

An  
Coimisiún  
Pleanála

**Direction**  
**CD-022109-26**  
**ACP-323048-25**

The submissions on file and the inspector's report were considered at a Meeting held on 22/04/2026.

The Commission determined that the prospective applicant should be notified that the consultation process is closed. Based on the foregoing assessment, the Commission concluded that the proposed development would exceed the threshold set out in the Seventh Schedule of the Planning and Development Act 2000, as amended, and therefore satisfies Section 37A(1) of the Act. It can also be concluded that the development is of strategic importance and meets the requirements of Section 37A(2)(a) and Section 37A(2)(b) of the Act.

## **Appendix A: Prescribed Bodies:**

Note 1: The following is a list of prescribed bodies considered relevant for the purposes of section 37E(3)(c) of the Planning and Development Act 2000, as amended.

- Minister for Housing, Local Government and Heritage (Development Applications Unit).
- Minister for the Environment, Climate and Communications.
- Minister for Transport
- Leitrim County Council
- Sligo County Council
- Donegal County Council
- Northern and Western Regional Assembly
- Transport Infrastructure Ireland
- An Chomhairle Ealaíon

- Fáilte Ireland
- Inland Fisheries Ireland
- Waterways Ireland
- Irish Aviation Authority
- Córas Iompair Éireann
- The Heritage Council
- An Taisce – the National Trust for Ireland
- Health Service Executive
- The Commission for Energy Regulation
- Uisce Éireann

Further notifications should also be made to:

- Fermanagh and Omagh District Council
- Others, where deemed appropriate.

## Appendix B: 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.

<b>Details of Proposed Development at Closure</b>	
<b>Pre-Application Ref.</b>	ACP-323048-25
<b>Prospective Applicant:</b>	FuturEnergy Lissinagroagh DAC
<b>Date of Final Meeting:</b>	30 <sup>th</sup> March 2026
<b>Number of Turbines:</b>	14 no.
<b>Design Flexibility opinion:</b>	Yes. See ACP-323910-25
<b>Is Grid Connection Included:</b>	No. See ACP-323353-25
<b>Is a BESS included:</b>	No.
<b>Accommodating works for TDR:</b>	Yes.

### Information

<b>Plans and Particulars</b>	
<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> <li>• Written consent of all other landowners (incl. legally binding agreement &amp; land registry map if required &amp; confirmation of measures proposed within blue line boundary).</li> </ul>
<b>Design Flexibility</b>	<ul style="list-style-type: none"> <li>• Information on Design flexibility sought.</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>• 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> <li>• TDR Accommodation works</li> </ul>
<b>EIAR</b>	
<b>Details of Design Flexibility</b>	<p>Details/groups of details of the proposed wind turbine that may be confirmed after the proposed application has been made and decided by the Commission</p> <ul style="list-style-type: none"> <li>• Tip Height 180 m – 185 m</li> <li>• Rotor Diameter 149 m –163 m</li> <li>• Hub Height 101m – 110.5m</li> </ul>
<b>Non-Technical Summary</b>	<ul style="list-style-type: none"> <li>• Provided as a standalone section.</li> </ul>
<b>Introduction</b>	<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> <li>• Glossary of Terms</li> </ul>
<b>Description of the Proposed Development</b>	<ul style="list-style-type: none"> <li>• Detailed description of the components, characteristics and all stages of the proposed development incl. use of natural resources, production of waste, emissions &amp; disturbances</li> <li>• Forestry felling and management.</li> <li>• Afforestation.</li> <li>• Construction Environmental Management Plan</li> <li>• GCR construction methodology</li> </ul>

	<ul style="list-style-type: none"> <li>• Temporary works reinstatement 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; the iterative 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/heritage sites/scenic view points)</li> <li>• Human Health &amp; Wellbeing (reference studies)</li> <li>• Property Devaluation (reference studies)</li> <li>• Cumulative Assessment</li> </ul>
Biodiversity	<ul style="list-style-type: none"> <li>• Designated sites</li> <li>• Habitat surveys (incl. detailed botanical survey and invasive species surveys)</li> <li>• Bat Surveys (full season and effort to reflect site, species and best practice)</li> <li>• Badger, otter, marsh fritillary, amphibians and other protective species surveys (reflect site, species, findings and best practice)</li> <li>• Aquatic Surveys (incl. aquatic habitat, macroinvertebrate, eDNA, electrofishing, river and fisheries assessment)</li> <li>• Surveys of GCR/TDR.</li> <li>• Baseline changes, gaps incl. survey coverage and timing.</li> <li>• Derogations (if applicable)</li> <li>• Ecological Impact Assessment</li> <li>• Mitigation and Monitoring Strategy</li> <li>• Invasive Species Management Plan</li> <li>• Biodiversity Enhancement Areas/Management Plan</li> <li>• Cumulative Assessment</li> </ul>
Ornithology	<ul style="list-style-type: none"> <li>• Surveys (min. 2 years incl. vantage point, breeding &amp; non-breeding, hinterland, dusk/dawn, walkover, roost &amp; winter surveys, effort to reflect site, species and best practice)</li> <li>• Baseline changes, gaps incl. survey coverage and timing.</li> <li>• Connectivity with European Sites</li> <li>• Ornithological impact assessment</li> <li>• Collision Risk Model (CRM) Assessment (include data spreadsheets)</li> <li>• Mitigation Strategy including specific Hen Harrier Mitigation Plan</li> </ul>

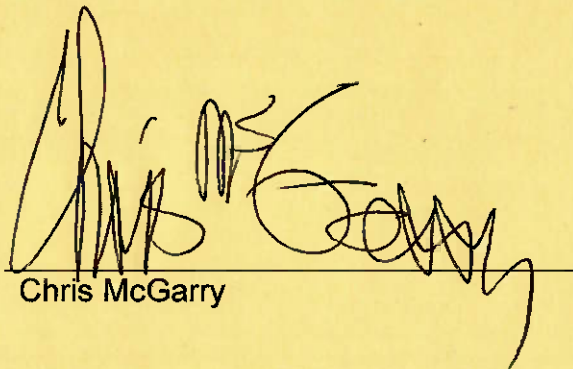
	<ul style="list-style-type: none"> <li>• Monitoring Programme</li> <li>• Cumulative Assessment</li> </ul>
Noise and Vibration	<ul style="list-style-type: none"> <li>• Noise monitoring locations</li> <li>• Appropriate background noise levels (account for cumulative effects as per current best practice GPG, ETSU-R-97 GPG) and rationale for same.</li> <li>• Noise Survey Results &amp; Calibration Certificates</li> <li>• Map of all sensitive receptors within Zol (ref. consistent with Shadow Flicker)</li> <li>• Sensitive receptors GCR</li> <li>• Predicted construction noise (incl. wind farm, GCR, accommodation works)</li> <li>• Predicted operational noise levels (separate/cumulative for turbines, substation)</li> <li>• Predicted Cumulative 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> </ul>
Shadow Flicker	<ul style="list-style-type: none"> <li>• Map of all sensitive receptors within Zol (ref. consistent with Noise)</li> <li>• Shadow Flicker Analysis</li> <li>• Wind Turbine Control Measures</li> <li>• Cumulative Assessment</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> <li>• Cumulative Assessment</li> </ul>
Land, Soils & Geology	<ul style="list-style-type: none"> <li>• Ground Condition Assessment</li> <li>• Ground Investigations Report (incl. trial pit logs)</li> <li>• Slope stability.</li> <li>• Material Volume Calculations (incl. borrow pits)</li> <li>• Spoil Management Plan</li> <li>• Cumulative assessment</li> <li>• Peat Stability Assessment</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>• Water Quality Management Plan</li> <li>• Surface Water/Drainage Management Plan</li> <li>• Standalone Water Framework Directive Compliance Report</li> <li>• Emergency Response Plan</li> <li>• Fire safety management plan and Emergency Response Plan</li> </ul>

	<ul style="list-style-type: none"> <li>• Drinking Water Source (UE and GWSS) Assessment</li> <li>• Mitigation Strategy</li> <li>• Monitoring Programme</li> <li>• Cumulative assessment</li> </ul>
Landscape & Visual	<ul style="list-style-type: none"> <li>• LVIA baseline maps</li> <li>• Landscape Character Assessment</li> <li>• Visual impact assessment</li> <li>• Viewpoint selection and Photomontages</li> <li>• ZTV Analysis (20km radius from development site) including potential transboundary impacts in Northern Ireland</li> <li>• Viewpoint Assessment</li> <li>• Cumulative landscape and visual impact assessment</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> <li>• Traffic Count Data</li> <li>• Road closure/diversions</li> <li>• Traffic and Transport Assessment</li> <li>• Traffic Management Plan (incl. public road crossings, haul routes, TDR and GCR)</li> <li>• TII Design Report</li> <li>• Cumulative Assessment</li> </ul>
Material Assets	<ul style="list-style-type: none"> <li>• Gas/ESB networks/Uisce Éireann</li> <li>• Iarnród Éireann</li> <li>• Telecommunications Impact Study</li> <li>• Aviation Review Statement</li> <li>• Any other relevant material assets identified in consultation process</li> <li>• Cumulative Assessment</li> </ul>
Cultural Heritage	<ul style="list-style-type: none"> <li>• Heritage Impact Assessment &amp; Historic Landscape Character Assessment incl. ZTV analysis and viewpoints</li> <li>• Archaeological Impact Assessment</li> <li>• Mitigation strategy</li> <li>• Cumulative assessment</li> </ul>
Major Accidents and Disasters	<ul style="list-style-type: none"> <li>• Construction and Decommissioning Stages</li> <li>• Operational Stage</li> <li>• Impact of Climate Change</li> </ul>
Cumulative Assessment	<ul style="list-style-type: none"> <li>• Identification of relevant cumulative study area and/or ZoI for the relevant technical chapters.</li> <li>• Projects considered should be clearly identified and the location of the cumulative assessment clearly labelled within each technical chapter as relevant.</li> </ul>

Interactions of the Foregoing	<ul style="list-style-type: none"> <li>• Description of interactions between factors.</li> </ul>
Schedule of Significant Effects (in Tabular Form)	<ul style="list-style-type: none"> <li>• Concise tables summarising the significant effects from each topic including columns setting out the <ul style="list-style-type: none"> <li>○ Receptor/Feature/Activity/Assessment Matter/etc.</li> <li>○ Feature Sensitivity</li> <li>○ Impact Magnitude</li> <li>○ Predicted Impact (Pre Mitigation and Monitoring)</li> <li>○ Predicted Impact (Post Mitigation and Monitoring)</li> <li>○ Significant Residual Impact</li> <li>○ Other columns consider appropriate to give context/location/detail, etc.</li> </ul> </li> </ul> <p>Such tables may be located within each topic chapter or form a single chapter.</p>
Compendium of Mitigation Measures	<ul style="list-style-type: none"> <li>• Intent expressed for the implementation of mitigation measures to be clearly set out as – ‘shall’.</li> <li>• Commitments need to be expressed clearly and be specific.</li> </ul>
	<ul style="list-style-type: none"> <li>•</li> </ul>
Appendices	<ul style="list-style-type: none"> <li>• All appendices and sub appendices to be submitted in hard and soft copy (incl. Statement of Competency and glossary of terms).</li> </ul>
<b>AA Screening report</b>	<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> </ul>
<b>NIS</b>	<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 (Intent expressed for implementation of mitigation measures – ‘shall’)</li> <li>• Cumulative</li> <li>• * As stipulated above for EIAR.</li> </ul>

Appendices	<ul style="list-style-type: none"> <li>• All appendices and sub appendices to be submitted in hard and soft copy (incl. Statement of Competency and glossary of terms).</li> </ul>
<b>Other Documents (To include):</b>	
<b>Civil Engineering Report</b>	<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>

**Planning  
Commissioner:**



Chris McGarry

**Date:** 22/04/2026

