint and measures taken to address the complaint and prevent repetition of the complaint.

**Reason:** In the interest of residential amenity and the orderly development of the site.

21. This permission shall not be construed as any form of consent or agreement to a connection to the national grid or to the routing or nature of any such connection.

**Reason:** In the interest of clarity.

22. Prior to commencement of the proposed development, the developer shall lodge with the planning authority a cash deposit, a bond of an insurance company, or such other security as may be acceptable to the relevant planning authority, to secure the reinstatement of public roads which may be damaged by the transport of materials to the site, coupled with an agreement empowering the relevant planning authority to apply such security or part thereof to the satisfactory reinstatement of the public road. The form and amount of the security shall be as agreed between the relevant planning authority and the developer or, in default of agreement, shall be referred to An Coimisiún Pleanála for determination.

**Reason:** To ensure the satisfactory reinstatement of the site.

23. Prior to commencement of the proposed development, the developer shall lodge with the planning authority a cash deposit, a bond of an insurance company, or such other security as may be acceptable to the relevant planning authority, to secure the satisfactory reinstatement of the site upon cessation of the project, coupled with an agreement empowering the planning authority to apply such security or part thereof to such reinstatement. The form and amount of the security shall be as agreed between the planning authority and the developer or, in default of agreement, shall be referred to An Coimisiún Pleanála for determination.

**Reason:** To ensure the satisfactory reinstatement of the site.

24. The developer shall pay to the planning authority a financial contribution in respect of public infrastructure and facilities benefiting development in the area of the planning authority that is provided or intended to be provided by or on behalf of the authority in accordance with the terms of the Development Contribution Scheme made under section 48 of the Planning and Development Act 2000, as amended. The contribution shall be paid prior to the commencement of the proposed development or in such phased payments as the planning authority may facilitate and shall be subject to any applicable indexation provisions of the scheme at the time of payment. Details of the application of the terms of the scheme shall be agreed between the planning authority and the developer or, in default of such agreement, the matter shall be referred to the Commission to determine the proper application of the terms of the scheme.

**Reason:** It is a requirement of the Planning and Development Act 2000, as amended, that a condition requiring a contribution in accordance with the Development Contribution Scheme made under section 48 of the Act be applied to this permission.

25. The Community Benefit scheme shall be adhered to for the life of the wind farm. The scheme shall be administered in accordance with the RESS Community Benefit Fund Good Practice Principles, 2021, prepared by the Department of the Environment, Climate and Communications.

**Reason:** To ensure that the community living in proximity to the wind farm, benefits from it.