



An  
Coimisiún  
Pleanála

**Direction**  
**CD-021830-26**  
**ABP-319676-24**

The submissions on this file and the Inspector's report were considered at a meeting held on 28/01/2026.

The Commission, in accordance with the Inspector's recommendation, is of the opinion that the proposed development constitutes a strategic infrastructure development within the meaning of Section 37A of the Act for the reasons and considerations set out below.

**Planning**

**Commissioner:**

*Eamonn James Kelly*

**Date:** 28/01/2026

Eamonn James Kelly

## **DRAFT WORDING FOR ORDER**

### **Reasons and Considerations**

Having regard to the size, scale and location of the proposed windfarm development and related development, and to the policy context, it is considered that the proposed development comprising the development of 8 no wind turbines with an estimated generating capacity of between 50.4 and 57.6 MW including 1 no. permanent 110 kV electrical substation on a site in the townlands of Cahermurphy, Knocknahila More South, Carrownagry South, Caheraghcullin and Drummin in Co. Clare constitutes development that falls within the definition of Energy Infrastructure in the Seventh Schedule of the Planning and 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 Section 37A(2)(a) and 37A(2)(b) of the Planning and Development Act 2000, as amended.

An application for permission for the proposed development must therefore be made directly to An Coimisiun Pleanála under Section 37E of the Act.

In view of the scale, nature, and location of the proposed development, as described in this report, it is recommended that the prospective applicant should consult with the prescribed bodies listed in the attached Appendix 1 in respect of any future application for approval.

Attached as Appendix 2 is a Schedule of Information which is considered necessary to submit in order to facilitate the undertaking of the Completeness Check under Section 37JA of the Planning and Development Act 2000, as amended.

## **Appendix 1 – Prescribed Bodies**

- Department of Housing, Local Government and Heritage
- Minister for Climate, Energy and the Environment
- Clare County Council
- The Southern Regional Assembly
- Transport Infrastructure Ireland
- An Chomhairle Ealaíon (Arts Council)
- The Heritage Council
- Fáilte Ireland
- An Taisce
- Uisce Éireann
- Inland Fisheries Ireland
- Irish Aviation Authority
- Air Nav Ireland
- The Shannon Airport Group
- Department of Culture, Communications and Sport
- Minister for Agriculture, Food and the Marine
- Department of Enterprise, Tourism and Employment
- HSE
- EPA
- The Commission for Regulation of Utilities
- Office of Public Works
- ESB
- EirGrid

Further notifications should also be made, where deemed appropriate.

## Appendix 2 – Schedule of Information to Inform the 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

<b>Pre-Application Ref.</b>	ABP-319676-24
<b>Prospective Applicant:</b>	Cahermurphy Renewables DAC
<b>Date of Final Meeting:</b>	02 <sup>nd</sup> December 2025
<b>Number of Turbines:</b>	8
<b>Design Flexibility opinion:</b>	Yes – ACP-323567-25
<b>Is Grid Connection Included:</b>	No
<b>Is a BESS included:</b>	No
<b>Accommodating works for TDR:</b>	Yes

### Information

Plans and Particulars	
<b>Public Notice</b>	<ul style="list-style-type: none"> <li>• Time Period for Consultation and Fee for Submissions</li> <li>• Standalone Website Address</li> <li>• EIAR and NIS referenced</li> <li>• Reference to Section 37JA</li> <li>• Design Flexibility Opinion referenced</li> <li>• All townland within site boundary to be correctly referenced</li> </ul>

<b>Prescribed Bodies</b>	<ul style="list-style-type: none"> <li>• Notification of All Prescribed Bodies and a copy of correspondence sent included</li> </ul>
<b>Land Ownership</b>	<ul style="list-style-type: none"> <li>• Interest in land including proposed biodiversity enhancement areas</li> <li>• Written consent of all other landowners (<i>Including legally binding agreement &amp; land registry map where required</i>)</li> </ul>
<b>Design Flexibility</b>	<ul style="list-style-type: none"> <li>• Application to be in accordance with Design Flexibility Opinion issued</li> </ul>
<b>Fee</b>	
<b>EIA Portal</b>	<ul style="list-style-type: none"> <li>• Letter from Portal</li> </ul>
<b>Planning Statement</b>	<ul style="list-style-type: none"> <li>• Renewable Energy Designation Policy Statement</li> <li>• All relevant policies and objectives addressed</li> <li>• Consultation Overview</li> <li>• Community Benefit Fund</li> <li>• Planning History</li> <li>• Compliance with pre-application determination</li> </ul>
<b>Drawings</b>	<ul style="list-style-type: none"> <li>• Drawing Schedule</li> <li>• Site location map</li> <li>• Site layout plan</li> <li>• Plans, elevations, sections and cross-sections</li> <li>• Wayleaves shown</li> <li>• Scales appropriate</li> </ul>
<b>EIAR</b>	
<b>Design Flexibility sought</b>	<ul style="list-style-type: none"> <li>• All turbine types</li> </ul>

Non-Technical Summary	<ul style="list-style-type: none"> <li>• Provided as a standalone section.</li> </ul>
Introduction	<ul style="list-style-type: none"> <li>• Legislative context</li> <li>• Scoping Consultation</li> <li>• Community Engagement Report</li> <li>• Methodology/methodologies for the assessment of the environmental factors and for the description and consideration of the significance of effects</li> <li>• Study Area(s) and justification for same.</li> <li>• Project Team (Author qualifications, experience and expertise)</li> <li>• Technical Difficulties/Limitations</li> </ul>
Description of the Proposed Development	<ul style="list-style-type: none"> <li>• Detailed description (all stages) of the characteristics of the proposed development including use of natural resources, production of waste, emissions &amp; disturbances</li> <li>• Construction Environmental Management Plan</li> <li>• Decommissioning Plan</li> <li>• Waste &amp; Resource Management Plan</li> </ul>
Consideration of Alternatives	<ul style="list-style-type: none"> <li>• Site selection &amp; design process</li> <li>• Reasonable alternatives considered (Layout, scale, technologies, grid connection, turbine delivery, substation infrastructure, construction methodology etc)</li> </ul>
Population and Human Health	<ul style="list-style-type: none"> <li>• Population &amp; Settlement Patterns</li> <li>• Economic Activity &amp; Employment</li> <li>• Tourism &amp; Amenities (Inc. recreational trails)</li> <li>• Human Health &amp; Wellbeing (Reference Studies)</li> <li>• Property Devaluation/House Price Study</li> </ul>
Biodiversity	<ul style="list-style-type: none"> <li>• Derogations (Required/Obtained if applicable)</li> <li>• Ecological Impact Assessment</li> </ul>

	<ul style="list-style-type: none"> <li>• Biodiversity Enhancement Areas/Management Plan</li> <li>• Invasive Species Management Plan</li> <li>• Terrestrial Surveys (<i>Habitat &amp; ecology (inc protected flora, invasive plant species, mammals, amphibians and reptiles)</i>)</li> <li>• Bat Surveys ( <i>inc Preliminary Roost Assessment Surveys, Bat activity transect surveys</i>),</li> <li>• Aquatic Surveys (<i>Habitat &amp; ecology (inc river habitat, macroinvertebrate, electro-fishing, fisheries)</i>)</li> </ul>
Ornithology	<ul style="list-style-type: none"> <li>• Surveys (<i>Vantage Point, Breeding &amp; non-breeding, hinterland, Dusk, Walkover, Roost &amp; Winter surveys</i>)</li> <li>• Hen Harrier Assessment and habitat enhancement measures</li> <li>• Connectivity with European Sites</li> <li>• Collision Risk Model (CRM) Assessment</li> <li>• Monitoring Programme</li> <li>• Cumulative Assessment</li> </ul>
Noise and Vibration	<ul style="list-style-type: none"> <li>• Baseline Noise Levels</li> <li>• Map of all receptors within 4 x T<sub>tip</sub> of Turbines</li> <li>• Predicted Noise Levels</li> <li>• Proposed Noise Limits (cumulative)</li> <li>• Operational Noise Monitoring Proposal</li> <li>• Mitigation Strategy for Operational Amplitude Modulation and Tonal Noises</li> <li>• Cumulative Noise Assessment</li> </ul>
Shadow Flicker	<ul style="list-style-type: none"> <li>• Shadow Flicker Analysis</li> <li>• Wind Turbine Control Measures</li> </ul>

Air and Climate	<ul style="list-style-type: none"> <li>• Carbon Impact Assessment including Embodied Energy Assessment and Climate Change Vulnerability Assessment</li> <li>• Dust Generation/Emissions and Management</li> <li>• Vehicle Emissions and Management</li> </ul>
Land, Soils & Geology	<ul style="list-style-type: none"> <li>• Ground Condition Assessment (inc): <ul style="list-style-type: none"> <li>○ Description of Geology and Soil Types - maps</li> <li>○ Ground Investigations Report</li> <li>○ Site Investigations Report</li> <li>○ LIDAR Survey</li> <li>○ On site precipitation monitoring and use of climate data</li> <li>○ Ground and surface water monitoring and in-situ hydraulic conductivity testing.</li> </ul> </li> <li>• Geotechnical and Peat stability Risk Assessment</li> <li>• Peat and Spoil Management Plan</li> </ul>
Hydrology, Hydrogeology & Water Quality	<ul style="list-style-type: none"> <li>• Hydrological Assessment</li> <li>• Hydrogeological Assessment</li> <li>• Flood Risk Assessment</li> <li>• Surface water/Drainage Management Plan</li> <li>• Forestry felling and water quality</li> <li>• Standalone Water Framework Directive Compliance Report</li> <li>• Emergency Response Plan</li> <li>• Water Quality Management Plan</li> <li>• Drinking Water Source (UE and GWSS) Assessment</li> </ul>
Landscape & Visual	<ul style="list-style-type: none"> <li>• Photomontages</li> <li>• Landscape Character Assessment</li> <li>• Viewpoint Assessment</li> </ul>

	<ul style="list-style-type: none"> <li>• ZTV Analysis</li> <li>• Cumulative Assessment</li> </ul>
Traffic & Transportation	<ul style="list-style-type: none"> <li>• Turbine Delivery Route</li> <li>• Haul Route &amp; Swept Path Analysis</li> <li>• Traffic and Transport Assessment</li> <li>• Traffic Management Plan (including Construction traffic)</li> <li>• Stage 1 Road Safety Audit</li> <li>• Design Report (TII requirements)</li> </ul>
Material Assets	<ul style="list-style-type: none"> <li>• Gas/ESB networks</li> <li>• Telecommunications Impact Study</li> <li>• Aviation Review Statement (inc. full aeronautical assessment)</li> <li>• Any other relevant material assets identified in consultation process</li> </ul>
Cultural Heritage	<ul style="list-style-type: none"> <li>• Heritage Impact Assessment &amp; a Historic Landscape Character Assessment</li> <li>• Archaeological Impact Assessment</li> </ul>
Major Accidents and Disasters	<ul style="list-style-type: none"> <li>• Construction Stage</li> <li>• Operational Stage</li> <li>• Impact of Climate Change</li> </ul>
Cumulative Assessment	Projects considered should be clearly identified and the location of the cumulative assessment clearly labelled within each Chapter as relevant.
Interactions of the Foregoing	Description of interactions between factors.
Compendium of Mitigation Measures	<p>Intent expressed for the implementation of mitigation measures to be clearly set out as – ‘shall’.</p> <p>Commitments need to be expressed clearly and be specific.</p>

<p>Appendices</p>	<p>All appendices and sub appendices to be submitted in hard and soft copy. To include:</p> <ul style="list-style-type: none"> <li>• Glossary of Terms</li> <li>• Noise Survey Results &amp; Calibration Certificates</li> <li>• Material Volume Calculations</li> <li>• Statement of Competency</li> <li>• Other relevant documents</li> </ul>
<p><b>AA Screening report</b></p>	<ul style="list-style-type: none"> <li>• Author qualifications, experience and expertise</li> <li>• Methodology</li> <li>• Zone of Influence (ZOI) and identification of relevant European Sites to be based on a Source-Pathway-Receptor Model using the precautionary principle</li> <li>• Must include consideration of: the Carrowmore Point to Spanish Point and Islands Special Area of Conservation (Site Code: 001021), the Carrowmore Dunes Special Area of Conservation (Site Code: 002250) and the Mid-Clare Coast Special Protection Area (Site Code: 004182).</li> </ul>
<p><b>NIS</b></p>	<ul style="list-style-type: none"> <li>• Author qualifications, experience and expertise</li> <li>• Methodology</li> <li>• Collision Risk Modelling (CRM)</li> <li>• Biodiversity &amp; Ornithology Surveys for QI &amp; SCI species and habitats in accordance with Best Practice</li> <li>• Consideration of relevant Land, soils &amp; geology reports/assessments*</li> <li>• Consideration of relevant Hydrological, hydrogeological &amp; water reports/assessments*</li> <li>• Compendium of Mitigation Measures (<i>Intent expressed for implementation of mitigation measures – ‘shall’</i>)</li> </ul> <p>* <i>As stipulated above for EIAR.</i></p>

<b>Appendices</b>	All appendices and sub appendices to be submitted in hard and soft copy.
<b>Other Documents (To include):</b>	
Civil Engineering Report	<ul style="list-style-type: none"> <li>• Site Entrances</li> <li>• Access Tracks</li> <li>• Wind turbines</li> <li>• Cable routes &amp; connections</li> <li>• Substation (Compound &amp; Buildings)</li> <li>• Meteorological Mast</li> <li>• Temporary construction compounds</li> <li>• Borrow Pits &amp; Deposition Areas</li> <li>• Haul Route</li> <li>• Turbine Delivery Route</li> <li>• Surface Water Design</li> <li>• Wastewater</li> <li>• Potable Water</li> <li>• Decommissioning &amp; Restoration</li> </ul>

