

An  
Bord  
Pleanála

## Board Order ABP-306706-20

### Planning and Development Acts, 2000 to 2020

#### Planning Authority: Offaly County Council

**Application** for permission under section 37E of the Planning and Development Act 2000, as amended, in accordance with plans and particulars, including an environmental impact assessment report and Natura impact statement, lodged with An Bord Pleanála on the 20<sup>th</sup> day of February, 2020 by Bord na Móna Powergen Limited care of MKO, Tuam Road, County Galway, as amended by the further information received by An Bord Pleanála on the 24<sup>th</sup> day of September, 2020.

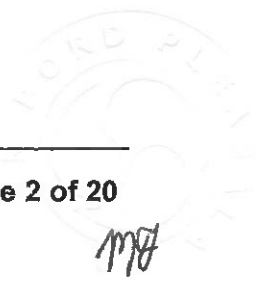
**Proposed Development:** The proposed development is for a ten-year permission that will constitute the provision of the following:

- 21 number wind turbines with an overall blade tip height of up to 185 metres and all associated hard-standing areas.
- Two number permanent Anemometry Masts up to a height of 120 metres.
- Provision of new and upgraded internal site access roads, passing bays, amenity pathways, amenity carpark and associated drainage.
- Two number permanent underpasses in the townland of Derrinlough. One underpass will be located beneath the N62 and one will be located beneath an existing Bord na Móna rail line.
- One number 110 kilovolt electrical substation, which will be constructed in the townland of Cortullagh or Grove. The electrical substation will have two number

control buildings, associated electrical plant and equipment and a wastewater holding tank.

- Five number temporary construction compounds, in the townlands of Clongawny More, Derrinlough, Derrinlough/Crancreagh, Drinagh and Cortullagh or Grove.
- All associated underground electrical and communications cabling connecting the turbines to the proposed electrical substation.
- Two number temporary security cabins at the main construction site entrances in the townland of Derrinlough.
- All works associated with the connection of the proposed wind farm to the national electricity grid, which will be to the existing Dallow/Portlaoise/Shannonbridge 110 kilovolt line.
- Removal of existing meteorological mast.
- Upgrade of existing access and temporary improvements and modifications to existing public road infrastructure to facilitate delivery of abnormal loads including locations on the N52 and N62; construction access for delivery of construction materials at locations on the N62 and R357; operational access onto L7009 in the townland of Cortullagh or Grove and amenity access off R357 and L7005.
- All associated site works an ancillary development including signage.
- A 10-year planning permission and 30-year operational life from the date of commissioning of the entire wind farm.

All in the townlands of Balliver, Derryad (Eglish by), Broughal, Derrymullin and Loughderry, Carrick (Garrycastle by), Drinagh, Clongawny More, Galros East, Cloonacullina, Galros West, Clooneen, Guernal, Coolreagh or Cloghanhill, Kilcamin, Cortullagh or Grove, Lumcloon, Crancreagh, Mullaghakaraun Bog, Dernafanny, Stonestown, Derrinlough, Timolin, Ballindown, County Offaly.



## Decision

**Grant permission under section 37G of the Planning and Development Act 2000, as amended, for the above proposed development in accordance with the said plans and particulars based on the reasons and considerations under and subject to the conditions set out below.**

**Determine under section 37H(2)(c) the sum to be paid by the applicant in respect of costs associated with the application as set out in the Schedule of Costs below.**

## Matters Considered

In making its decision, the Board had regard to those matters to which, by virtue of the Planning and Development Acts and Regulations made thereunder, it was required to have regard. Such matters included any submissions and observations received by it in accordance with statutory provisions.

## Reasons and Considerations

In coming to its decision the Board has regard to the following:

- (a) National policy including the Climate Action Plan 2019, with regard to the development of alternative and indigenous energy sources and the minimisation of emissions from greenhouse gases,
- (b) National Peatlands Strategy 2015-2025,
- (c) Eastern and Midlands Regional Spatial and Economic Strategy 2019-2031,
- (d) 'Wind Energy Guidelines-Guidelines for Planning Authorities' issued by the Department of the Environment, Heritage and Local Government in June, 2006,

and the Draft Wind Energy Guidelines published by the Department of Housing, Local Government and Heritage in December, 2019,

- (e) the relevant policies of the planning authority as set out in the Offaly County Development Plan 2014-2020,
- (f) the character of the landscape in the area and the absence of any ecological designation on or in the immediate environs of the wind farm site,
- (g) the characteristics of the site and of the general vicinity,
- (h) the pattern of existing and permitted development in the area, including other wind farms,
- (i) the distance to dwellings or other sensitive receptors from the proposed development,
- (j) the environmental impact assessment report,
- (k) the Natura impact statement,
- (l) the submissions made in connection with the application and the response to the further information, and
- (m) the report of the Inspector.

#### **Appropriate Assessment: Stage 1:**

The Board noted that the proposed development is not directly connected with or necessary for the management of a European Site.

In completing the screening for appropriate assessment, the Board accepted and adopted the screening assessment and conclusions carried out in the Inspector's report that the River Shannon Callows Special Area of Conservation (Site Code: 000216), the Lough Derg North-east Shore Special Area of Conservation (Site Code: 002241), the Middle Shannon Callows Special Protection Area (Site Code: 004096), the River Little Brosna Callows Special Protection Area (Site Code: 004086) and Lough Derg (Shannon) Special Protection Area (Site Code: 004058) are the European Sites for which there is a possibility of significant effects and which must, therefore, be subject to appropriate assessment.

## **Appropriate Assessment: Stage 2:**

The Board considered the Natura impact statement and all other relevant submissions and carried out an appropriate assessment of the implications of the proposed development for the European Sites in view of the Sites' Conservation Objectives (namely the River Shannon Callows Special Area of Conservation (Site Code: 000216), the Lough Derg North-east Shore Special Area of Conservation (Site Code: 002241), the Middle Shannon Callows Special Protection Area (Site Code: 004096), the River Little Brosna Callows Special Protection Area (Site Code: 004086) and Lough Derg (Shannon) Special Protection Area (Site Code: 004058). The Board concluded that the information before it was adequate to allow for a complete assessment of all aspects of the proposed development and to allow it to reach complete, precise, and definitive conclusions for appropriate assessment.

In completing the appropriate assessment, the Board considered, in particular, the following:

- i. the likely direct and indirect impacts arising from the proposed development, both individually or in combination with other plans or projects,
- ii. the mitigation measures which are included as part of the proposal,
- iii. the Conservation Objectives for the European Sites', and
- iv. the views contained in the submissions.

In completing the appropriate assessment, the Board accepted and adopted the appropriate assessment carried out in the Inspector's report in respect of the potential effects of the proposed development on the integrity of the aforementioned European Sites, having regard to the sites' Conservation Objectives.

In overall conclusion, the Board was satisfied that the proposed development, by itself or in combination with other plans or projects, would not adversely affect the integrity of the European Sites, in view of the sites' Conservation Objectives and there is no reasonable doubt remaining as to the absence of such effects.

### **Environmental Impact Assessment:**

The Board completed an environmental impact assessment of the proposed development taking account of:

- (a) the nature, scale, location and extent of the proposed development,
- (b) the environmental impact assessment report and associated documentation submitted in support of the planning application, including the further information,
- (c) the submissions received during the course of the application, and
- (d) the Inspector's report.

The Board considered that the environmental impact assessment report, supported by the documentation submitted by the applicant, adequately considers alternatives to the proposed development and identifies and describes adequately the direct, indirect, secondary and cumulative effects of the proposed development on the environment. The Board agreed with the examination, set out in the Inspector's report, of the information contained in the environmental impact assessment report and associated documentation submitted by the applicant and submissions made in the course of the planning application.

### **Reasoned Conclusions on the Significant Effects:**

The Board considered that the main significant direct and indirect effects of the proposed development on the environment are, and would be mitigated, as follows:

- **Population and Human Health: Noise, vibration and shadow flicker** during the construction and/or the operational phases would be avoided by the implementation of the measures set out in the environmental impact assessment report and the Construction and Environment Management Plan.
- **Biodiversity:** Habitat loss associated with construction will impact on habitats of generally low ecological value with no rare or protected species recorded.

Potential impacts to habitats and faunal species (including badger, otters, bats, marsh fritillary), aquatic fauna and invertebrates and avian species would be mitigated by the implementation of the measures during the construction and/or operational phases set out in the environmental impact assessment report, the Biodiversity Management Plan, and the Lapwing, Waterfowl and Wader Enhancement Plan.

- **Landscape and Visual:** Localised visual impacts will occur primarily from intermittent sections of the local roads in proximity to the site and from local properties. The impact of the development coupled with existing and permitted wind farms in the vicinity, will have a cumulative impact on the visual character of the wider landscape. These impacts will not be avoided, mitigated, or otherwise addressed by means of condition. The impact is balanced by the nature of the cutover bog landscape, which has been significantly impacted by peat production activities and which is robust.
- **Hydrology and Hydrogeology:** Impacts to surface water and ground water would be mitigated by the implementation of the measures set out in the environmental impact assessment report and the Construction and Environment Management Plan. The proposed surface water management system would be integrated with the existing bog drainage system, with additional treatment and attenuation provided.
- **Climate:** Impacts are assessed as positive associated with the generation of renewable energy.
- **Material Assets (Roads & Traffic)** will be mitigated during construction by the measures set out in the environmental impact assessment report and by a Traffic Management Plan required by condition. The main impacts will occur during the construction stage which will be short-term and temporary. Impacts during the operational stage would be negligible.

The Board is satisfied that the reasoned conclusion is up to date at the time of making the decision.

The Board completed an environmental impact assessment in relation to the proposed development and concluded that, subject to the implementation of the mitigation measures proposed, as set out in the environmental impact assessment report, and subject to compliance with the conditions set out below, the effects of the proposed development on the environment, by itself and in combination with other plans and projects in the vicinity, would be acceptable. In doing so, the Board adopted the report and conclusions of the Inspector.

Having considered the totality of the environmental impact assessment report, the associated documentation submitted with the application and the report of the Inspector, the Board concluded that any likely significant effects on the environment would be mitigated by the mitigation measures proposed by the applicant.

**Proper planning and sustainable development:**

The proposed development is located on a site, only part of which lies within an area identified as open for consideration for Wind Energy Development, as outlined in Map 3.2 of the Offaly County Development Plan 2014-2020.

Notwithstanding the location of some of the turbines (T3, T5, T8, T14, T15 and T16) outside the area open for consideration and in material contravention of the Offaly County Development Plan 2014-2020, the Board determined that the development constituted strategic infrastructure development and in accordance with the provisions of Section 37G(2)(6) of the Planning and Development Act 2000, as amended, decided to grant permission for this part of the development.

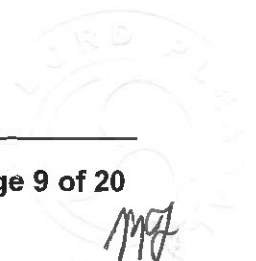
Having regard to the:

- location of the site in a large cutaway bog, which is recognised as being suitable for large scale wind farms in the development plan,
- the information provided in the environmental impact assessment report, which shows that the entire area of the development site displays similar characteristics and that no reasonable distinction can be made between the areas that lie within, or, outside the areas identified as 'open for consideration', and



- the positive contribution the proposed development would make to Ireland's national strategy policy on renewable energy and its move to a low carbon future,

it is considered that, subject to compliance with the conditions set out below, the proposed development would accord with European, national, and regional planning and related policy, would not seriously injure the visual or residential amenities of the area or of property in the vicinity, would not have an unacceptable impact on the landscape or ecology, would not pose a risk to water quality and would be acceptable in terms of traffic safety and convenience. The proposed development would, therefore, be in accordance with the proper planning and sustainable development of the area.



## CONDITIONS

1. The proposed development shall be carried out and completed in accordance with the plans and particulars lodged with the application, and the further plans and particulars received by An Bord Pleanála on the 24th day of September, 2020, except as may otherwise be required in order to comply with the following conditions. Where such conditions require details to be agreed with the planning authority, the developer shall agree such details in writing with the planning authority prior to commencement of development and the proposed development shall be carried out and completed in accordance with agreed particulars.

**Reason:** In the interest of clarity.

2. The mitigation measures and monitoring commitments identified in the environmental impact assessment report including the Biodiversity Management Plan and other plans and particulars submitted with the application shall be implemented in full.

**Reason:** In the interests of clarity and the protection of the environment during the construction and operational phases of the proposed development.

3. The mitigation measures contained in the Natura impact statement submitted with the application shall be implemented in full.

**Reason:** In the interest of clarity and the proper planning and sustainable development of the area and to ensure the protection of European Sites.

4. The period during which the proposed development hereby permitted may be constructed shall be ten years from the date of this Order.

**Reason:** In the interest of clarity.

5. This permission shall be for a period of 30 years from the date of the first commissioning of the wind farm.

**Reason:** To enable the planning authority to review the operation of the wind farm in the light of the circumstances then prevailing.

6. The turbines shall be 185 meters in height with a hub height of 110 meters and a blade diameter of 150 meters in accordance with the turbine option assessed within the environmental impact assessment report and/or Natura impact statement and the application documentation.

**Reason:** In the interests of clarity and proper planning and development.

7. The developer shall ensure that all peat related, and spoil mitigation measures set out in the Peat and Spoil Management Plan are implemented in full and monitored throughout the lifecycle of the construction works and monitored throughout the operational phase.

**Reason:** In the interest of the protection of the environment.

8. Prior to any development taking place on the site, the developer shall submit for the written agreement of the planning authority, the final detail and specification of the proposed grid connection route.

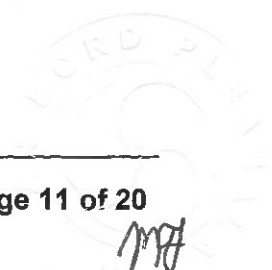
**Reason:** In the interests of clarity and proper planning and development.

9. Decommissioning and construction works shall be limited to between 0800 and 1800 hours Monday to Saturday and shall not be permitted on Sundays or public holidays.

**Reason:** To protect the amenities of nearby residential properties.

10. The operation of the proposed development, by itself or in combination with other permitted wind energy development, shall not result in noise levels when measured externally at nearby noise sensitive locations, which exceed:

- (a) Between the hours of 0700 and 2300:



- i. the greater of 5 dB(A) L<sub>90,10mins</sub> above background noise levels, or 45 dB(A) L<sub>90,10mins</sub>, at standardised 10-meter height above ground level wind speed of 7m/s or greater.
  - ii. 40 dB(A) L<sub>90,10 mins</sub> at all other standardised 10-meter height above ground level wind speeds.
- (b) 43 dB(A) L<sub>90,10 mins</sub>, at all other times.

Prior to commencement of development, the developer shall submit to and agree in writing with the planning authority a noise compliance monitoring programme for the subject development, including any mitigation measures such as the de-rating of particular turbines. All noise measurements shall be carried out in accordance with ISO Recommendation R 1996 “Assessment of Noise with Respect to Community Response” as amended by ISO Recommendation R 1996-1. The results of the initial noise compliance monitoring shall be submitted to and agreed in writing with the planning authority within six months of the commissioning of the wind farm.

**Reason:** In the interest of residential amenity.

11. The developer shall comply with the following shadow flicker requirements:
- (a) Cumulative shadow flicker arising from the proposed development shall not exceed 30 minutes in any day or 30 hours in any year at any dwelling.
  - (b) The proposed turbines shall be fitted with appropriate equipment and software to control shadow flicker at dwellings.
  - (c) Prior to commencement of development, a wind farm shadow flicker monitoring programme shall be prepared by a consultant with experience of similar monitoring work, in accordance with details to be submitted to the planning authority for written agreement. Details of the monitoring programme shall include the proposed monitoring equipment methodology to be used, and the reporting schedule.

**Reason:** In the interest of residential amenity.

12. The developer shall comply with the following design requirements:
- (a) The wind turbines, including masts and blades, and the wind monitoring masts shall be finished externally in a light-grey colour.
  - (b) Cables within the proposed development site shall be placed underground.
  - (c) The wind turbines shall be geared to ensure that the blades rotate in the same direction.
  - (d) No advertising material shall be placed on or otherwise affixed to any structure on the site without a prior grant of permission.

**Reason:** In the interest of visual amenity.

13. Details of the materials, colours and textures of all the external finishes of the proposed substation building and enclosing fencing shall be submitted to and agreed in writing with the planning authority, prior to commencement of development.

**Reason:** In the interest of the visual amenities of the area.

14. Within one year of the commissioning of the wind farm, details of amenity trails and public access arrangements, set out in the planning application documents, and the timescale for their realisation shall be submitted to the planning authority for their written agreement.

**Reason:** In the interest of advancing the recreational amenities of the area.

15. Prior to commencement of development, details of a pre-construction and post-construction monitoring and reporting programme for birds shall be submitted to and agreed in writing with the planning authority prior to commencement of development. The surveys shall be undertaken by a suitably qualified and experienced bird specialist and shall include measures to reduce disturbance to ground nesting species. The surveys shall be completed annually for a period of five years following commissioning of the wind farm and copies of the report

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submitted to the planning authority and to the Department of Housing, Local Government and Heritage (National Parks and Wildlife Service).

**Reason:** To ensure the appropriate monitoring of the impact of the proposed development on the avifauna in the area.

16. Prior to commencement of development, the developer shall submit the following plans for the written agreement of the planning authority:

- (a) Biodiversity Management Plan,
- (b) Lepidoptera Management Plan, and
- (c) Lapwing, Waterfowl and Habitat Enhancement Plan.

**Reason:** In order to protect and enhance biodiversity within the site.

17. Prior to commencement of development, details of a post-construction monitoring and reporting programme for bats shall be submitted to and agreed in writing with the planning authority. Monitoring shall be undertaken by a suitably qualified and experienced bat specialist and identify any measures required to mitigate any identified effects. The surveys shall be completed annually for a period of three years following commissioning of the wind farm and copies of the report submitted to the planning authority.

**Reason:** To ensure the appropriate monitoring of the use of the site by bat species.

18. Prior to commencement of development, the community gain proposals shall be submitted to the planning authority for written agreement. In default of agreement, the matter shall be referred to An Bord Pleanála for determination.

**Reason:** In the interest of the proper planning and sustainable development of the area.

19. In the event that the proposed development causes interference with telecommunications signals, effective measures shall be introduced to minimise interference with telecommunications signals in the area. Details of these measures, which shall be at the developer's expense, shall be submitted to, and agreed in writing, with the planning authority prior to commissioning of the turbines and following consultation with the relevant authorities.

**Reason:** In the interests of the protection of telecommunications signals and of residential amenity.

20. Details of aeronautical requirements shall be submitted to, and agreed in writing with the planning authority prior to commencement of development. Prior to the commissioning of the turbines, the developer shall inform the planning authority and the Irish Aviation Authority of the as-constructed tip heights and co-ordinates of the turbines in WGS-84 format and the wind monitoring masts.

**Reason:** In the interest of air traffic safety.

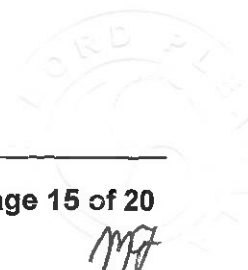
21. The developer shall comply with the requirements of Irish Water with regard to diversion of infrastructure within the site and connections to the public network.

**Reason:** In the interest of public health.

22. Prior to any development taking place on the site, the developer shall submit the following to the planning authority for written agreement:

- (a) A Road Safety Audit(s) relating to junction works proposed on the national road network,
- (b) Technical Acceptance for the proposed N62 underpass structure, in accordance with the detailed requirements of Transport Infrastructure Ireland.

**Reason:** In the interest of traffic safety.



23. (a) Prior to commencement of development, a traffic management plan for the construction phase shall be submitted to, and agreed in writing with, the planning authority. The traffic plan shall incorporate the following:
- i. Details of the road network/haulage routes and the vehicle types to be used to transport materials to and from the site and a schedule of control measures for exceptionally wide and heavy delivery loads.
  - ii. A condition survey of the roads and bridges along the haul routes shall be carried out at the developer's expense by a suitably qualified person both before and after the construction of the proposed development. This survey shall include a schedule of required works to enable the haul routes to cater for construction related traffic. The extent and scope of the survey and the schedule of works shall be agreed with the planning authority/authorities/Transport Infrastructure Ireland prior to commencement of development.
  - iii. Detailed arrangements whereby the rectification of any construction damage which arises shall be completed to the satisfaction of the planning authority.
  - iv. Detailed arrangements for the protection of bridges to be crossed.
  - v. Detailed arrangements for temporary traffic arrangements/control on roads and protocols to keep residents informed of upcoming traffic related matters, temporary lane/road closures and delivery of turbines.
  - vi. A phasing programme indicating the timescale within which it is intended to use each public route to facilitate construction of the proposed development. In the event that the proposed development is being developed concurrently with any other windfarm in the area, the developer shall consult with and arrange suitable traffic phasing arrangements with the planning authority,
  - vii. Within three months of the cessation of the use of each public road and haul route to transport material to and from the site, a road survey and



scheme of works detailing works to repair any damage to these routes shall be submitted to and agreed in writing with the planning authority.

- (b) All works arising from the aforementioned arrangements shall be completed at the developer's expense within 12 months of the cessation of each road's use as a haul route for the proposed development.

**Reason:** To protect the public road network, the amenity of local residents and to clarify the extent of the permission in the interest of traffic safety and orderly development.

24. Within one month of the cessation of the use of the proposed haul road connecting the N52 and N62 north of Kennedy's Cross, the access road shall be covered with top-soil, reseeded and the gates shall be permanently locked. The future use of the access road shall be restricted to oversized deliveries required for turbine maintenance purposes only associated with the windfarm and shall be subject to prior notification and the written agreement of the planning authority. The access shall not be used for any other purpose.

**Reason:** In the interest of traffic safety and to preserve the carrying capacity of the national road network.

25. The developer shall facilitate the preservation, recording and protection of archaeological materials and features that may exist on or within the site. In this regard, the developer shall:
- (a) notify the planning authority in writing at least four weeks prior to the commencement of any site operations (including hydrological or geotechnical investigation) relating to the proposed development,
  - (b) employ a suitably qualified archaeologist who shall monitor all site investigations and other excavation works.

The assessment shall address the following issues:

- i. the nature and location of archaeological material on the site, and

- ii. the impact of the proposed development on such archaeological material.

A report, containing the results of the assessment, shall be submitted to the planning authority and, arising from this assessment, the developer shall agree in writing with the planning authority details regarding any future archaeological requirements (including, if necessary, archaeological excavation) prior to commencement of construction works.

In default of agreement on any of these requirements, the matter shall be referred to An Bord Pleanála.

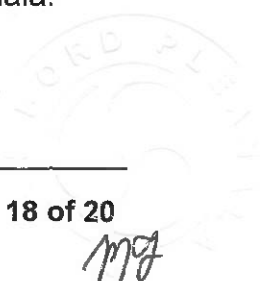
**Reason:** In order to conserve the archaeological heritage of the area and to secure the preservation (in-situ or by record) and protection of any archaeological remains that may exist on the site.

26. On full or partial decommissioning of the windfarm, or if the windfarm ceases operation for a period of more than one year, the turbines and all decommissioned structures shall be removed, and foundations covered with soil to facilitate re-vegetation. These reinstatement works shall be completed to the written satisfaction of the planning authority within three months of decommissioning or cessation of operation.

**Reason:** To ensure satisfactory reinstatement of the site upon cessation of the project.

27. Prior to commencement of development, the developer shall lodge with the planning authority a cash deposit, a bond of an insurance company, or other such security as may be acceptable to the relevant planning authority, to secure the reinstatement of public roads which may be damaged by the transport of materials to the site, coupled with an agreement empowering the relevant planning authority to apply such security or part thereof to the satisfactory reinstatement of the public roads. The form and amount of the security shall be as agreed between the relevant planning authority and the developer or, in default of agreement, shall be referred to An Bord Pleanála.

**Reason:** To ensure the satisfactory reinstatement of the delivery routes.



28. Prior to commencement of development, the developer shall lodge with the planning authority a cash deposit, a bond of an insurance company, or other such security as may be acceptable to the planning authority, to secure the satisfactory reinstatement of the site upon cessation of the project, coupled with an agreement empowering the planning authority to apply such security or part thereof to such reinstatement of the site. The form and amount of the security shall be as agreed between the planning authority and the developer or, in default of agreement, shall be referred to An Bord Pleanála.

**Reason:** To ensure the satisfactory reinstatement of the site.

29. The developer shall pay to the planning authority a financial contribution in respect of public infrastructure and facilities benefiting development in the area of the planning authority that is provided or intended to be provided by or on behalf of the authority in accordance with the terms of the Development Contribution Scheme made under section 48 of the Planning and Development Act 2000, as amended. The contribution shall be paid prior to the commencement of development or in such phased payments as the planning authority may facilitate and shall be subject to any applicable indexation provisions of the Scheme at the time of payment. Details of the application of the terms of the Scheme shall be agreed between the planning authority and the developer or, in default of such agreement, the matter shall be referred to An Bord Pleanála to determine the proper application of the terms of the Scheme.

**Reason:** It is a requirement of the Planning and Development Act, 2000, as amended, that a condition requiring a contribution in accordance with the Development Contribution Scheme made under Section 48 of the Act be applied to the permission.

## Schedule of Costs

In accordance with the provisions of section 37H of the Planning and Development Act 2000, as amended, the Board requires the following reasonable contribution to be paid by the applicant towards costs incurred by An Bord Pleanála and the planning authority:

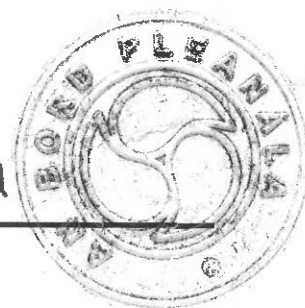
To An Bord Pleanála	€82,659
To Offaly County Council	€7,341.53

A breakdown of the Board's costs is set out in the attached Appendix 1.

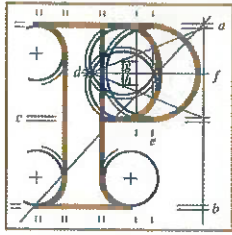
*Dr. Maria FitzGerald*

**Maria FitzGerald**

**Member of An Bord Pleanála  
duly authorised to authenticate  
the seal of the Board.**



Dated this *26<sup>th</sup>* day of *Aug* 2021



## Strategic Infrastructure Development

### Cost of determining the Application

**File Number:** ABP-306706-20

**Proposed Development:** The proposed development is for a ten-year permission for 21 number wind turbines with an overall blade tip height of up to 185 metres and all associated hard-standing areas.

#### 1. Costs incurred by An Bord Pleanála in determining the application.

	An Bord Pleanála's Costs	€
(1)	Cost (calculated based on Inspector's time) Inspector 1 (pre-application) - €6,916 Inspector 2 (application) - € 177,593	6,916 177,593
(2)	Total chargeable costs	184,509
(3)	Application Fee - €100,000 Pre-application Consultation Fee - €1,000	101,000
(4)	Observer fees paid	850
(5)	Total Income	101,850
(6)	Net amount due to be paid by the Applicant	<b>€82,659</b>

2. Sum(s), which the Board considers reasonable, to be paid by the applicant to the planning authority.

	<b>Name of Planning Authority</b>	
	Offaly County Council	€7,341.53

*Dr. Maria FitzGerald*

**María FitzGerald**

**Member of An Bord Pleanála**

**duly authorised to authenticate  
the seal of the Board.**

Dated this *26<sup>th</sup>* day of *August* 2021

