

An
Coimisiún
Pleanála

Direction
CD-022020-26
ACP-323906-25

At a meeting held on 18/03/2026, the Commission considered the submissions on the subject file, the details of the pre-application consultation meeting held on the 20th January 2026 and the report of the Inspector, and 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.

The Commission further concluded that the development is of strategic importance by reference to the requirements of Section 37A(2)(a) and Section 37A(2)(b) of the Act.

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

- 16no. wind turbines with a combined output of 68.8MW,
- 1 no. permanent onsite (Gas Insulated) 110kV substation,
- An energy storage system in the form of a battery array located within container units (BESS),
- 2 no. temporary construction compounds and a permanent Operations Building,
- 1 no, spoil deposition area/habitat enhancement area, 1 no. on-site office,
- Erection of 1 no. meteorological mast with a height of 80m and a 4m lightning pole on top,

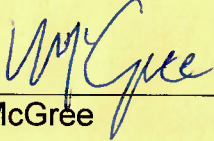
- An underground cable and (tail-fed) grid connection (110kV) to the existing Tawnaghmore 110kV substation at Killala Business Park.

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:

Date: 18/03/2026



Liam McGree

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 a 16-no. turbine windfarm with an overall total rated power output of 68.8 MW, BESS, grid connection and associated infrastructure on a site at Ballymurphy, Ballynaleck, Barnhill Lower, Barnhill Upper, Barroe, Billoos, Carn, Carrickanass, Carrowmore, Castlelackan Demesne, Castletown and others, Co. Mayo 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.

The Commission did not concur with the inspector's assessment of the proposal having regard to the provisions of Section 37(2)(c) of the Planning and Development Act 2000, as amended (whether or not the proposed development would have a significant effect on the area of more than one planning authority). The Commission considered that potential visibility of the project from the functional area of Sligo County Council would not support a definitive conclusion that the proposal would have a significant effect on the functional area of that planning authority notwithstanding the policies and objectives of Sligo County Council as set out in the Sligo County Development Plan 2024-2030.

Given the conclusion that proposed development would constitute 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, and is 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 be made directly to An Coimisiún Pleanála under Section 37E of the Act.

The applicant shall be advised that the application documentation should be forwarded to the prescribed bodies listed in the attached Appendix 1 which are considered relevant in this instance for the purposes of Section 182A(4)(b) of the Act.

Attached as Appendix 2 is a Schedule of Information which is considered necessary to facilitate An Coimisiún Pleanála to undertake the Completeness Check required by Section 37JA of the Planning and Development Act 2000, as amended.

Appendix 1 – Prescribed bodies

- Department of Housing and Local Government and Heritage
- Department of Climate, Energy and the Environment
- Department of Tourism, Culture, Arts, Gaeltacht, Sports and Media
- Department of Agriculture, Food & Marine
- Mayo County Council
- Sligo County Council
- Northern and Western Regional Assembly
- Transport Infrastructure Ireland
- An Chomhairle Ealaíon (Arts Council)
- The Heritage Council
- Fáilte Ireland
- An Taisce
- Irish Water
- Inland Fisheries
- Irish Aviation Authority
- Air Nav Ireland
- Ireland West Airport (Connaught Airport Development Company (CADCO) Ltd.)
- EPA
- HSE
- Health and Safety Authority
- The Commission for Regulation of Utilities
- 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-323906-25
Prospective Applicant:	Constant Energy Limited
Date of Final Meeting:	20 th January 2026
Number of Turbines:	16 no.
Design Flexibility opinion:	No.
Is Grid Connection Included:	Yes.
Is a BESS included:	Yes.
Accommodating works for TDR:	Yes.

Information

Plans and Particulars	
Public Notice	<ul style="list-style-type: none">• 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	<ul style="list-style-type: none">• Notification of All Prescribed Bodies and a copy of the correspondence sent to same.
Land Ownership	<ul style="list-style-type: none">• Interest in land• Written consent of all other landowners (<i>Inc. legally binding agreement & land registry map if required</i>)

Design Flexibility	Design flexibility not sought.
Fee	
EIA Portal	Letter from Portal
Planning Statement	<ul style="list-style-type: none"> • 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 • Planning status of existing (disused) quarry within the proposed development site
Drawings	<ul style="list-style-type: none"> • Drawing Schedule • Site location map • Site layout plan • Site Layout plan detailing the internal site separation distances between individual turbine rotor diameters in the crosswind and prevailing downwind direction and from adjoining site boundaries • Plans, elevations, sections and cross-sections • Wayleaves shown • Grid Connection Route • Scales appropriate
EIAR	
No design Flex	One turbine type (Vesta V117 with a tip height of 135m, a rotor diameter of 117m, and a hub height of 76.5m with an individual turbine output of 4.3 MW), BESS and grid connection to be assessed.
Non-Technical Summary	Provided as a standalone section.
Introduction	<ul style="list-style-type: none"> • Legislative context • Scoping Consultation • Community Engagement Report addressing best practice requirements of REP 4, Chapter 11 of Mayo CDP.

	<ul style="list-style-type: none"> • 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
Description of the Proposed Development	<ul style="list-style-type: none"> • Detailed description (all stages) of the characteristics of the proposed development including use of natural resources, production of waste, emissions & disturbances • Table and map identifying the nearest sensitive/residential receptor and separation distances to each turbine (<i>Format, references and information to be correlated with noise and shadow flicker analysis</i>). • Construction Environmental Management Plan • Decommissioning Plan • Waste & Resource Management Plan
Consideration of Alternatives	<ul style="list-style-type: none"> • Site selection & design process • Reasonable alternatives considered (Layout, scale, technologies, grid connection, turbine delivery, substation infrastructure, construction methodology etc)
Population and Human Health	<ul style="list-style-type: none"> • Population & Settlement Patterns • Economic Activity & Employment • Tourism & Amenities (Inc. recreational trails/waterways) • Human Health & Wellbeing (Reference Studies) • Property Devaluation/House Prices
Biodiversity	<ul style="list-style-type: none"> • Derogations (Required/Obtained) • Ecological Impact Assessment • Biodiversity Enhancement Areas • Bat Surveys (to include) a min. of 30 days in each season, in a variety of weather conditions with detectors at different height levels. • Invasive Species Management Plan • Terrestrial Surveys (<i>Habitat & ecology (inc protected flora, invasive plant species, mammals, amphibians and reptiles)</i>)

	<ul style="list-style-type: none"> • Aquatic Surveys (<i>Habitat & ecology (inc river habitat, macroinvertebrate, electro-fishing, fisheries)</i>) • Justification for surveys (if not up to date as per best practice)
Ornithology	<ul style="list-style-type: none"> • Surveys (<i>Vantage Point, Breeding & non-breeding, hinterland, Dusk, Walkover, Roost & Winter surveys</i>) • Justification for surveys (if not up to date as per best practice) • Connectivity with European Sites • Up to date Collision Risk Model (CRM) Assessment (NatureScot 2024) • Monitoring Programme • Cumulative Assessment
Noise and Vibration	<ul style="list-style-type: none"> • Baseline Noise Levels • Map of all receptors within 4 x Tip of Turbines with distance measurements • Predicted Noise Levels • Proposed Noise Limits (cumulative) • Operational Noise Monitoring Proposal • Curtailment Strategy for exceedances • Mitigation Strategy for Operational Amplitude Modulation and Tonal Noises • Cumulative Noise Assessment
Shadow Flicker	<ul style="list-style-type: none"> • Shadow Flicker Analysis • Map of all receptors within 10 x rotor diameter of turbines with distance measurements • Wind Turbine Control Measures
Air and Climate	<ul style="list-style-type: none"> • Carbon Impact Assessment including Embodied Energy Assessment and Climate Change Vulnerability Assessment • Dust Generation/Emissions and Management • Vehicle Emissions and Management
Land, Soils & Geology	<ul style="list-style-type: none"> • Ground Condition Assessment (inc): <ul style="list-style-type: none"> ○ Ground Investigations Report ○ Site Investigations Report ○ On site precipitation monitoring and use of climate data ○ Ground and surface water monitoring with control site

	<ul style="list-style-type: none"> ○ Slope Stability Analysis (<i>Justification of model employed</i>). ● Peat/Spoil Management Plan
Hydrology, Hydrogeology & Water Quality	<ul style="list-style-type: none"> ● Hydrological Assessment ● Hydrogeological Assessment ● Flood Risk Assessment, high rainfall event planning ● Surface water/Drainage Management Plan and methodologies ● Standalone Water Framework Directive Compliance Report ● Emergency Response Plan ● Water Quality Management Plan ● Drinking Water Source (UE and GWSS) Assessment
Landscape & Visual	<ul style="list-style-type: none"> ● Photomontages ● ZTV Analysis (20km radius from development site) ● Landscape Character Assessment ● Viewpoint Assessment ● To include designated scenic roads and sensitive/vulnerable coastal landscapes within both Co. Mayo and Co. Sligo ● To include setting and integrity of the freestanding obelisk-topped Folly known locally as 'Lacken Gazebo'
Traffic & Transportation	<ul style="list-style-type: none"> ● Turbine Delivery Route & Swept Path Analysis ● Haul Route & Swept Path Analysis ● Traffic and Transport Assessment ● Traffic Management Plan (including Construction traffic) ● Stage 1 Road Safety Audit ● Design Report (TII requirements)
Material Assets	<ul style="list-style-type: none"> ● Gas/ESB networks ● Telecommunications Impact Study ● Aviation Review Statement ● Any other relevant material assets identified in consultation process
Cultural Heritage	<ul style="list-style-type: none"> ● Heritage Impact Assessment

	<ul style="list-style-type: none"> • Specific consideration of the architectural heritage of the freestanding obelisk-topped Folly known locally as 'Lacken Gazebo' • Specific consideration of Palmerstown Bridge (Protected Structure) with detailed works methodology, structural and architectural heritage appraisal. • Archaeological Impact Assessment including appropriate level of field work (<i>test trenches & geophysical survey recommended</i>)
Major Accidents and Disasters	<ul style="list-style-type: none"> • Construction Stage • Operational Stage • Impact of Climate Change • Fire Risk and Safety Assessment of the proposed Battery Energy Storage System (BESS), prepared by a competent expert in fire safety. • Emergency Response Plan for the proposed Battery Energy Storage System (BESS)
Cumulative Assessment	<ul style="list-style-type: none"> • Projects considered should be clearly identified and the location of the cumulative assessment clearly labelled within each Chapter as relevant. • Existing and permitted development in the vicinity of Killala Industrial Park as it relates to the proposed GCR and connection to Tawnaghmore 110kV substation to be considered.
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"> • Glossary of Terms • Noise Survey Results & Calibration Certificates • Material Volume Calculations • Statement of Competency

	<ul style="list-style-type: none"> • Other relevant documents
AA Screening report	<ul style="list-style-type: none"> • 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 • Must include consideration of: Killala Bay/Moy Estuary Special Protection Area (SPA) (Site Code: 004036), Lackan Saltmarsh and Kilcummin Head Special Area of Conservation (SAC) (Site Code: 000516) and Killala Bay/Moy Estuary Special Area of Conservation (SAC) (Site Code: 000458)
NIS	<ul style="list-style-type: none"> • Author qualifications, experience and expertise • Methodology • Up to date Collision Risk Modelling (CRM) – NatureScot 2024 • 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 (<i>Intent expressed for implementation of mitigation measures – 'shall'</i>) <p>* As stipulated above for EIAR.</p>
Appendices	All appendices and sub appendices to be submitted in hard and soft copy.
Other Documents (To include):	
Civil Engineering Report	<ul style="list-style-type: none"> • Site Entrances • Access Tracks • Wind turbines • Cable routes & connections • Substation (Compound & Buildings)

- BESS
- Meteorological Mast
- Temporary construction compounds
- Deposition Areas
- Haul Route
- Turbine Delivery Route
- Surface Water Design
- Wastewater
- Potable Water
- Decommissioning & Restoration