



An  
Coimisiún  
Pleanála

**Direction**  
**CD-021901-26**  
**ABP-321826-25**

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The submissions on this file and the Inspector's report were considered at a meeting held on 09/02/2026.

The Commission decided that the proposed development would constitute 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:** 09/02/2026

Eamonn James Kelly

## **DRAFT WORDING FOR ORDER**

### **Reasons and Considerations**

Having regard to the size, scale and location of the proposed windfarm and related development, and to the policy context, it is considered that the proposed development of 14 no. wind turbines with an estimated generating capacity of 67.2MW, a 110 kV substation, and underground grid connection to the 110kV substation at Dunmanway on a site at Maughanaclea and adjacent townlands Co. Cork 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 Bord Pleanála under Section 37E of the Act.

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

Appendix 2 contains a schedule of information to inform the completeness check as required by Section 37JA of the Planning and 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 Tourism, Culture, Arts, Gaeltacht, Sports and Media
- Cork County Council
- Southern Regional Assembly
- Transport Infrastructure Ireland
- An Chomhairle Ealaíon (Arts Council)
- The Heritage Council
- Fáilte Ireland
- An Taisce
- Inland Fisheries Ireland
- Irish Aviation Authority
- HSE
- The Commission for Regulation of Utilities

Further notifications should also be made where deemed appropriate.

## Appendix 2 - Schedule of Information required 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 321826-25
<b>Prospective Applicant:</b>	Maughanaclea Ltd.
<b>Date of Final Meeting:</b>	16 <sup>th</sup> November 2025
<b>Number of Turbines:</b>	14
<b>Design Flexibility opinion:</b>	No
<b>Is Grid Connection Included:</b>	Yes
<b>Is a BESS included:</b>	No
<b>Accommodating works for TDR:</b>	No

### 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>• All townlands within the 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 the correspondence sent to same.</li> </ul>
<b>Land Ownership</b>	<ul style="list-style-type: none"> <li>• Interest in land</li> </ul>

	<ul style="list-style-type: none"> <li>• Written consent of all other landowners (incl. legally binding agreement &amp; land registry map if required)</li> </ul>
<b>Design Flexibility</b>	Design flexibility not sought.
<b>Fee</b>	
<b>EIA Portal</b>	Letter from Portal
<b>Planning Statement</b>	<ul style="list-style-type: none"> <li>• Renewable Energy Designation Policy Statement</li> <li>• Statement outlining compliance with all relevant policies and objectives in the County Development Plan including a justification for material contravention of same if relevant.</li> <li>• Consultation overview</li> <li>• Community Benefit Fund</li> <li>• Planning history</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>• Grid connection route</li> <li>• Scales appropriate</li> </ul>

<b>EIAR</b>	
No design Flex	14 no. turbines with an overall tip height of 169 metres and rotor diameter of 133 metres and hub height of 102.5 metres
Non-Technical Summary	To be provided as a standalone section.
Introduction	<ul style="list-style-type: none"> <li>• Legislative context</li> </ul>

	<ul style="list-style-type: none"> <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 (incl. recreational trails)</li> <li>• Human health &amp; wellbeing (reference up to date studies/research)</li> <li>• Property devaluation/house prices (reference up to date studies/research)</li> </ul>
Biodiversity	<ul style="list-style-type: none"> <li>• Ecological Impact Assessment</li> <li>• Terrestrial Surveys (habitat protected flora, invasive plant species, mammals, amphibians and reptiles as relevant)</li> </ul>

	<ul style="list-style-type: none"> <li>• Bat Surveys (to include as relevant): <ul style="list-style-type: none"> <li>○ Preliminary Roost Assessment Surveys,</li> <li>○ Bat activity transect surveys,</li> <li>○ Static bat detector deployments,</li> <li>○ Emergence/re-entry bat roost,</li> </ul> </li> <li>• Aquatic surveys (incl. river habitat, macroinvertebrate, electro-fishing, fisheries as relevant)</li> <li>• Extent and location of tree felling</li> <li>• Invasive Species Management Plan.</li> <li>• Derogations (required/obtained)</li> <li>• Biodiversity Enhancement Areas and Biodiversity Enhancement Plan (incl. extent and location of priority habitat to be lost)</li> </ul>
Ornithology	<ul style="list-style-type: none"> <li>• Surveys (vantage point, breeding &amp; non-breeding, hinterland, Dusk, walkover, roost &amp; winter surveys as relevant)</li> <li>• Connectivity with European sites</li> <li>• Collision Risk Model (CRM) Assessment</li> <li>• Cumulative assessment</li> <li>• Monitoring Programme</li> </ul>
Noise and Vibration	<ul style="list-style-type: none"> <li>• Baseline noise levels</li> <li>• Map of all receptors within 4 x Tip of Turbines (to include any extant planning permissions)</li> <li>• Predicted noise levels</li> <li>• Proposed noise limits (cumulative)</li> <li>• Operational noise monitoring proposals</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>• Map of all receptors (to include any extant planning permissions)</li> <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 (incl): <ul style="list-style-type: none"> <li>○ Ground Investigations Report</li> <li>○ Site Investigations Report</li> <li>○ Peat Stability Risk Assessment and Report</li> <li>○ Slope Stability Analysis</li> </ul> </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>• Standalone Water Framework Directive Compliance Report</li> <li>• Emergency Response Plan</li> </ul>
Landscape & Visual	<ul style="list-style-type: none"> <li>• Photomontages</li> <li>• Landscape and Visual Assessment to include: <ul style="list-style-type: none"> <li>○ ZTV Analysis (25km radius from development site).</li> <li>○ Landscape Character Assessment</li> <li>○ Viewpoint Assessment</li> </ul> </li> </ul>
Traffic & Transportation	<ul style="list-style-type: none"> <li>• Turbine Delivery Route &amp; Swept Path Analysis</li> <li>• Haul Route &amp; Swept Path Analysis</li> </ul>

	<ul style="list-style-type: none"> <li>• Traffic and Transport Assessment</li> <li>• Traffic Management Plan (including construction traffic)</li> <li>• Stage 1 Road Safety Audit</li> </ul>
Material Assets	<ul style="list-style-type: none"> <li>• Telecommunications Impact Study</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</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. Assessment to include existing, permitted and proposed wind farm development within a 25 km radius of the site.
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>
Appendices	<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>
AA Screening report	<ul style="list-style-type: none"> <li>• Author qualifications, experience and expertise</li> </ul>

	<ul style="list-style-type: none"> <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 Bandon River SAC</li> </ul>
<b>NIS</b>	<ul style="list-style-type: none"> <li>• Author qualifications, experience and expertise</li> <li>• Methodology</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>• Assessment in view of conservation objectives</li> <li>• Compendium of Mitigation Measures (intent expressed for implementation of mitigation measures – 'shall')</li> <li>• Clear statement on site integrity in view of conservation objectives</li> </ul> <p>* As stipulated above for EIAR.</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> </ul>

- Temporary construction compounds
- Borrow Pits & Deposition Areas
- Haul Route
- Turbine Delivery Route
- Surface Water Design
- Wastewater
- Potable Water
- Decommissioning & Restoration