

An
Coimisiún
Pleanála

Direction
CD-022507-26
ACP-323296-25

The submissions on file and the inspector's report were considered at a Commission Meeting held on the 29/0926. The Commission generally agreed with the Inspector's recommendation.

The Commission decided to serve a notice on the prospective applicant, pursuant to Section 37(B)(4) of the Planning and Development Act 2000, as amended, stating that it is of the opinion that the proposed development which comprises the following:

- 11 no. wind turbines with a total rated power output of the proposed wind farm will, at a minimum, be 71.5MW;

would constitute a strategic infrastructure development within the meaning of Section 37A of the Act for the reasons and considerations set out below.

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 comprising the development of 11 no. turbine windfarm with an overall output of over 50MW with associated infrastructure works at Raheenakeeran, Enaghan, Clonsast Upper, Clonsast Lower, Cushina (Baltyshear E.D.), Cushina (Brackna9h E.D.), Moanvane. Ballycon, Drumcaw or Mountlucas, Esker Beg, Townparks (Daingean E.D.), Ballinagar, Toberleheen, and Ballina (Cappancur E.D.), County Offaly, and Wellpark, County Galway, 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)(b) and (c) of the Planning and Development Act 2000, as amended.

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

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
- Department of Defence
- Offaly County Council
- Galway County Council
- Kildare County Council
- Laois County Council
- Eastern and Midland Regional Assembly
- Transport Infrastructure Ireland
- An Chomhairle Ealaíon (Arts Council)
- The Heritage Council
- Fáilte Ireland
- An Taisce
- Uisce Éireann
- Gas Networks Ireland
- Inland Fisheries Ireland
- Irish Aviation Authority

- Air Nav Ireland
- Environmental Protection Agency (EPA)
- Health Service Executive (HSE)
- Health and Safety Authority
- Córas Iompair Éireann (CIE)
- Iarnród Éireann
- 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 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-323296-25
Prospective Applicant:	Cushina Wind Limited
Date of Final Meeting:	20 th July 2026
Number of Turbines:	11 no.
Design Flexibility opinion:	Yes (ref. ACP 324190-26).
Is Grid Connection Included:	Yes.
Is a BESS included:	No.

Accommodating works for TDR:	Yes.
-------------------------------------	------

Information

Plans and Particulars	
Response Letter	• Response letter detailing compliance with Schedule of Information to Inform Completeness Check.
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 (incl. legally binding agreement & land registry map if required & confirmation of measures proposed within blueline boundary).
Design Flexibility	• Opinion on Flexibility.
Fee	
EIA Portal	• Letter from Portal.
Planning Statement	• Renewable Energy Designation Policy Statement • Statement outlining compliance with all relevant policies and objectives in the County Development Plan including a justification for material contravention of same if relevant. • Consultation overview • Community Benefit Fund • Planning history
Drawings	• Drawing Schedule • Site location map • Site layout plan • Plans, elevations, sections and cross-sections • Wayleaves shown • Scales appropriate • Grid Connection • TDR Accommodation works

EIAR	
Design Flex	• The turbines are to have a hub height of 132.5m to 139 and rotor diameter blade of 162m to 175m.
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 • Glossary of Terms
Description of the Proposed Development	• Detailed description of the components, characteristics and all stages of the proposed development incl. use of natural resources, production of waste incl. decommissioning of existing, emissions & disturbances • Table of Turbine Location Details. • Turbine delivery accommodation works. • Grid Connection • Forestry felling and management. • Afforestation. • Construction Environmental Management Plan • GCR construction methodology • Temporary works reinstatement plan (if applicable). • Decommissioning Plan • Waste & Resource Management Plan
Consideration of Alternatives	• Site selection & the iterative design process incl. repowering. • Reasonable alternatives considered (existing/proposed, layout, scale, technologies, energy efficiency, grid connection, turbine delivery, substation infrastructure, construction methodology etc).
Population and Human Health	• Population & Settlement Patterns • Economic Activity & Employment • Tourism & Amenities (incl. recreational trails/heritage sites/scenic viewpoints) • Human Health & Wellbeing (reference studies) • Property Devaluation (reference studies) • Cumulative Assessment
Biodiversity	• Designated sites • Habitat surveys (incl. detailed botanical survey)

	• Bat Surveys (existing windfarms/new areas, full season and effort to reflect site, species and best practice, carcass surveys) • Badger, otter and other protective species surveys (reflect site, species, findings and best practice) • Aquatic Surveys (incl. aquatic habitat, macroinvertebrate, electrofishing, white-clawed crayfish survey, freshwater pearl mussel survey, river and fisheries assessment) • Surveys of GCR/TDR. • Baseline changes, gaps incl. existing windfarms, survey coverage and timing. • Derogations (if applicable) • Ecological Impact Assessment • Mitigation and Monitoring Strategy • Invasive Species Management Plan (if applicable) • Biodiversity Enhancement Areas/Management Plan • Cumulative Assessment
Ornithology	• Surveys (min. 2 years incl. vantage point, breeding & non-breeding, hinterland, dusk/dawn, walkover, roost & winter surveys, effort to reflect site, species and best practice, carcass search) • Baseline changes, gaps incl. survey coverage and timing. • Connectivity with European Sites • Ornithological impact assessment • Collision Risk Model (CRM) Assessment • Mitigation Strategy • Monitoring Programme • Cumulative Assessment
Noise and Vibration	• Noise monitoring locations • Appropriate background noise levels (clarity on selected monitoring locations, account for existing windfarms as per current best practice GPG) • Noise Survey Results & Calibration Certificates • Map of all sensitive receptors within Zol (ref. consistent with Shadow Flicker) • Sensitive receptors GCR • Predicted construction noise (incl. wind farm, GCR, accommodation works) • Predicted operational noise levels (turbines, substation) • Proposed Noise Limits (site specific/cumulative) • Operational Noise Monitoring Proposal • Mitigation Strategy for Operational Amplitude Modulation and Tonal Noises • Cumulative assessment

Shadow Flicker	• Map of all sensitive receptors within ZOI (ref. consistent with Noise) • Shadow Flicker Analysis • Wind Turbine Control Measures • Cumulative Assessment
Air and Climate	• Carbon Impact Assessment including Embodied Energy Assessment and Climate Change Vulnerability Assessment (incl. repowering) • Dust Generation/Emissions and Management • Vehicle Emissions and Management • Cumulative Assessment
Land, Soils & Geology	• Ground Condition Assessment • Ground/site Investigations Report (incl. peat depths, shear vane testing, trial pit logs, boreholes) • Peat Stability Assessment. • Material Volume Calculations (incl. borrow pits) • Peat and Spoil Management Plan • Cumulative assessment
Hydrology, Hydrogeology & Water Quality	• Hydrological Assessment • Hydrogeological Assessment • Flood Risk Assessment • Water sampling, groundwater monitoring • Water Quality Management Plan • Surface Water/Drainage Management Plan • Standalone Water Framework Directive Compliance Report • Emergency Response Plan • Drinking Water Source (UE and GWSS) Assessment • Mitigation Strategy • Monitoring Programme • Cumulative assessment
Landscape & Visual	• LVIA baseline maps • Landscape Character Assessment incl. sensitive landscape designations • Visual impact assessment incl. scenic views, scenic routes. • Viewpoint selection and Photomontages • ZTV Analysis (appropriate study area radius from development site) • Viewpoint Assessment • Cumulative landscape and visual impact assessment
Traffic & Transportation	• Turbine Delivery Route & Swept Path Analysis • Haul Route & Swept Path Analysis • Traffic Count Data • Road closure/diversions • Traffic and Transport Assessment

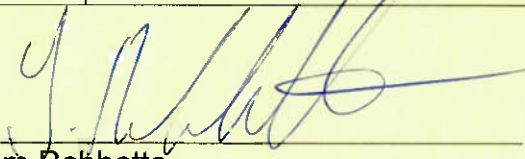
	• Traffic Management Plan (incl. public road crossings, haul routes, TDR and GCR) • Road safety audit (if applicable) • TII Design Report • Cumulative Assessment
Material Assets	• Utilities and built services • Telecommunications Impact Assessment • Aviation Assessment • Any other relevant material assets identified in consultation process • Cumulative Assessment
Cultural Heritage	• Heritage Impact Assessment & Historic Landscape Character Assessment incl. ZTV analysis and cultural heritage viewpoints assessment (if applicable) • Archaeological Impact Assessment • Mitigation strategy • Cumulative assessment
Major Accidents and Disasters	• Decommissioning of existing • Construction and Decommissioning Stages • Operational Stage • Impact of Climate Change
Cumulative Assessment	• Identification of relevant cumulative study area and/or ZOI for the relevant technical chapters. • Projects considered should be clearly identified and the location of the cumulative assessment clearly labelled within each technical chapter as relevant.
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. • This should not include assessment.
Compendium of significant effects	• Chapter providing summary of pre and post mitigation significant effects.
Appendices	• All appendices and sub appendices to be submitted in hard and soft copy (incl. Statement of Competency and glossary of terms).
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 • Collision Risk Modelling (CRM) • 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 (Intent expressed for implementation of mitigation measures – 'shall') • Cumulative • * As stipulated above for EIAR.
Appendices	• All appendices and sub appendices to be submitted in hard and soft copy (incl. Statement of Competency and glossary of terms).
Other Documents/Drawings (To include):	
	• Site Entrances • Access Tracks • Wind turbines • Cable routes & connections • Substation (Compound & Buildings) • Lidar or met mast compounds • Temporary construction compounds • Borrow Pits & Deposition Areas • Haul Route • Turbine Delivery Route • Surface Water Design • Watercourse crossings • Wastewater • Potable Water • Decommissioning & Restoration

Planning

Commissioner:

Date: 29/09/2026


Tom Rabbette

