

An
Coimisiún
Pleanála

**Ordú ón gCoimisiún
Commission Order
ABP-318701-23**

An tAcht um Pleanáil agus Forbairt, 2000, arna leasú

Údarás Pleanála: Comhairle Contae Mhaigh Eo

Iarratas ar chead faoi alt 37E den Acht um Pleanáil agus Forbairt, 2000, arna leasú, de réir pleananna agus sonraí, lena n-áirítear Tuarascáil ar Mheasúnacht Tionchair Timpeallachta agus Ráiteas Tionchair Natura, a thaisc Glenora Windfarm (DAC), faoi chúram MKO, Bóthar Thuama, Gaillimh, leis an gCoimisiún Pleanála an 14^ú lá de mhí na Nollag 2023.

Forbairt bheartaithe: Cead deich mbliana agus saolré oibríochtúil 35 bliana don fhorbairt bheartaithe ón dáta coimisiúnaithe, ar forbairt í a chuimsíonn na nithe seo a leanas:

- 22 cheann de thuirbíní gaoithe agus na limistéir chrua-sheasta ghaolmhara uile a thógáil de réir na bparaiméadar seo a leanas:
 - (i) Gob na lainne a bheith 180 méadar ar airde ar a mhéad,
 - (ii) Airde moil 99 méadar, agus
 - (iii) Trastomhas rótair 162 mhéadar.
- Crann Ainéimiméadrachta Meitéareolaíche buan amháin atá 99 méadar ar airde agus an limistéar cruu-sheasta gaolmhar;
- Na rianta agus na bóithre atá ann cheana a uasghrádú, bóithre rochtana láithreáin buana nua a sholáthar, agus bealach isteach amháin atá ann cheana ar an láithreán a uasghrádú, lena n-áirítear cábán slándála amháin a sholáthar ag a bhfuil bacainní uathoibríocha tráchta;

- Codanna de bhóthar poiblí i mbaile fearainn an Bhaile Ghlais a leathnú go sealadach;
- Bóthar sealadach nua a sholáthar i mbaile fearainn an Bhaile Ghlais chun seachadadh comhpháirteanna tuirbín agus ualaí neamhghnácha eile a éascú;
- Foirgneamh rialaithe oibríochta agus cothabhála feirme gaoithe amháin i mbaile fearainn Ghleann Odhra;
- Trí cinn de phoill charta;
- 13 cinn de limistéir bhuaana le haghaidh móin a chur;
- cúig cinn de chompúin shealadacha tógála ina mbeidh oifigí sealadacha láithreáin agus saoráidí sealadacha foirne;
- Oibreacha buana áineasa agus taitneamhachta, lena n-áirítear conairí marcáilte, láithreacha suí, carrchlós taitneamhachta, agus comharthaíocht taitneamhachta ghaolmhar;
- Draenáil láithreáin;
- Comharthaíocht láithreáin;
- Leagan coimhdeach foraoiseachta chun tógáil agus oibriú na forbartha beartaithe a éascú;
- Na hoibreacha uile a bhaineann le feabhsú gnáthóg agus le bainistíocht bithéagsúlachta laistigh den láithreán feirme gaoithe beartaithe;
- Na hoibreacha gaolmhara forbartha láithreáin uile agus an bonneagar coimhdeach ar fad.

Beidh na hoibreacha uile suite laistigh de bhailte fearainn Ghleann Odhra, an Aillt Deirg, Chaolghleanna, Bhaile Mhic Con Leitreach, Bhaile an Chaisil, an Bhaile Ghlais, Chill Eithne, Ghleann Chuilinn agus Log na Leitean, Contae Mhaigh Eo.

Cinneadh

Cead a dheonú faoi alt 37G den Acht um Pleanáil agus Forbairt, 2000, arna leasú, don fhorbairt bheartaithe thuas i gcomhréir leis na pleananna agus na sonraí luaite, bunaithe ar na cúiseanna agus na cúinsí faoi bhun agus faoi réir na gcoinníollacha atá leagtha amach thíos.

An tsuim atá le híoc ag an bhforbróir i leith costais a bhaineann leis an iarratas, mar atá leagtha amach sa Sceideal Costas thíos, a chinneadh faoi alt 37H(2)(c).

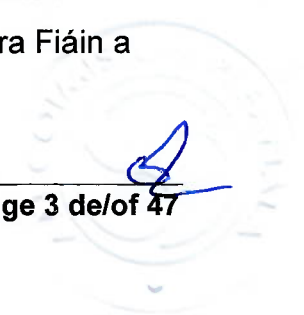
Cúiseanna agus Cúinsí

Rinne an Coimisiún an cinneadh uaidh i gcomhréir leis na nithe seo a leanas:

- (a) Agus é ag teacht ar an gcinneadh uaidh, chomhlíon an Coimisiún a fheidhmeanna ar mhodh a bhí ag teacht le halt 15(1) den Acht um Ghníomhú Aeráide agus um Fhorbairt Ísealcharbóin, 2015, arna leasú le halt 17 den Acht um Ghníomhú Aeráide agus um Fhorbairt Ísealcharbóin (Leasú), 2021 (ar mhodh a bhí ag teacht leis an bPlean Gníomhaithe ar son na hAeráide 2024 agus leis an bPlean Gníomhaithe ar son na hAeráide 2025, agus leis an straitéis fhadtéarmach náisiúnta um ghníomhú ar son na haeráide, leis an gcreat náisiúnta oiriúnaithe agus leis na pleananna ceadaithe oiriúnaithe earnála atá leagtha amach sna Pleananna sin, agus ar mhodh a bhí ceaptha chun an cuspóir a chur chun cinn arb éard é astaíochtaí gás ceaptha teasa a mhaolú agus oiriúnú d'éifeachtaí an athraithe aeráide sa Stát).
- (b) Treoir 2000/60/CE, an Chreat-treoir Uisce, agus an ceanglas atá ann a fheidhmeanna a chomhlíonadh ar mhodh atá ag teacht leis na forálacha den Treoir agus a chomhlíonann ceanglais na Treorach nó a chuireann an comhlíonadh sin chun cinn.

Bhí aird ag an gCoimisiún ar na nithe seo a leanas freisin agus é ag teacht ar na cinntí uaidh:

- Reachtaíocht Eorpach, lena n-áirítear reachtaíocht a bhfuil ábharthacht ar leith ag baint léi:
 - Treoir 92/43/CEE (an Treoir um Ghnáthóga) agus Treoir 79/409/CEE, arna leasú le Treoir 2009/147/CE (an Treoir um Éin), inar leagadh síos na ceanglais le haghaidh Gnáthóga Nádúrtha agus Fauna agus Flora Fiáin a Chaomhnú ar fud an Aontais Eorpaigh.



- Treoir 2009/28/CE ón Aontas Eorpach maidir le Fuinneamh In-athnuaite, a bhfuil mar aidhm léi úsáid fuinnimh in-athnuaite a chur chun cinn, agus lena leasaítear Treoir (AE) 2023/2413, a bhfuil mar aidhm léi dlús a chur le haistriú an Aontais Eorpaigh chuig fuinneamh glan.
- Treoir 2011/92/AE (Treoir MTT), arna leasú le Treoir 2014/52/AE.
- Pleanáil náisiúnta agus réigiúnach agus beartas náisiúnta agus réigiúnach gaolmhar, lena n-áirítear:
 - An beartas náisiúnta, agus aird á tabhairt ar fhorbairt foinsí fuinnimh malartacha agus dúchasacha agus ar íoslighdú astaíochtaí ó gháis cheaptha teasa. Tugadh aird ar leith orthu seo a leanas: An Creat Náisiúnta Pleanála: An Chéad Athbhreithniú 2025; agus Cuspóir Beartais Náisiúnta 70.
 - Treoirlínte maidir le Fuinneamh Gaoithe: Treoirlínte d'Údaráis Phleanála 2006 agus na dréacht-treoirlínte a foilsíodh sa bhliain 2019.
 - Cuspóirí agus spriocanna an Phlean Gníomhaíochta Náisiúnta um Bithéagsúlacht 2023-2030.
- Beartas réigiúnach agus áitiúil pleanála, lena n-áirítear:
 - An Straitéis Spáis agus Eacnamaíochta Réigiúnach do Réigiún an Iarthuaiscirt;
 - Plean Forbartha Contae Mhaigh Eo 2022-2028.
- Beartais agus treoidhoiciméid náisiúnta ábhartha eile.
- Cineál, scála agus dearadh na forbartha beartaithe, mar atá leagtha amach san iarratas pleanála, agus patrún na forbartha sa chomharsanacht.
- Na hiarmhairtí is dóigh a bheidh ann don chomhshaol agus do phleanáil chúil agus forbairt inchothaithe an limistéir ina mbeartaítear an fhorbairt bheartaithe a dhéanamh, agus na héifeachtaí suntasacha is dóigh a bheidh ag an bhforbairt bheartaithe ar Láithreáin Eorpacha.
- Na haigneachtaí a rinneadh agus na tuairimí a tugadh i ndáil leis an iarratas pleanála.

- An fhaisnéis bhreise a sholáthair an t-iarratasóir don Choimisiún agus a fuarthas an 22^ú lá de mhí na Bealtaine 2024 agus na haighneachtaí a fuarthas mar fhreagra ar an gcéanna.
- An tuarascáil agus an moladh ón gCigire, lena n-áirítear an scrúdú, an anailís agus an mheastóireacht a rinneadh i ndáil le measúnacht chuí agus measúnacht tionchair timpeallachta, mar aon leis an tuarascáil ón sainéiceolaí don Choimisiún i ndáil leis an gcéanna.

Measúnacht Chuí: Céim 1:

Breithníodh an fhorbairt bheartaithe i bhfianaise cheanglais alt 177U den Acht um Pleanáil agus Forbairt, 2000, arna leasú. Tar éis Scagadh le haghaidh Measúnacht Chuí a dhéanamh, agus ar bhonn na faisnéise a breithníodh sa Scagadh sin le haghaidh Measúnacht Chuí, ní féidir a chur as an áireamh go bhféadfadh an fhorbairt bheartaithe éifeachtaí suntasacha a bheith aici léi féin ar Láithreáin Eorpacha – Limistéar Caomhantais Speisialta Choimpléasc Phortach Bhéal Átha Chomhraic (Cód Láithreáin: 001922), Limistéar Caomhantais Speisialta Chuan Chill Ala/Inbhear na Muaidhe (Cód Láithreáin: 000458) agus Limistéar Cosanta Speisialta Chuan Chill Ala/Inbhear na Muaidhe (Cód Láithreáin: 004036) – i bhfianaise chuspóirí caomhantais na láithreán. Cinntear, mar sin, go bhfuil Measúnacht Chuí ar an bhforbairt bheartaithe ag teastáil.

Measúnacht Chuí: Céim 2:

Tar éis scrúdú, anailís agus meastóireacht a dhéanamh ar an Ráiteas Tionchair Natura agus ar an ábhar gaolmhar ar fad a cuireadh isteach in éineacht leis an iarratas, agus aird á tabhairt ar na haighneachtaí uile maidir le caomhantas dúlra, fionnadh gur féidir éifeachtaí dochracha ar shláine láithreáin na Láithreán Eorpach – Limistéar Caomhantais Speisialta Choimpléasc Phortach Bhéal Átha Chomhraic (Cód Láithreáin: 001922), Limistéar Caomhantais Speisialta Chuan Chill Ala/Inbhear na Muaidhe (Cód Láithreáin: 000458) agus Limistéar Cosanta Speisialta Chuan Chill Ala/Inbhear na Muaidhe (Cód Láithreáin: 004036) – a chur as an áireamh i bhfianaise chuspóirí caomhantais na láithreán sin agus nach bhfuil aon amhras

eolaíoch réasúnach ann go fóill maidir le héifeachtaí den sórt sin a bheith in easnamh. Tá an chonclúid bunaithe ar na nithe seo a leanas:

- Measúnacht mhionsonraithe iomlán, lenar áiríodh faisnéis a cuireadh i láthair sa Tuarascáil ar Mheasúnacht Tionchair Timpeallachta agus sa Ráiteas Tionchair Natura agus faisnéis fhorlíontach a chuir an forbróir isteach, ar an bhforbairt bheartaithe, lenar áiríodh bearta beartaithe maolaithe agus faireachán ar cháilíocht uisce.
- Éifeachtacht na mbeart beartaithe maolaithe, lenar áiríodh maoirseacht agus faireachán, agus comhtháthú isteach i bPlean Bainistíochta Comhshaoil Tógála, rud a chinnteoidh aistriú réidh na n-oibleagáidí chuig an gconraitheoir deiridh.
- Coinníollacha pleanála a chur i bhfeidhm chun cur chun feidhme na mbeart sin a chinntiú.
- Na tionchair dhíreacha agus indíreacha ar dóigh dóibh teacht as an bhforbairt bheartaithe, aisti féin nó in éineacht le pleananna nó tionscadail eile.

Measúnacht Tionchair Timpeallachta

I gcomhréir le halt 172 den Acht um Pleanáil agus Forbairt, 2000, arna leasú, chuir an Coimisiún measúnacht tionchair timpeallachta i gcrích ar an bhforbairt bheartaithe, agus aird á tabhairt aige ar na nithe seo a leanas:

- (a) cineál, scála, suíomh agus méid na forbartha beartaithe,
- (b) an Tuarascáil ar Mheasúnacht Tionchair Timpeallachta agus na doiciméid ghaolmhara a cuireadh isteach in éineacht leis an iarratas,
- (c) na haighneachtaí ón údarás pleanála, ó bhreathnóirí agus ó na comhlachtaí forordaithe le linn an iarratais, agus
- (d) an tuarascáil ón gCigire agus an tuarascáil ó Éiceolaí an Choimisiúin.

Maidir leis an Tuarascáil ar Mheasúnacht Tionchair Timpeallachta agus na doiciméid tacaíochta a chuir an forbróir isteach, mheas an Coimisiún go sainaithnítear go himleor iontu na héifeachtaí díreacha, indíreacha agus carnacha a bheadh ag an

bhforbairt bheartaithe ar an gcomhshaol agus go dtugtar tuairisc imleor ar na héifeachtaí sin iontu. Is deimhin leis an gCoimisiún go gcomhlíonann an fhaisnéis atá sa Tuarascáil ar Mheasúnacht Tionchair Timpeallachta na forálacha de Threoir 2014/52/AE ón Aontas Eorpach, lena leasaítear Treoir 2011/92/AE. Chomhaontaigh an Coimisiún leis an achoimre agus leis an scrúdú, mar atá leagtha amach sa tuarascáil ón gCigire agus sa tuarascáil ó Éiceolaí an Choimisiúin, ar an bhfaisnéis atá sa Tuarascáil ar Mheasúnacht Tionchair Timpeallachta agus sna doiciméid ghaolmhara a chuir an forbróir isteach agus sna haighneachtaí a rinneadh le linn an iarratais.

Is deimhin leis an gCoimisiún gur leagadh amach sa tuarascáil ón gCigire agus sa tuarascáil ó Éiceolaí an Choimisiúin an dóigh ar tugadh aghaidh orthu sin sa mheasúnacht agus sa mholadh (lena n-áirítear dálaí comhshaoil) agus go bhfuil siad curtha san áireamh sa chinneadh ón gCoimisiún.

Mheas an Coimisiún gurb iad seo a leanas na príomhéifeachtaí suntasacha díreacha agus indíreacha a bheadh ag an bhforbairt bheartaithe ar an gcomhshaol agus go maolófaí go cuí iad:

- **Sláinte an Phobail agus Sláinte an Duine** – Éifeachtaí diúltacha gearrthéarmacha díreacha agus indíreacha, mar gheall ar thorann, ar thonchrith, ar dheannach agus ar thrácht, agus tionchair dhearfacha gearrthéarmacha ar an ngeilleagar áitiúil le linn na tógála. Maolófar tionchair dhiúltacha trí chur chuige bainistithe a ghlacadh i leith na tógála, mar atá leagtha amach sa Phlean Bainistíochta Comhshaoil Tógála agus sa Phlean Bainistíochta Trácht. Beidh éifeachtaí diúltacha fadtéarmacha díreacha agus carnacha ag an bhforbairt bheartaithe ar shainghné tírdhreacha agus beidh tionchair amhairc aici sa gharchomharsnacht, agus éifeachtaí amhairc níos suntasaí ann in áiteanna ina mbeidh radharc oscailte ar an láithreán ar fáil. Maidir leis an acmhainneacht fhadtéarmach atá ann go mbeadh torann, preabadh scátha agus tionchair amhairc ann, maolófar iad mar gheall ar an bhfad ó theaghaisí cónaithe, ar an bhfásra san idirspás agus ar thopagrafaíocht. Éifeachtaí dearfacha gearrthéarmacha don gheilleagar áitiúil

le linn na tógála, agus éifeachtaí dearfacha fadtéarmacha a eascróidh as an gciste tairbhe pobail.

- **Bithéagsúlacht** - Is iad na príomhéifeachtaí suntasacha díreacha agus indíreacha ar an mbithéagsúlacht ná 1.3 heicteár de ghnáthóg an-díghrádaithe talamh portaigh a chailleadh, rud a mhaolófar trí thart ar 40 heicteár de ghnáthóg talamh portaigh a athchóiriú, agus 1.3 ciliméadar d'fhálta sceach a chailleadh. Baineann an chuid is mó den chailteanas gnáthóige le 116 heicteár de chur buaircíneach, rud a bhfuil íseal-luach éiceolaíoch ag baint leis. An acmhainneacht atá ann go mbeadh ualú agus truailliú méadaithe ann ar dhobharlaigh, agus éifeachtaí dochracha ann ar ghnáthóga agus speicis íos-rutha atá spleách ar cháilíocht uisce (le linn na tréimhse tógála agus na tréimhse oibríochtúla), agus an acmhainneacht atá ann go mbeadh éifeachtaí suntasacha díreacha agus indíreacha ann ar flora cosanta agus ar speicis taistil le linn na tógála. Tá baol ann freisin go n-imbhuailfeadh speicis ialtóg faoin bhforbairt le linn na tréimhse oibríochtúla. Áirítear leis na bearta maolaithe an Plean Bainistíochta Comhshaoil Tógála, bearta atá ceaptha chun truailliú/dríodró a rialú, plean bainistíochta uisce dromchla a chur chun feidhme, agus thart ar 40 heicteár de ghnáthóg talamh portaigh a athchóiriú laistigh den chuid thuaidh den láithreán. Maidir le héin, is iad na príomhéifeachtaí díreacha agus indíreacha ná an acmhainneacht atá ann go gcaillfí gnáthóga, go gcuirfí isteach ar ghnáthóga agus go mbeadh riosca imbhualite ann le linn na tréimhse oibríochtúla. Tá bearta maolaithe beartaithe, amhail oibreacha a dhéanamh lasmuigh den séasúr pórúcháin, pórú réamhthógála agus suirbhéanna faireacháin réamhthógála agus iarthógála do speicis íogaire, mar aon le thart ar 40 heicteár de ghnáthóg talamh portaigh a athchóiriú.
- **Talamh, ithir, uisce, aer agus aeráid** - D'fhéadfadh tochairt móna, fo-ithreacha agus buncharraige éifeachtaí díreacha agus indíreacha a bheith aici ar cháilíocht uisce, go háirithe le linn na tógála, athruithe a dhéanamh ar chonairí sreafa, athruithe a dhéanamh ar hidreamoirfeolaíocht, riosca a chruthú maidir le tuilte agus maidir le héagobhsaíocht agus cliseadh móna, agus éifeachtaí áitiúla a bheith aici ar aercháilíocht. Áirítear le bearta maolaithe bainistíochta móna, Plean Bainistíochta Comhshaoil Tógála agus Plean Bainistíochta Uisce Dromchla.

- **Seandálaíocht, oidhreacht chultúrtha, tírdhreach agus sócmhainní ábhartha** - Éifeachtaí díreacha féideartha ar ghnéithe seandálaíochta nach bhfuil ar eolas, athruithe substaintiúla ar shainghné tírdhreacha an láithreáin, agus éifeachtaí amhairc substaintiúla i ngarchomharsanacht an láithreáin, méadú ar thrácht, agus cur isteach ar theileachumarsáid/fóntais. Maolú trí fhaireachán seandálaíochta a dhéanamh ar oibreacha talún, tríd an gcomhthéacs tírdhreacha atá ann cheana, trí bhainistíocht tráchta agus tríd an leagan amach deartha. Beidh éifeachtaí tírdhreacha agus amhairc ann go fóill. Mar gheall ar shuíomh an láithreáin agus ar na gnéithe topagrafaíochta agus tírdhreacha atá ann cheana, is féidir an fhorbairt a chomhtháthú isteach sa tírdhreach go pointe éigin. Bheadh éifeachtaí dearfacha ann maidir le conairí taitneamhachta poiblí a sholáthar.
- **Aeráid** - Beidh éifeacht dhearfach fhadtéarmach ag an bhforbairt bheartaithe ar an aeráid. Mar gheall ar leictreachas in-athnuaite a sholáthar don eangach náisiúnta, cuirfear deireadh le hastaíochtaí CO₂ a d'eascródh as leictreachas a ghiniúint ar shlí eile.

Chuir an Coimisiún Measúnacht Tionchair Timpeallachta i gcrích i ndáil leis an bhforbairt bheartaithe, agus tháinig sé ar an gconclúid gurbh inghlactha a bheadh éifeachtaí na forbartha beartaithe ar an gcomhshaol, aisti féin agus in éineacht le pleananna agus tionscadail eile sa chomharsanacht, lena n-áirítear feirmeacha gaoithe atá ann cheana, atá á dtógáil agus atá ceadaithe, faoi réir na bearta beartaithe maolaithe a chur chun feidhme agus faoi réir na coinníollacha atá leagtha amach thíos a chomhlíonadh. Agus an méid sin á dhéanamh aige, ghlac an Coimisiún an tuarascáil agus na conclúidí ón gCigire agus an tuarascáil ó Éiceolaí an Choimisiúin.

Pleanáil Chuí agus Forbairt Inchothaithe

Mheas an Coimisiún go mbeadh an fhorbairt bheartaithe ag teacht le pleanáil Eorpach, náisiúnta, réigiúnach agus áitiúil agus go bhfuil sí inghlactha a mhéid a bhaineann leis na héifeachtaí ar dóigh di a bheith aici ar an gcomhshaol agus leis na hiarmhairtí ar dóigh di a bheith aici do phleanáil chuí agus forbairt inchothaithe an limistéir. Dhéanfadh an fhorbairt bheartaithe rannchuidiú dearfach le beartas

straitéiseach náisiúnta na hÉireann maidir le fuinneamh in-athnuaite agus lena haistriú chuig todhchaí ísealcharbóin, i gcomhréir leis na cuspóirí iomchuí atá i bPlean Forbartha Contae Mhaigh Eo 2022-2028, go háirithe an Straitéis um Fhuinneamh In-athnuaite 2011-2020 atá in Aguisín 4 a ghabhann leis an bplean, agus i gcomhréir leis na Treoirí maidir le Fuinneamh Gaoithe a Fhorbairt (An Roinn Comhshaoil, Oidhreachta agus Rialtais Áitiúil) 2006. Maidir le suíomh na dtuirbíní i limistéir fhéideartha, nó i ngar do limistéir fhéideartha, a sainaitníodh le haghaidh limistéir forbartha fuinnimh gaoithe ar talamh sa Straitéis um Fhuinneamh In-athnuaite, atá suite ar láithreáin a bhfuil saintréithe comhchosúla acu agus ar féidir dul isteach iontu, tríd is tríd, trí na bealaí rochtana foraoise atá ann cheana, measadh go mbeadh tionchar inghlactha aige ar an gcomhshaol agus ar thaitneamhachtaí an limistéir. Maidir leis an tionchar amhairc agus an tionchar ar thaitneamhachtaí, beifear in ann an fhorbairt a chomhtháthú isteach sa tírdhreach go pointe éigin mar gheall ar shuíomh iargúlta an láithreáin agus ar na gnéithe topagrafaíochta agus tírdhreacha atá ann cheana. Dá bhrí sin, bheadh an fhorbairt bheartaithe i gcomhréir le pleanáil chuí agus forbairt inchothaithe an limistéir.

COINNÍOLLACHA

1. Déanfar an fhorbairt bheartaithe a sheoladh agus a chur i gcrích i gcomhréir leis na pleananna agus na sonraí a taisceadh i dteannta an iarratais, lena n-áirítear an freagra ar aighneachtaí a fuair an Coimisiún Pleanála an 22^ú lá de mhí na Bealtaine 2024, seachas de réir mar is gá ar shlí eile chun na coinníollacha seo a leanas a chomhlíonadh. I gcás go gceanglófar leis na coinníollacha sin go gcomhaontófaí mionsonraí leis an údarás pleanála, comhaontóidh an forbróir le mionsonraí den sórt sin i scríbhinn leis an údarás pleanála sula dtosófar an fhorbairt bheartaithe, agus déanfar an fhorbairt bheartaithe agus críochnófar í i gcomhréir leis na sonraí comhaontaithe.

Cúis: Ar mhaithe le soiléire.



2. Cuirfear chun feidhme na bearta maolaithe agus na gealltanais faireacháin atá sainaitheanta sa Tuarascáil ar Mheasúnacht Tionchair Timpeallachta agus sna pleananna agus na sonraí eile a cuireadh isteach i dteannta an iarratais.

Cúis: Ar mhaithe le soiléire agus ar mhaithe le cosaint an chomhshaoil le linn chéimeanna tógála, oibríochtúla agus díchoimisiúnaithe na forbartha beartaithe.

3. Cuirfear chun feidhme na bearta maolaithe atá sa Ráiteas Tionchair Natura a cuireadh isteach i dteannta an iarratais pleanála.

Cúis: Ar mhaithe le soiléire agus le pleanáil chuí agus forbairt inchothaithe an limistéir agus chun cosaint na Láithreán Eorpach atá sa chomharsanacht a chinntiú.

4. Is é 10 mbliana ó dháta an Ordaithe seo a bheidh sa tréimhse ar lena linn a fhéadfar an fhorbairt bheartaithe a cheadaítear leis seo a chur i gcrích.

Cúis: Agus aird á tabhairt ar chineál na forbartha beartaithe, measann an Coimisiún é a bheith cuí tréimhse bailíochta an cheada seo a shonrú a bheith níos faide ná cúig bliana.



5. (a) Mairfidh an cead seo tréimhse 35 bliana ón dáta a coimisiúnaíodh an fheirm ghaoithe den chéad uair. Bainfear gach struchtúr agus athshuífear an láithreán ansin, ach amháin i gcás, roimh dheireadh na tréimhse sin, go ndeonófar cead pleanála chun iad a choinneáil go ceann tréimhse eile.
- (b) Sula dtosófar an fhorbairt bheartaithe, cuirfear Plean mionsonraithe um Athchóiriú Láithreáin, ina ndéanfar socrú do na tuirbíní agus na struchtúir choimhdeacha a bhaint tráth dhíchoimisiúnú iomlán nó páirteach na feirme gaoithe, agus ina leagfar amach amscála le haghaidh chur chun feidhme an phlean, faoi bhráid an údaráis pleanála, agus comhaontófar é i scríbhinn leis. Sa phlean um athchóiriú láithreáin, tabharfar aghaidh ar chéimeanna éagsúla i saolré na forbartha beartaithe, lena n-áireofar coimisiúnú tosaigh agus díchoimisiúnú deiridh na feirme gaoithe, agus ar na hoibreacha athchóirithe a dhéanfar i gcás dhíchoimisiúnú páirteach na feirme gaoithe.

Cúis: Ar mhaithe le soiléire. Chun an t-údarás pleanála a chumasú oibriú na feirme gaoithe a athbhreithniú thar an tréimhse ama atá luaite, agus aird á tabhairt ar na himthosca a bheidh i réim ag an am, agus ar mhaithe leis an tírdhreach a athchóiriú tráth scor den tionscadal.

6. Comhlíonfar na ceanglais deartha seo a leanas:
- (a) Beidh gob na dtuirbíní gaoithe 180 méadar ar airde ar a mhéad, beidh mol na dtuirbíní gaoithe 99 méadar ar airde ar a mhéad, agus beidh trastomhas rótair na dtuirbíní gaoithe 162 mhéadar ar a mhéad, i gcomhréir leis na roghanna tuirbín a ndearnadh measúnacht orthu sa Tuarascáil ar Mheasúnacht Tionchair Timpeallachta agus sa Ráiteas Tionchair Natura.
- (b) Beidh bailchríoch sheachtrach fhionnliath ar na tuirbíní gaoithe, lena n-áireofar na crainn agus na lanna.
- (c) Is faoi thalamh a leagfar na cáblaí laistigh den láithreán.
- (d) Beidh na tuirbíní gaoithe socraithe chun a chinntiú go rothlóidh na lanna sa treo céanna.

- (e) Ní chuirfear aon ábhar fógraíochta ar aon struchtúr ar an láithreán, agus ní ghreamófar aon ábhar den sórt sin d'aon struchtúr ar shlí eile, gan cead pleanála a fháil roimh ré.

Cúis: Ar mhaithe le soiléire agus ar mhaithe le taitneamhacht amhairc.

7. (a) Rachaidh an forbróir i gcomhairle le hIascach Intíre Éireann i ndáil leis na suíomhanna ag a ndéanfar faireachán ar uisce dromchla agus leis an modheolaíocht faireacháin agus i ndáil leis an dearadh agus leis an ráiteas modha le haghaidh trasrianta sruthchúrsa agus lintéir shruthchúrsa nua nó uasghrádaithe a thógáil, sula dtosófar an fhorbairt bheartaithe.
- (b) Ní dhéanfar aon uiscí siolta, aon táirgí stroighne, aon hidreacarbóin ná aon uiscí atá truaillithe ar shlí eile a scaoileadh chuig aon sruthchúrsa dromchla mar thoradh ar an bhforbairt bheartaithe. Úsáidfear baic shiolta de mhéid leordhóthanach le haghaidh draenála.
- (c) Is i lúb iata a nífear feithiclí ar an láithreán, gan aon uiscí a scaoileadh chuig uiscí dromchla.
- (d) Beidh na hábhair a úsáidfear chun bóithre a thógáil agus a dhromchlú sách láidir chun nach mbeidh aon scaoileadh siolta/solad mín ann mar thoradh orthu.

Cúis: Ar mhaithe le cosaint an chomhshaoil agus le cáilíocht uisce.

8. Maidir le leibhéil torainn a thiocfaidh as an bhfeirm ghaoithe, aisti féin nó in éineacht le forbairt láithreach eile fuinnimh gaoithe nó forbairt cheadaithe eile fuinnimh gaoithe sa chomharsanacht, tar éis choimisiúnú na feirme gaoithe, ní mó iad ná na figiúirí seo a leanas nuair a thomhaisfear go seachtrach iad ag suíomhanna láithreacha atá íogair i leith torainn:
- (a) I rith na tréimhse lae ó 0700 go 2300 a chlog, i dtimpeallachtaí ciúine, ina mbíonn an torann cúlra níos lú ná 30 dB(A)L90 T10, leibhéal uasta torainn 40 dB(A)L90 T10,



- (b) I rith na tréimhse lae ó 0700 go 2300 a chlog, in áiteanna inar mó an leibhéal torainn cúlra ná 30 dB(A)L90 T10, 45 dB(A)L90 T10 nó 5 dB(A) os cionn na leibhéal cúlra, cibé acu is mó,
- (c) I rith na tréimhse oíche ó 11 p.m. go 7 a.m., i gcás na dtimpeallachtaí torainn uile, 43 dB(A)L90 T10.

Sula gcoimisiúnófar an fheirm ghaoithe, cuirfidh an forbróir Clár um Fhaireachán ar Chomhlíonadh Torainn don fheirm ghaoithe oibríochtúil faoi bhráid an údaráis pleanála, agus comhaontóidh sé é i scríbhinn leis. Áireofar leis an gClár um Fhaireachán ar Chomhlíonadh Torainn modheolaíocht mhionsonraithe do gach tomhas fuaime, lena n-áireofar minicíocht an fhaireacháin agus taifeadadh torthaí, ar torthaí iad a chuirfear ar fáil go poiblí. Cuirfear torthaí an fhaireacháin tosaigh ar chomhlíonadh torainn faoi bhráid an údaráis pleanála, agus comhaontófar iad i scríbhinn leis, laistigh de 12 mhí ó choimisiúnú na feirme gaoithe. Cuirfear an Clár um Fhaireachán ar Chomhlíonadh Torainn chun feidhme go hiomlán le linn oibriú na feirme gaoithe.

Cúis: Chun taitneamhachtaí na réadmhaoine atá íogair i leith torainn atá ann cheana i gcomharsanacht na forbartha beartaithe a chosaint.

9. Cuirfear mionsonraí faoi ábhair, dathanna agus uigeacht na mbailchríoch seachtrach uile ar fhoirgneamh rialaithe oibríochta agus cothabhála na feirme gaoithe beartaithe agus ar fhálta na feirme gaoithe beartaithe faoi bhráid an údaráis pleanála, agus comhaontófar iad i scríbhinn leis, sula dtosófar an fhorbairt bheartaithe.

Cúis: Ar mhaithe le taitneamhacht amhairc.



10. I gcás go gcuirfidh an fhorbairt bheartaithe isteach ar chomharthaí teileachumarsáide, tabharfar bearta éifeachtacha isteach chun íoslaghdú a dhéanamh ar an gcur isteach ar chomharthaí teileachumarsáide sa limistéar. Cuirfear mionsonraí faoi na bearta sin, a dhéanfar ar chostas an fhorbróra, faoi bhráid an údaráis pleanála, agus comhaontófar iad i scríbhinn leis, sula gcoimisiúnófar na tuirbíní agus tar éis dul i gcomhairle leis na húdaráis iomchuí. **Cúis:** Ar mhaithe le comharthaí teileachumarsáide a chosaint agus ar mhaithe le taitneamhacht cónaithe.

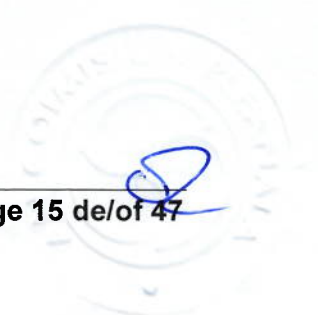
11. Cuirfear mionsonraí faoi cheanglais aerloingseoireachta, lena gcomhlíonfar ceanglais na Roinne Cosanta agus Údarás Eitlíochta na hÉireann, faoi bhráid an údaráis pleanála, agus comhaontófar iad i scríbhinn leis, sula dtosófar an fhorbairt bheartaithe, agus beidh siad deartha chun éifeachtaí amhairc carnacha a íoslaghdú. Sula gcoimisiúnófar na tuirbíní, cuirfidh an forbróir an t-údarás pleanála agus Údarás Eitlíochta na hÉireann ar an eolas faoi na hairdí goib, mar a bheidh tógtha, faoi chomhordanáidí gach ceann de na tuirbíní agus faoi chomhordanáidí an chrainn faireacháin gaoithe, agus tabharfaidh sé fógra d'Údarás Eitlíochta na hÉireann 30 lá roimh ré faoi chur suas na nithe sin agus faoi úsáid craenacha.

Cúis: Ar mhaithe le sábháilteacht aerthráchta.

12. Sula dtosófar aon fhorbairt, cuirfidh an forbróir na nithe seo a leanas faoi bhráid Bhoneagar Iompair Éireann i gcás bóithre náisiúnta agus faoi bhráid an údaráis pleanála i gcás bóithre eile:

- (a) Iniúchtaí ar shábháilteacht ar bhóithre a bhaineann le hoibreacha aomhail atá beartaithe ar an ngréasán bóithre náisiúnta
- (b) Mionsonraí faoin gcomharthaíocht ar fad agus faoi na tuairbhacainní agus na cuailí uile, etc., a bhainfear den ghréasán bóithre náisiúnta agus áitiúla chun seachadadh ualaí neamhghnácha ar an láithreán a éascú.

Cúis: Ar mhaithe le sábháilteacht tráchta.



13. Sula dtosófar an fhorbairt bheartaithe, cuirfear Plean Bainistíochta Tráchtá don chéim tógála faoi bhráid an údaráis pleanála, agus comhaontófar é i scríbhinn leis.

(a) Beidh na nithe seo a leanas sa phlean tráchtá:

- (i) Mionsonraí faoin ngréasán bóithre nó faoi bhealaí tarlaithe, mionsonraí faoi na cineálacha feithiclí a úsáidfeadh chun ábhair agus codanna tuirbín a iompar chuig an láithreán agus uaidh araon, agus sceideal de bhearta rialaithe le haghaidh ualaí neamhghnácha seachadta.
- (ii) Suirbhé ar riocht na mbóithre feadh na mbealaí tarlaithe, ar suirbhé é a dhéanfaidh duine atá cáilithe go cuí ar chostas an fhorbróra sula dtosófar ar an bhforbairt bheartaithe a thógáil agus le linn an fhorbairt bheartaithe a thógáil araon. Áireofar leis an suirbhé sin sceideal de na hoibreacha is gá chun go mbeidh na bealaí tarlaithe in ann freastal ar thrácht a bhaineann leis an tógáil. Comhaontófar méid agus raon feidhme an tsuirbhé agus an sceideal d'oibreacha leis na húdaráis pleanála agus le Bonneagar Iompair Éireann sula dtosófar an fhorbairt bheartaithe.
- (iii) Déanfar suirbhéanna struchtúracha droichead ar gach droichead atá suite feadh bealaí tarlaithe sula dtosófar an tionscadal agus ag eatraimh chomhaontaithe le linn na céime tógála, agus leagfar na suirbhéanna sin faoi bhráid an údaráis pleanála ag eatraimh chomhaontaithe.
- (iv) Socruithe mionsonraithe le haghaidh aon damáiste tógála a thiocfaidh chun cinn a leigheas agus a chur i gcrích chun sástacht an údaráis pleanála.
- (v) Socruithe mionsonraithe le haghaidh socruithe/rialuithe sealadacha tráchtá ar bhóithre, agus prótacail chun cónaitheoirí a choinneáil ar an eolas faoi nithe tráchtá atá le teacht, faoi lánáil sealadacha/dúnadh bóithre agus faoi sheachadadh tuirbíní.
- (vi) Clár céimnithe ina léireofar an scála ama ar laistigh de atá sé beartaithe gach bealach poiblí a úsáid chun tógáil na forbartha beartaithe a éascú. I gcás go mbeidh an fhorbairt bheartaithe á forbairt i gcomhthráth le forbairt aon fheirme gaoithe eile sa limistéar.

rachaidh an forbróir i gcomhairle leis an údarás pleanála agus déanfaidh sé socruithe oiriúnacha céimnithe tráchta leis.

(vii) Laistigh de thrí mhí ó scor de gach bóthar poiblí agus gach bealach tarlaithe a úsáid chun ábhar a iompar chuig an láithreán agus uaidh araon, cuirfear suirbhé bóithre agus scéim oibreacha, ina mionsonrófar na hoibreacha a dhéanfar chun aon damáiste do na bealaí sin a dheisiú, faoi bhráid an údaráis pleanála, agus comhaontófar iad i scríbhinn leis.

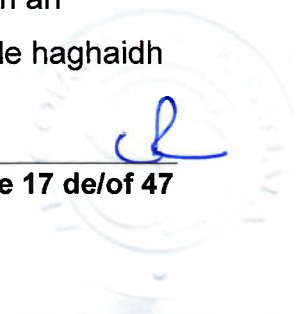
(b) Críochnófar na hoibreacha uile a thiocfaidh as na socruithe réamhluaite ar chostas an fhorbróra laistigh de 12 mhí ó scor de gach bóthar a úsáid mar bhealach tarlaithe don fhorbairt bheartaithe.

Cúis: Chun an gréasán bóithre poiblí agus taitneamhacht cónaitheoirí áitiúla a chosaint agus chun méid an cheada a shoiléiriú ar mhaithe le sábháilteacht tráchta agus forbairt rianúil.

14. Bainistíofar tógáil na forbartha beartaithe i gcomhréir le Plean iomlán Bainistíochta Comhshaoil Tógála, rud a chuirfear faoi bhráid an údaráis pleanála, agus a chomhaontófar i scríbhinn leis, sula dtosófar an fhorbairt bheartaithe. Beidh an Plean Bainistíochta Comhshaoil Tógála ina uirlis cur chun feidhme don sceideal maoluithe (mar atá leagtha síos mar choinníoll) agus de réir mar is infheidhme maidir leis an gcéim tógála agus maidir leis an gconraitheoir nó na conraitheoirí. Soláthrófar sa Plean Bainistíochta Comhshaoil Tógála mionsonraí faoin gcleachtas beartaithe tógála don fhorbairt bheartaithe, lena n-áireofar na nithe seo a leanas, ach gan a bheith teoranta dóibh, agus i gcomhréir leis an modheolaíocht agus leis na bearta maolaithe agus faireacháin atá mionsonraithe sa Tuarascáil ar Mheasúnacht Tionchair Timpeallachta agus sa Ráiteas Tionchair Natura:

(a) Mionsonraí faoin modheolaíocht tógála do na comhpháirteanna uile den fhorbairt bheartaithe;

(b) Mionsonraí faoi na seirbhísí agus na fónais uile atá suite feadh an bhealaigh nasctha leis an eangach agus faoin modheolaíocht le haghaidh trasnuithe/atreoruithe;

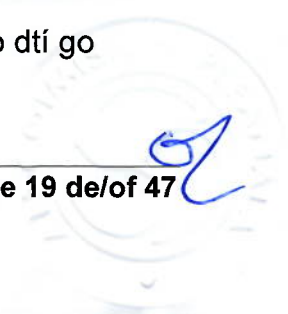


- (c) Mionsonraí faoi shocruithe páirceála carranna agus rochtana ar an láithreán d'oibrithe láithreáin agus do sheachadtaí.
- (d) Plean bainistíochta tráchta tógála. Mionsonraí faoi bhealaí bóthair le haghaidh ualaí neamhghnácha agus faoi bhainistíocht an phróisis seachadta ualaí neamhghnácha, faoi bhealaí tarlaithe tógála, faoi dhúnadh bóithre agus atreoruithe, faoi shocruithe rochtana réadmhaoine áitiúla, agus faoi na socruithe malartacha a chuirfear i bhfeidhm do choisithe i gcás go ndúnfar aon bhóthar nó cosán poiblí le linn na n-oibreacha forbartha láithreáin;
- (e) Bearta chun teacht roimh chiúáil tráchta tógála ar an ngréasán tadhlach bóithre;
- (f) Bearta chun doirteadh nó sil-leagan cré, spallaí nó smionagair eile a chosc ar an ngréasán bóithre poiblí;
- (g) Mionsonraí faoi bhearta cuí le haghaidh torann, deannach agus tonnchrith a mhaolú agus le haghaidh faireachán a dhéanamh ar leibhéal torainn, deannaigh agus tonnchreatha;
- (h) An dóigh a ndéanfar an breosla agus an ola ar fad a bhaineann leis an tógáil a shrianadh laistigh de bhundáí saintógtha chun a chinntiú gur lánsrianta a bheidh aon doirteadh breosla. Beidh díon ar bhundáí den sórt sin chun uisce báistí a choinneáil amach;
- (i) Mionsonraí faoi mharcáil criosanna maolánacha hidreolaíocha agus fáлта siolta. Na modhanna chun a chinntiú go rialófar rith uisce dromchla chun srutha ionas nach rachaidh aon siolta ná truailleáin eile isteach i séaraigh nó draenacha áitiúla uisce dromchla;
- (j) Plean bainistíochta uisce dromchla, lena n-áirítear mionsonraí faoi fhaireachán ar cháilíocht uisce;
- (k) Cuirfear na hoibreacha i gcrích i gcomhréir leis na 'Treoirlínte maidir le hiascach a chosaint le linn oibreacha tógála in uiscí agus in aice leo' ó Iascach Intíre Éireann;
- (l) Suíomh agus sonraíochtaí aon cheanglas stórála sealadaí;
- (m) Plean bainistíochta dramhaíola le haghaidh dramhaíl tógála;
- (n) Suíomh na srianta seandálaíochta uile agus na srianta oidhreachta cultúrtha uile atá ábhartha don fhorbairt bheartaithe;

- (o) Cuirfear taifead á léiriú go mbíonn seiceálacha laethúla á ndéanamh i gcomhréir leis an bPlean Bainistíochta Comhshaoil Tógála ar fáil lena iniúchadh ag an údarás pleanála, agus faireachán á dhéanamh ar na sruthchúrsaí uile i limistéir oibreacha, nó i gcóngar na limistéar oibreacha, ar bhonn laethúil;
- (p) Mionsonraí faoi shásra aiseolais don phobal áitiúil, rud trína bhfaigheann Oifigeach ainmnithe Idirchaidrimh Pobail aiseolas, lena n-áirítear gearáin, agus trína ngníomhaíonn an tOifigeach sin dá bhun.

Cúis: Ar mhaithe le taitneamhachtaí, leis an tsláinte phoiblí agus sábháilteacht an phobail, agus le cosaint an chomhshaoil.

15. (a) Fostóidh an forbróir seandálaí atá cáilithe go cuí (atá ceadúnaithe faoi Achtanna na Séadchomharthaí Náisiúnta) chun tástáil seandálaíochta réamhfhobartha a dhéanamh i limistéir ina bhfuil sé beartaithe cur isteach ar an talamh laistigh den láithreán feirme gaoithe agus chun tuarascáil ar mheasúnacht tionchair seandálaíochta a chur faoi bhráid an údaráis pleanála lena comhaontú i scríbhinn aige, tar éis dul i gcomhairle leis an Roinn Tithíochta, Rialtais Áitiúil agus Oidhreachta, sula ndéanfar aon oibreacha ullmhúcháin láithreáin nó aon oibreacha talún, lena n-áirítear oibreacha imscrúdaithe láithreáin/baint barrithreach/glanadh láithreáin agus/nó oibreacha tógála.
- (i) Áireofar leis an tuarascáil ráiteas tionchair seandálaíochta agus straitéis maolaithe. I gcás go léireofar go bhfuil ábhar seandálaíochta i láthair, is féidir go mbeidh seachaint, slánchoimeád in situ, slánchoimeád trí thaifead (tochailt seandálaíochta) agus/nó faireachán ag teastáil.
 - (ii) Comhlíonfaidh an forbróir aon cheanglais eile maolaithe seandálaíochta a shonróidh an t-údarás pleanála tar éis dul i gcomhairle le Seirbhís na Séadchomharthaí Náisiúnta.
 - (iii) Ní dhéanfar aon oibreacha ullmhúcháin láithreáin agus/nó aon oibreacha tógála ar an láithreán go dtí go mbeidh an tuarascáil ón seandálaí curtha faoi bhráid an údaráis pleanála agus go dtí go



mbeidh cead chun dul ar aghaidh comhaontaithe i scríbhinn leis an údarás pleanála.

- (b) Coinneofar seandálaí atá cáilithe go cuí ar áirithíocht chun comhairle a thabhairt maidir le Criosanna Eisiaimh cuí, agus chun Criosanna Eisiaimh cuí a bhunú, timpeall na ngnéithe is forimeallaí de Shócmhainní Oidhreachta leochaileacha (mar atá sainaitheanta i gCaibidil 13 den Tuarascáil ar Mheasúnacht Tionchair Timpeallachta).
- (i) Déanfar criosanna eisiaimh a fhálú amach nó a líniú go cuí ar feadh thréimhse na n-oibreacha tógála i gcomharsanacht na séadchomharthaí. Maidir le suíomh agus méid gach creasa eisiaimh, agus maidir leis an modheolaíocht chuí le haghaidh fálú amach nó líniú ag gach suíomh, comhaontófar iad roimh ré le Seirbhís na Séadchomharthaí Náisiúnta agus leis an údarás pleanála.
- (ii) Ní cheadófar laistigh de Chriosanna Eisiaimh aon oibreacha talún d'aon chineál (lena n-áirítear réamh-imscrúduithe geoiteicniúla láithreáin, ach gan a bheith teoranta dóibh) ná aon innealra, aon stóráil ábhar ná aon ghníomhaíocht eile a bhaineann leis an tógáil.
- (c) Áireofar leis an bPlean Bainistíochta Comhshaoil Tógála suíomh na srianta oidhreachta seandálaíochta nó cultúrtha uile atá ábhartha don fhorbairt bheartaithe, mar atá leagtha amach i gCaibidil 13 den Tuarascáil ar Mheasúnacht Tionchair Timpeallachta agus mar a sainaitheáil in aon imscrúduithe seandálaíochta ina dhiaidh sin a bhaineann leis an tionscadal. Tuairisceofar go soiléir sa Phlean Bainistíochta Comhshaoil Tógála na tionchair shainaitheanta sheandálaíochta uile, idir thionchair dhíreacha agus thionchair indíreacha, ar dóigh dóibh a bheith ann agus na bearta maolaithe uile atá le déanamh chun an timpeallacht oidhreachta seandálaíochta nó cultúrtha a chosaint le linn an láithreán a ullmhú agus le linn na gníomhaíochta tógála.
- (d) Coinneoidh an forbróir na seirbhísí de chuid seandálaí atá cáilithe go cuí ar áirithíocht chun comhairle a thabhairt maidir le plean maolaithe seandálaíochta le haghaidh an fhorbairt bheartaithe a dhíchoimisiúnú, lena n-áireofar bearta maolaithe le haghaidh na tuirbíní a bhaint agus le haghaidh aon láithreáin agus séadchomharthaí seandálaíochta atá in situ

ar an láithreán a chosaint. Nuashonrófar an plean díchoimisiúnaithe chun go n-áireofar leis suíomh aon srianta oidhreachta seandálaíochta nó cultúrtha, mar atá leagtha amach i gCaibidil 13 den Tuarascáil ar Mheasúnacht Tionchair Timpeallachta agus in aon imscrúduithe seandálaíochta ina dhiaidh sin a bhaineann leis an tionscadal.

Tuairisceofar go soiléir ann na tionchair shainaitheanta uile ar dóigh dóibh a bheith ann mar thoradh ar an díchoimisiúnú, idir thionchair dhíreacha agus thionchair indíreacha, agus na bearta maolaithe uile atá le déanamh chun an timpeallacht oidhreachta seandálaíochta nó cultúrtha a chosaint le linn oibreacha díchoimisiúnaithe.

- (e) Tabharfar tuarascáil seandálaíochta deiridh, ina dtabharfar tuairisc ar na torthaí ar an bhfaireachán seandálaíochta ar fad agus ar aon obair imscrúdaitheach seandálaíochta nó aon tochailt seandálaíochta a bhí ag teastáil, don údarás pleanála agus don Roinn Tithíochta, Rialtais Áitiúil agus Oidhreachta tar éis an obair seandálaíochta ar fad a chríochnú ar an láithreán agus tar éis aon sainanailís iarthochailte is gá. Is é an forbróir a íocfaidh na costais seandálaíochta iarmhartacha agus ghaolmhara uile.

Cúis: Chun oidhreacht seandálaíochta an limistéir a chaomhnú agus chun a áirithiú go ndéanfar aon iarsmaí seandálaíochta atá ann laistigh den láithreán a shlánchoimeád (in situ nó trí thaifead) agus a chosaint.

16. Coinneoidh an forbróir Cléireach Éiceolaíoch Oibreacha Tionscadail agus Éiceolaí Ceadúnaithe atá cáilithe go cuí ar áirithíocht chun suirbhéanna réamhthógála a dhéanamh ag na gnéithe éagsúla tionscadail, lena n-áireofar aon trasrianta abhann, díreach sula dtosófar aon obair, chun a sheiceáil an bhfuil aon speicis chosanta sa chomharsanacht.

Cúis: Ar mhaithe le caomhantas dúlra agus le héiceolaíocht agus fiadhúlra sa limistéar a chosaint.

17. Sula dtosófar an fhorbairt bheartaithe, cuirfear mionsonraí faoi chlár faireacháin agus tuairiscithe réamhthógála agus iarthógála le haghaidh éan faoi bhráid an údaráis pleanála, agus comhaontófar iad i scríbhinn leis. Is iad speisialtóirí éan

atá cáilithe go cuí agus a bhfuil taithí chuí acu a dhéanfaidh an suirbhé. Cuirfear cóipeanna den tuarascáil faoi bhráid an údaráis pleanála agus na Roinne Tithíochta, Rialtais Áitiúil agus Oidhreachta (an tSeirbhís Páirceanna Náisiúnta agus Fiadhúlra).

Cúis: Chun a chinntiú go ndéanfar faireachán cuí ar thionchar na forbartha beartaithe ar fhána éanúil an limistéir.

18. Déanfaidh an forbróir athbhreithniú ar ghníomhaíocht éan ar an láithreán feirme gaoithe, agus doiciméadóidh sé aon bhásanna éin a tharlóidh trí chlár faireacháin bliantúil, rud a chuirfidh an forbróir faoi bhráid an údaráis pleanála, agus a chomhaontóidh sé i scríbhinn leis, sula dtosófar an fhorbairt bheartaithe. Forbrófar an clár sin i gcomhairle leis an Roinn Tithíochta, Rialtais Áitiúil agus Oidhreachta, agus cumhdófar tréimhse iomlán oibriú na feirme gaoithe ann.
- Cúis:** Chun a chinntiú go ndéanfar faireachán cuí ar thionchar na forbartha beartaithe ar fhána éanúil an limistéir.

19. Ullmhóidh an forbróir Plean Bainistíochta Speiceas Ionrach lena chomhaontú i scríbhinn ag an údarás pleanála, agus ba cheart an gléasra agus an t-innealra ar fad a úsáidfeá le linn na n-oibreacha a ghlanadh agus a ní go críochnúil sula seachadfar ar an láithreán iad ar mhaithe le leathadh speiceas ionrach guaiseach agus pataiginí a chosc.
- Cúis:** Ar mhaithe le pleanáil chuí agus forbairt inchothaithe an limistéir.



20. Ceapfaidh an forbróir oifigeach idirchaidrimh pobail do gach céim den fhorbairt, agus beidh an duine sin ar an gcéad phointe teagmhála do chónaitheoirí a bheidh ag lorg faisnéise nó ag déanamh gearáin, agus beidh sé/sí freagrach as faisnéis a sholáthar do chónaitheoirí i ndáil leis an tionscadal.

Le linn na céime tógála, coimeádfaidh an forbróir clár gearán chun aon ghearán a thaifeadadh a bhaineann le torann, boladh, deannach, trácht agus aon núis chomhshaoil eile, ach gan a bheith teoranta dóibh. Áireofar leis an gclár gearán mionsonraí faoin ngearán agus faoi na bearta a rinneadh chun aghaidh a thabhairt ar an ngearán agus chun a chinntiú nach ndéanfar an gearán céanna arís.

Cúis: Ar mhaithe le taitneamhacht cónaithe agus ar mhaithe le forbairt rianúil an láithreáin.

21. Ní dhéanfar an cead seo a fhorléiriú mar aon chineál toilithe ná comhaontaithe le nasc leis an eangach náisiúnta ná le ródú ná cineál aon naisc den sórt sin.

Cúis: Ar mhaithe le soiléire.

22. Sula dtosófar an fhorbairt bheartaithe, taiscfidh an forbróir leis an údarás pleanála taisce airgid, banna de chuid cuideachta árachais, nó cibé urrús eile is inghlactha ag an údarás pleanála iomchuí, chun a áirithiú go ndéanfar bóithre poiblí a athshuí a bhféadfadh go ndéanfaí damáiste dóibh de dheasca ábhair a iompar chuig an láithreán, mar aon le comhaontú lena dtabharfar de chumhacht don údarás pleanála urrús den sórt sin nó cuid de a úsáid d'athshuí sásúil na mbóithre poiblí. Comhaontófar foirm agus méid an urrúis idir an t-údarás pleanála iomchuí agus an forbróir nó, cheal comhaontú, tarchuirfear an ní chuig an gCoimisiún Pleanála lena chinneadh.

Cúis: Chun athshuí sásúil an láithreáin a chinntiú.

23. Sula dtosófar an fhorbairt bheartaithe, taiscfidh an forbróir leis an údarás pleanála taisce airgid, banna de chuid cuideachta árachais, nó cibé urrús eile is inghlactha ag an údarás pleanála iomchuí, chun a áirithiú go ndéanfar an

láithreán a athshuí go sásúil tráth scor den tionscadal, mar aon le comhaontú lena dtabharfar de chumhacht don údarás pleanála urrús den sórt sin nó cuid de a úsáid don athshuí sin. Comhaontófar foirm agus méid an urrúis idir an t-údarás pleanála agus an forbróir nó, cheal comhaontú, tarchuirfear an ní chuig an gCoimisiún Pleanála lena chinneadh.

Cúis: Chun athshuí sásúil an láithreáin a chinntiú.

24. Íocfaidh an forbróir leis an údarás pleanála ranníocaíocht airgeadais i leith bonneagar agus saoráidí poiblí a rachaidh chun tairbhe d'fhorbairt i limistéir an údaráis pleanála, ar nithe iad a sholáthróidh an t-údarás nó a sholáthrófar thar a cheann, nó a bhfuil sé beartaithe ag an údarás iad a sholáthar nó a bhfuil sé beartaithe iad a sholáthar thar a cheann, i gcomhréir le téarmaí na Scéime Ranníocaí Forbartha arna déanamh faoi alt 48 den Acht um Pleanáil agus Forbairt, 2000, arna leasú. Déanfar an ranníocaíocht sula dtosófar an fhorbairt bheartaithe nó trí cibé íocaíochtaí céimnithe a éascóidh an t-údarás pleanála, agus beidh sí faoi réir aon fhorálacha innéacsaithe is infheidhme den scéim tráth na híocaíochta. Comhaontófar mionsonraí chur i bhfeidhm na scéime idir an t-údarás pleanála agus an forbróir nó, cheal comhaontú, tarchuirfear an ní chuig an gCoimisiún chun cur i bhfeidhm cuí théarmaí na scéime a chinneadh.

Cúis: Ceanglaítear leis an Acht um Pleanáil agus Forbairt, 2000, arna leasú, go ndéanfaí coinníoll lena gceanglaítear ranníocaíocht i gcomhréir leis an Scéim Ranníocaí Forbartha arna déanamh faoi alt 48 den Acht a chur i bhfeidhm i leith an chheada seo.

25. Cloífead leis an scéim Tairbhe Pobail ar feadh shaolré na feirme gaoithe. Riarfar an scéim i gcomhréir le Prionsabail Dea-Chleachtais na Scéime Tacaíochta Leictreachais In-athnuaite le haghaidh Cistí Tairbhe Pobail 2021 arna n-ullmhú ag an Roinn Comhshaoil, Aeráide agus Cumarsáide.

Cúis: Chun a chinntiú go mbainfidh an pobal a chónaíonn i ngaireacht don fheirm ghaoithe tairbhe as an bhfeirm ghaoithe.

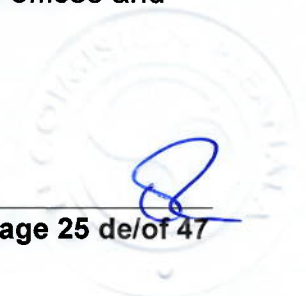
Planning and Development Acts, as amended

Planning Authority: Mayo 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 Coimisiún Pleanála on the 14th day of December, 2023 by Glenora Windfarm (DAC) care of MKO, Tuam Road, Galway.

Proposed development: The proposed development is for a ten-year permission and 35-year operational life of the proposed development from the date of commissioning that comprises the following:

- The construction of 22 number wind turbines and all associated hard-standing areas with the following parameters:
 - (i) A total blade tip height of 180 metres,
 - (ii) Hub height of 99 metres, and
 - (iii) Rotor diameter of 162 metres.
- One number permanent Meteorological Anemometry Masts with a height of 99 metres and associated hardstanding area;
- Upgrade of existing tracks and roads, provision of new permanent site access roads and upgrade of one number existing site entrance including the provision of one number security cabin with automatic traffic barriers;
- Temporary widening of sections of public road in the townland of Ballyglass;
- The provision of a new temporary roadway in the townland of Ballyglass to facilitate the delivery of turbine components and other abnormal loads;
- One number wind farm operation and maintenance control building in the townland of Glenora;
- Three number borrow pits;
- 13 number permanent peat placement areas;
- 5 number temporary construction compounds with temporary site offices and staff facilities;



- Permanent recreation and amenity works, including marked trails, seating areas, amenity car park, and associated amenity signage;
- Site drainage;
- Site signage;
- Ancillary forestry felling to facilitate construction and operation of the proposed development;
- All works associated with the habitat enhancement and biodiversity management within the proposed wind farm site;
- All associated site development works and ancillary infrastructure.

All within the townlands of Glenora, Altderg, Keerglen, Ballykinlettragh, Ballycastle, Ballyglass, Killeena, Glencullin and Lugnalettin, County Mayo.

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 developer in respect of costs associated with the application as set out in the Schedule of Costs below.



Reasons and Considerations

The Commission made its decision consistent with:

- (a) In coming to its decision the Commission performed its functions in a manner consistent with Section 15(1) of the Climate Action and Low Carbon Act 2015, as amended by Section 17 of the Climate Action and Low Carbon Development (Amendment) Act 2021, (consistent with Climate Action Plan 2024 and Climate Action Plan 2025 and the national long term climate action strategy, national adaptation framework and approved sectoral adaptation plans set out in those Plans and in furtherance of the objective of mitigating greenhouse gas emissions and adapting to the effects of climate change in the State).
- (b) Directive 2000/60/EC, the Water Framework Directive and the requirement to exercise its functions in a manner which is consistent with the provisions of the Directive and which achieves or promotes compliance with the requirements of the Directive.

The Commission also had regard to the following in coming to its decisions:

- European legislation, including of particular relevance:
 - Directive 92/43/EEC (Habitats Directive) and Directive 79/409/EEC as amended by 2009/147/EC (Birds Directive) which set the requirements for Conservation of Natural Habitats and of Wild Fauna and Flora throughout the European Union.
 - EU Renewable Energy Directive 2009/28/EC which aims to promote the use of renewable energy and amending Directive EU/2023/2413 which aims to speed up the EU's clean energy transition.
 - Directive 2011/92/EU (The EIA Directive) as amended by Directive 2014/52/EU.
- National and regional planning and related policy, including:
 - National policy with regard to the development of alternative and indigenous energy sources and minimisation of emissions from greenhouse gases.

Particularly the National Planning Framework First Revision 2025 and National Policy Objective 70.

- Wind energy Guidelines: Guidelines for Planning Authorities 2006 and the draft guidelines published in 2019.
- The objectives and targets of the National Biodiversity Action Plan 2023-2030.
- Regional and local planning policy, including:
 - Regional Spatial Economic Strategy for the Northwest Region;
 - Mayo County Development Plan 2022-2028.
- Other relevant national policy and guidance documents.
- The nature, scale and design of the proposed development as set out in the planning application and the pattern of development in the vicinity.
- The likely consequences for the environment and the proper planning and sustainable development of the area in which it is proposed to carry out the proposed development and the likely significant effects of the proposed development on European Sites.
- The submissions and observations made in connection with the planning application.
- The further information provided by the applicant to the Commission received on the 22nd day of May 2024 and submissions received in response to same.
- The report and the recommendation of the Inspector, including the examination, analysis and evaluation undertaken in relation to appropriate assessment and environmental impact assessment, as well as the specialist ecologist report for the Commission relating to the same.



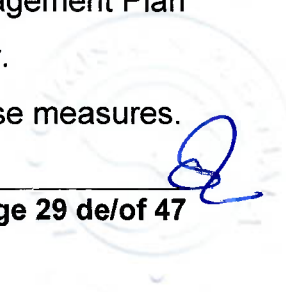
Appropriate Assessment: Stage 1:

The proposed development was considered in light of the requirements of Section 177U of the Planning and Development Act 2000, as amended. Having carried out Screening for Appropriate Assessment, and on the basis of the information considered in this Appropriate Assessment screening, it is not possible to exclude the possibility that the proposed development alone would result significant effects on European Sites, Bellacorrick Bog Complex Special Area of Conservation (Site Code 001922), Killala Bay / Moy Estuary Special Area of Conservation (Site Code 000458) and Killala Bay Moy Estuary Special Protection Area (Site Code 004036) in view of the sites conservation objectives. It is therefore determined that Appropriate Assessment of the proposed development is required.

Appropriate Assessment: Stage 2:

Following an examination, analysis and evaluation of the Natura Impact Statement and all associated material submitted with the application and taking into account all submissions on nature conservation, it has been ascertained that adverse effects on site integrity of the European Sites, Bellacorrick Bog Complex Special Area of Conservation (Site Code 001922), Killala Bay / Moy Estuary Special Area of Conservation (Site Code 000458) and Killala Bay Moy Estuary Special Protection Area (Site Code 004036) can be excluded in view of the conservation objectives of these sites and that no reasonable scientific doubt remains as to the absence of such effects. The conclusion is based on the following:

- A full and detailed assessment, including information presented in the Environmental Impact Assessment Report and Natura Impact Statement and supplementary information submitted by the developer, of the proposed development including proposed mitigation measures and water quality monitoring.
- Effectiveness of mitigation measures proposed including supervision and monitoring and integration into a Construction Environmental Management Plan ensuring smooth transition of obligations to the eventual contractor.
- Application of planning conditions to ensure implementation of these measures.



- The likely direct and indirect impacts arising from the proposed development both individually or in combination with other plans or projects.

Environmental Impact Assessment

The Commission completed in compliance with Section 172 of the Planning and Development Act 2000, as amended, an environmental impact assessment of the proposed development, taking into account:

- (a) the nature, scale, location and extent of the proposed development,
- (b) the Environmental Impact Assessment Report and associated documentation submitted with the application,
- (c) the submissions from the planning authority, the submissions from observers and the prescribed bodies in the course of the application, and
- (d) the Inspector's report and the report of the Commission's Ecologist.

The Commission considered that the Environmental Impact Assessment Report, supported by the documentation submitted by the developer, identifies and describes adequately the direct, indirect and cumulative effects of the proposed development on the environment. The Commission is satisfied that the information contained in the Environmental Impact Assessment Report complies with the provisions of EU Directive 2014/52/EU amending Directive 2011/92/EU. The Commission agreed with the summary and examination as set out in the Inspector's report and the report of the Commission's Ecologist, of the information contained in the Environmental Impact Assessment Report and associated documentation submitted by the developer and submissions made in the course of the application.

The Commission is satisfied that the Inspector's report and the report of the Commission's Ecologist set out how these were addressed in the assessment and recommendation (including environmental conditions) and are incorporated into the Commission's decision.



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

- **Population & Human Health** - Short term direct and indirect negative effects by way of noise, vibration, dust and traffic and short-term positive impacts on the local economy during construction. Negative impacts will be mitigated by a managed approach to construction as set out in the Construction Environmental Management Plan and the Traffic Management Plan. Long term negative direct and cumulative effects on landscape character and visual impacts in the immediate area will result from the proposed development with visual effects being more pronounced where open view of the site are available. Longer term potential for noise, shadow flicker and visual impacts are mitigated by distance from residential dwellings, intervening vegetation and topography. Short term positive effects for the local economy during construction and longer-term positive effects arising from the community benefit fund.
- **Biodiversity** - The main significant direct and indirect effects on biodiversity comprise of the loss of 1.3 hectares of highly degraded peatland habitat to be mitigated by the restoration of approximately 40 hectares of peatland habitat, and the loss of 1.3 kilometres of hedgerow. The majority of habitat loss relates to 116 hectares of conifer plantation which is of low ecological value. The potential for increased loading and pollution of waterbodies with adverse effects on downstream water quality dependant habitats and species (construction and operation) and potential for significant direct and indirect effects on protected flora and mobile species during construction. There is also a risk of collision by bat species during operation. Mitigation measures include the Construction Environmental Management Plan, measures to control pollution/sedimentation and the implementation of a surface water management plan and the restoration of approximately 40 hectares of peatland habitat within the northern section of the site. In terms of birds the main direct and indirect effects are the potential for loss of habitat disturbance and collision risk in the operational period. Mitigation measures are proposed such as works outside the breeding season, preconstruction breeding and pre and post construction monitoring

surveys for sensitive species as well as the restoration of approximately 40 hectares of peatland habitat.

- **Land, soil, water, air and climate** - The excavation of peat, subsoils and bedrock has the potential for direct and indirect effects on water quality, particularly during construction, alterations to flow paths, changes to hydro morphology, risk of flooding peat instability and failure and localised effects on air quality. Mitigation measures include peat management, Construction Environmental Management Plan and Surface Water Management Plan.
- **Archaeology, cultural heritage, landscape and material assets** - Potential direct effects on unknown features of archaeology, substantial changes to the landscape character of the site and substantial visual effects in the immediate area of the site, increased traffic and interruption to telecommunications/ utilities. Mitigation by way of archaeological monitoring of groundworks, the existing landscape context, management of traffic and design layout. Landscape and visual effects will remain. The location of the site and existing topography and landscape features provides for a level of assimilation of the development into the landscape. Positive effects would arise in terms of provision of public amenity pathways.
- **Climate** - The proposed development will have a long-term positive effect on climate. The supply of renewable electricity to the national grid will displace CO2 emissions otherwise used to generate electricity.

The Commission completed an Environmental Impact Assessment in relation to the proposed development and concluded that, subject to the implementation of the mitigation measures proposed, and subject to compliance with the conditions set out below, that effects of the proposed development on the environment, by itself and in combination with other plans and projects in the vicinity including existing, under construction and permitted windfarms would be acceptable. In doing so the Commission adopted the report and conclusions of the Inspector and the report of the Commission's Ecologist.



Proper Planning and Sustainable Development

The Commission considered that the proposed development would accord with European, national, regional and local planning and that it is acceptable in respect of its likely effects on the environment and its likely consequences for the proper planning and sustainable development of the area. The proposed development would make a positive contribution to Ireland's national strategic policy on renewable energy and its move to a low carbon future in compliance with the relevant objectives in the Mayo County Development Plan 2022-2028, in particular the Renewable Energy Strategy 2011-2020 in Appendix 4 of the plan and the Wind Energy Development Guidelines (DoEHLG) 2006. The location of the turbines in or proximate to potential areas identified for on-shore wind development areas in the Renewable Energy Strategy, on sites with similar characteristics and largely accessible by existing forest access routes, was considered to have an acceptable impact on the environment and on the amenities of the area. In terms of visual and amenity impact the remote location of the site and existing topography and landscape features will provide for a level of assimilation of the development into the landscape. 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, including the response to submissions document received by An Coimisiún Pleanála on the 22nd day of May 2024, 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 the proposed development and the proposed development shall be carried out and completed in accordance with the agreed particulars.

Reason: In the interest of clarity.



2. The mitigation measures and monitoring commitments identified in the Environmental Impact Assessment Report and other plans and particulars submitted with the application shall be implemented.

Reason: In the interest of clarity and the protection of the environment during the construction, operational phases and decommissioning of the proposed development.

3. The mitigation measures contained in the Natura Impact Statement submitted with the planning application shall be implemented.

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

4. The period during which the proposed development hereby permitted may be carried out shall be 10 years from the date of this Order.

Reason: Having regard to the nature of the proposed development, the Commission considers it appropriate to specify a period of validity of this permission in excess of five years.

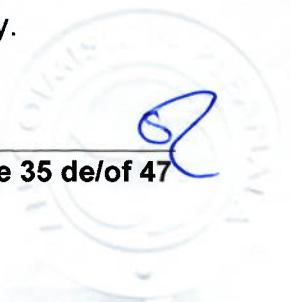


5. (a) This permission shall be for a period of 35 years from the date of the first commissioning of the wind farm. All structures shall then be removed and the site reinstated, unless, prior to the end of that period, planning permission shall have been granted for their retention for a further period.
- (b) Prior to the commencement of the proposed development, a detailed Site Restoration Plan providing for the removal of the turbines and ancillary structures on full or partial decommissioning of the windfarm, and a timescale for its implementation, shall be submitted to and agreed in writing with the planning authority. The site restoration plan shall address various stages in the lifetime of the proposed development including initial commissioning and final decommissioning of the windfarm, and restoration works to be undertaken in the event of partial decommissioning of the windfarm.

Reason: In the interest of clarity. To enable the planning authority to review the operation of the windfarm over the stated time period, having regard to the circumstances then prevailing, and in the interest of landscape restoration upon cessation of the project.

6. The following design requirements shall be complied with:
- (a) The wind turbines shall have a maximum tip height of 180 metres and hub height of 99 metres and rotor diameter of 162 metres in accordance with turbine options assessed in the Environmental Impact Assessment report and Natura Impact Statement.
- (b) Wind turbines including masts and blades shall be finished externally in a light grey colour.
- (c) Cables within the site shall be laid underground.
- (d) The wind turbines shall be geared to ensure that the blades rotate in the same direction.
- (e) No advertising material shall be placed on or otherwise be affixed to any structure on the site without a prior grant of planning permission.

Reason: In the interest of clarity and in the interest of visual amenity.



7. (a) The developer shall consult with Inland Fisheries Ireland in relation to the locations of surface water monitoring and monitoring methodology and the design and method statement for the construction of new or upgrade watercourse crossings and culverts prior to commencement of the proposed development.
- (b) There shall be no discharge of silted waters, cement products, hydrocarbons or otherwise polluted waters to any surface watercourse as a result of the proposed development. Drainage shall be treated with adequately sized silt traps.
- (c) The on-site vehicle wash shall be closed loop with no discharge of waters to surface waters.
- (d) Road construction and surfacing materials used shall be of adequate strength so as not to give rise to silt/fine solids discharges.

Reason: In the interest of the protection of the environment and water quality.

8. Noise levels generated by the windfarm following commissioning, by itself or in combination with other existing or permitted wind energy development in the vicinity, when measured externally at existing noise sensitive locations, shall not exceed
 - (a) For the daytime period of 0700 hours to 2300 hours, in quiet environments, where background noise is less than 30dB(A)L90 T10, a maximum noise level of 40dB(A)L90 T10,
 - (b) For the daytime period of 0700 hours to 2300 hours, where the background noise level exceeds 30dB(A)L90 T10, the greater of 45dB(A)L90 T10, or 5dB(A) above background levels.
 - (c) For the nighttime period 11pm to 7am, for all noise environments, 43dB(A)L90 T10.

Prior to the commissioning of the windfarm, the developer shall submit and agree in writing with the planning authority a Noise Compliance Monitoring Programme (NCMP) for the operational windfarm. The Noise Compliance Monitoring Programme shall include a detailed methodology for all sound measurements, including frequency of monitoring and recording of results,

which shall be made publicly available. The results of the initial noise compliance monitoring to be submitted to and agreed in writing with the planning authority within 12 months of commissioning of the wind farm. The Noise Compliance Monitoring Programme shall be fully implemented during the operation of the windfarm.

Reason: In order to protect the amenities of existing noise sensitive properties in the vicinity of the proposed development.

9. Details of the materials, colours and textures of all external finishes of the proposed windfarm operation and maintenance control building and fencing shall be submitted to and agreed in writing with the planning authority prior to commencement of the proposed development.

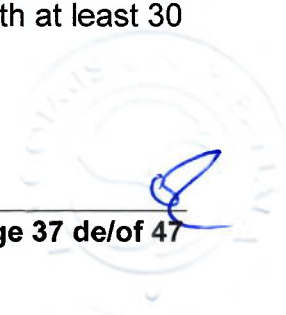
Reason: In the interest of visual amenity.

10. In the event that the proposed development causes interference with telecommunication signals, effective measures shall be introduced to minimise interference with telecommunication 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 the commissioning of the turbines and following consultation with relevant authorities.

Reason: In the interest of protecting telecommunication signals and residential amenity.

11. Details of aeronautical requirements which shall comply with the requirements of the Department of Defence and the Irish Aviation Authority, shall be submitted to, and agreed in writing with, the planning authority prior to the commencement of the proposed development and shall be designed to minimise cumulative visual effects. 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 each of the turbines and wind monitoring mast and shall notify the Irish Aviation Authority with at least 30 days prior notification of their erection and use of cranes.

Reason: In the interest of air traffic safety.



12. Prior to any development taking place the developer shall submit the following to Transport Infrastructure Ireland in the case of national roads and the planning authority in relation to other roads:

- (a) Road safety audits relating to junction works proposed on the national road network
- (b) Details of all signage, crash barriers, poles etc, to be removed on the national and local road network to facilitate the abnormal loads to be delivered on site.

Reason: In the interest of traffic safety.

13. Prior to the commencement of the proposed development, a Traffic Management Plan for the construction phase shall be submitted to and agreed in writing with the planning authority.

(a) 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 and turbine parts to and from the site and a schedule of control measures for abnormal delivery load.
- (ii) A condition survey of the roads along the haul route 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 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 authorities and Transport Infrastructure Ireland prior to the commencement of the proposed development.
- (iii) Bridge structural surveys shall be undertaken to all bridges along haul routes in advance of the project commencing and at agreed intervals during construction and shall be presented at agreed intervals to the planning authority.
- (iv) Detailed arrangements whereby any construction damage which arises shall be made good and completed to the satisfaction of the planning authority.
- (v) Detailed arrangements for temporary traffic arrangements/control on roads and protocols to keep residents informed of upcoming

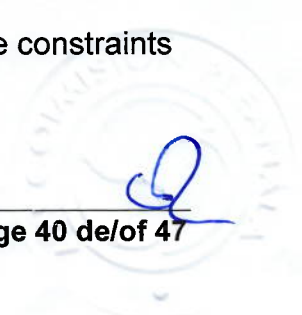
traffic related matters, temporary lanes/road closures and delivery of turbines.

- (vi) A phasing programme indicating the timescale within which it is intended to use each public route to facilitate the construction of the proposed development. In the event that the proposed development is being developed concurrently with any other wind farm 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 interests of traffic safety and orderly development.

14. The construction of the proposed development shall be managed in accordance with a complete Construction Environmental Management Plan (CEMP), which shall be submitted to, and agreed in writing with, the planning authority prior to commencement of the proposed development. The Construction Environmental Management Plan shall provide an implementation tool for the schedule of mitigations (as conditioned) and as applicable to the construction phase and the contractor(s). The Construction Environmental Management Plan shall provide details of intended construction practice for the proposed development, including, but not limited to, and in line with the methodology and mitigation and monitoring measures detailed within the Environmental Impact Assessment Report and the Natura Impact Statement:

- (a) Details of the construction methodology for all the components of the proposed development;
- (b) Details of all services and utilities along the grid connection route and methodology for crossing/diversions;
- (c) Details of on-site car parking and access arrangements for site workers and deliveries.
- (d) A construction traffic management plan. Details of abnormal load road routes and management of the abnormal load delivery process, construction haul routes, road closures and diversion, local property access arrangements, and alternative arrangements to be put in place for pedestrians in the case of the closure of any public road or footpath during the course of site development works;
- (e) Measures to obviate queuing of construction traffic on the adjoining road network;
- (f) Measures to prevent the spillage or deposit of clay, rubble or other debris on the public road network;
- (g) Details of appropriate mitigation measures for noise, dust and vibration, and monitoring of such levels;
- (h) Containment of all construction-related fuel and oil within specially constructed bunds to ensure that fuel spillages are fully contained. Such bunds shall be roofed to exclude rainwater;
- (i) Details of marking of hydrological buffer zones and silt fencing. Means to ensure that surface water run-off is controlled such that no silt or other pollutants enter local surface water sewers or drains;
- (j) A surface water management plan including details of water quality monitoring;
- (k) Works to be carried out in accordance with Inland Fisheries Ireland 'Guidelines on protection of fisheries during construction works in and adjacent to waters';
- (l) Location and specifications of any temporary storage requirements;
- (m) A waste management plan for construction waste;
- (n) Location of all archaeological constraints and cultural heritage constraints relevant to the proposed development;



- (o) A record of daily checks that the works are being undertaken in accordance with the Construction Environmental Management Plan shall be available for inspection by the planning authority, with monitoring on a daily basis of all watercourses in or adjacent to works areas;
- (p) Details of a local community feedback mechanism, where feedback including complaints are received and acted upon by a designated Community Liaison Officer.

Reason: In the interest of amenities, public health and safety and environmental protection.

15. (a) The developer shall employ a suitably-qualified archaeologist (licensed under the National Monuments Acts) to carry out predevelopment archaeological testing in areas of proposed ground disturbance within the wind farm site and to submit an archaeological impact assessment report for the written agreement of the planning authority following consultation with the Department of Housing, Local Government and Heritage in advance of any site preparation works or groundworks, including site investigation works/topsoil stripping/site clearance and/or construction works.
- (i) The report shall include an archaeological impact statement and mitigation strategy. Where archaeological material is shown to be present, avoidance, preservation in-situ, preservation by records (archaeological excavation) and/or monitoring may be required.
 - (ii) Any further archaeological mitigation requirements specified by the planning authority, following consultation with the National Monument Service shall be complied with by the developer.
 - (iii) No site preparation and or construction works shall be carried out on site until the archaeologist's report has been submitted to and approval to proceed is agreed in writing with the planning authority.
- (b) A suitably qualified archaeologist shall be retained to advise on, and establish appropriate Exclusion Zones around the external-most elements

of vulnerable Heritage Assets (as identified in Chapter 13 of the Environmental Impact Assessment Report)

- (i) Exclusion zones shall be fenced off or appropriately demarcated for the duration of construction works in the vicinity of the monuments. The location and extent of each exclusion zone and the appropriate methodology for fencing off or demarcating at each location shall be agreed in advance with the National Monuments Service and the planning authority.
 - (ii) No groundworks of any kind (including but not limited to advance geotechnical site investigations) and no machinery, storage of materials or any other activity related to construction will be permitted within Exclusion Zones.
- (c) The Construction Environment Management Plan (CEMP) shall include the location of any and all archaeological or cultural heritage constraints relevant to the proposed development as set out in Chapter 13 of the Environmental Impact Assessment Report and by any subsequent archaeological investigations associated with the project. The Construction Environmental Management Plan shall clearly describe all identified likely archaeological impacts, both direct and indirect, and all mitigation measures to be employed to protect the archaeological or cultural heritage environment during all phases of site preparation and construction activity.
- (d) The developer shall retain the services of a suitably qualified archaeologist to advise on an archaeological mitigation plan for decommissioning of the proposed development, to include mitigation measures for the removal of the turbines and the protection of any archaeological sites and monuments that are in situ at the site. The Decommissioning plan shall be updated to include the location of any archaeological or cultural heritage constraints as set out in Chapter 13 of the Environmental Impact Assessment Report and by any subsequent archaeological investigations associated with the project. It shall clearly describe all identified likely impacts from decommissioning- both direct and indirect – and all mitigation measures to be employed to protect the

archaeological or cultural heritage environment during decommissioning works.

- (e) The planning authority and the Department of Housing, Local Government and Heritage shall be furnished with a final archaeological report describing the results of all archaeological monitoring and any archaeological investigative work/excavation required, following the completion of all archaeological work on site and any necessary post-excavation specialist analysis. All resulting and associated archaeological costs shall be borne by the developer.

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 within the site.

16. A suitably qualified Project Ecological Clerk-of-Works and Licenced Ecologist shall be retained by the developer to undertake pre-construction surveys at the various project elements, including any river crossings, immediately prior to commencing work in order to check for the presence of protected species in the vicinity.

Reason: In the interest of nature conservation and the protection of ecology and wildlife in the area.

17. Prior to the commencement of the proposed 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. The survey shall be undertaken by suitably qualified and experienced bird specialists. Copies of the report shall be submitted to the planning authority and the Department of Housing Local Government and heritage, (National Parks and Wildlife Service)

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



18. The developer shall review bird activity on the wind farm site and document bird casualties through an annual monitoring programme which shall be submitted by the developer to, and agreed in writing with, the planning authority prior to commencement of the proposed development. This programme shall be developed in consultation with the Department of Housing Local Government and Heritage and shall cover the entire period of the operation of the wind farm.

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

19. The developer shall prepare an Invasive Species Management Plan for the written agreement of the planning authority, and all plant and machinery used during the works should be thoroughly cleaned and washed before delivery to the site to prevent the spread of hazardous invasive species and pathogens.

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

20. The developer shall appoint a community liaison officer for all stages of the development and shall be the first point of contact for residents seeking information, making a complaint and shall be responsible for discharging information in relation to the project to residents.

During the construction phase the developer shall maintain a complaints register to record any complaints regarding but not limited to noise, odour, dust, traffic and any other environmental nuisance. The complaint register shall include details of the complaint and measures taken to address the complaint and prevent repetition of the complaint.

Reason: In the interest of residential amenity and the orderly development of the site.

21. This permission shall not be construed as any form of consent or agreement to a connection to the national grid or to the routing or nature of any such connection.

Reason: In the interest of clarity.



22. Prior to commencement of the proposed development, the developer shall lodge with the planning authority a cash deposit, a bond of an insurance company, or such other 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 road. 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 Coimisiún Pleanála for determination.

Reason: To ensure the satisfactory reinstatement of the site.

23. Prior to commencement of the proposed development, the developer shall lodge with the planning authority a cash deposit, a bond of an insurance company, or such other security as may be acceptable to the relevant 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. 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 Coimisiún Pleanála for determination.

Reason: To ensure the satisfactory reinstatement of the site.

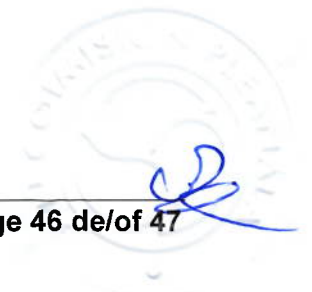
24. The developer shall pay to the planning authority a financial contribution in respect of public infrastructure and facilities benefiting development in the area of the planning authority that is provided or intended to be provided by or on behalf of the authority in accordance with the terms of the 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 the proposed 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 the Commission 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 this permission.

25. The Community Benefit scheme shall be adhered to for the life of the wind farm. The scheme shall be administered in accordance with the RESS Community Benefit Fund Good Practice Principles, 2021, prepared by the Department of the Environment, Climate and Communications.

Reason: To ensure that the community living in proximity to the wind farm, benefits from it.



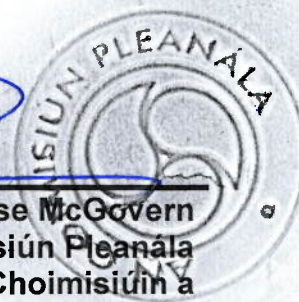
Sceideal Costas/Schedule of Costs

I gcomhréir leis na forálacha d'alt 37H(2)(c) den Acht um Pleanáil agus Forbairt, 2000, arna leasú, is é **€39,764** an méid atá le haisíoc leis an bhforbróir.

In accordance with the provisions of section 37H(2)(c) of the Planning and Development Act 2000, as amended, the amount due to be reimbursed to the developer is **€39,764**.

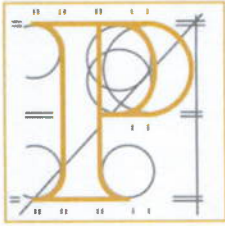
Tá miondealú ar chostais an Choimisiúin leagtha amach in Aguisín 1 atá ceangailte leis seo

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



MaryRose McGovern
Coimisinéir Pleanála den Choimisiún Pleanála
atá údaraithe go cuí chun séala an Choimisiúin a
fhíordheimhniú.
Planning Commissioner of An Coimisiún
Pleanála duly authorised to authenticate the seal
of the Commission.

Arna dhátú an 6^ú lá seo de Bealtaine 2026
Dated this 6th day of May 2026



An
Coimisiún
Pleanála

Ordú ón gCoimisiún –
Aguisín 1

Commission Order –
Appendix 1

ABP-318701-23

Forbairt Bonneagair Straitéisigh
Strategic Infrastructure Development

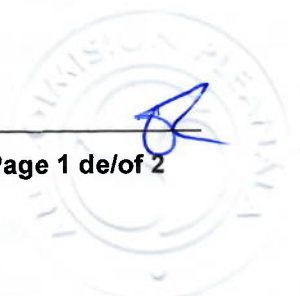
Costais a bhaineann leis an iarratas a chinneadh
Costs of determining the Application

Cás-Uimhir/Case Number: ABP-318701-23

Forbairt Bheartaithe: Cead pleanála 10 mbliana don fhorbairt bheartaithe fuinnimh gaoithe, a chuimsíonn 22 thuirbín gaoithe agus an bonneagar gaolmhar ar fad, agus iad suite i mbailte fearainn Ghleann Odhra, an Aillt Deirg, Chaolghleanna, Bhaile Mhic Con Leitreach, Bhaile an Chaisil, an Bhaile Ghlais, Chill Eithne, Ghleann Chuilinn agus Log na Leitean, Co. Mhaigh Eo.

Proposed Development: 10-year planning permission for the proposed wind energy development consisting of 22 wind turbines and all associated infrastructure located in the townlands of Glenora, Alderg, Keerglen, Ballykinlettragh, Ballycastle, Ballyglass, Killeena, Glencullin and Lugnalettin, Co. Mayo.

Costais an Choimisiúin		
(1)	Costas (a ríomhadh bunaithe ar am an Chigire) Cigire 1 (comhairliúchán réamhiarratais) – €3,824 Cigire 2 (iarratas) – €61,662	€65,486
(2)	Costais a sonrascadh don Bhord	N/B
	iomlán na gcostas is inmhuirearaithe	€65,486
Táillí an Choimisiúin		
(3)	Táille iarratais – €100,000 Táille Comhairliúcháin Réamhiarratais – €4,500	€104,500
(4)	Táillí breathnóra a fócadh	€750
	iomlán	€105,250
	An glanmhéid atá le haisíoc leis an iarratasóir	€39,764



Commission Costs		
(1)	Cost (calculated based on Inspector's time) Inspector 1 (pre-application consultation) – €3,824 Inspector 2 (application) – €61,662	€65,486
(2)	Costs invoiced to Board	N/A
	Total chargeable costs	€65,486
Commission Fees		
(3)	Application Fee – €100,000 Pre-application Consultation Fee – €4,500	€104,500
(4)	Observer fees paid	€750
	Total	€105,250
	Net amount due to be refunded to applicant	€39,764



Mary Rose McGovern
 Coimisinéir Pleanála den Choimisiún Pleanála
 atá údaraithe go cúí chun séala an Choimisiúin a
 fhíordheimhniú.
 Planning Commissioner of An Coimisiún
 Pleanála duly authorised to authenticate the seal
 of the Commission.

Arna dhátú an 6^ú lá seo de Bealtaine 2026

Dated this 6th day of May 2026