

Planning and Development Acts 2000 to 2022

Planning Authority: Leitrim County Council

Planning Register Reference Number: 24/60008

APPEAL by Letter Wind Farm Limited care of Jennings O'Donovan and Partners Limited of Finisklin Business Park, Sligo against the decision made on the 13th day of March, 2024 by Leitrim County Council to refuse permission for the proposed development.

Proposed Development: (i) 10 year planning permission for a wind farm with a operational life span of 40 years (from the date of commissioning of the development); (ii) construction of four number wind turbines with an overall ground to blade tip height ranging from 149.85 metres to 150 metres inclusive. The wind turbines will have a rotor diameter ranging from 115.7 metres to 117 metres inclusive and a hub height ranging from 91.5 metres to 92 metres inclusive; construction of permanent turbine hardstands and turbine foundations; (iii) construction of a bottomless bridge culvert across a minor stream on site (EPA River Segment Code: 26_4053); (iv) construction of one temporary construction compound with associated temporary site offices, parking areas and security fencing; (v) installation of one (40-year life cycle) meteorological mast with a height of 50 metres and a four metre lightning pole on top; (vi) construction of new internal site access tracks and upgrade of a section of existing internal site track, to include all associated drainage; (vii) improvement of existing site entrance with access via the L4282; (viii) development of an internal site drainage network and sediment control

systems; construction of one number permanent 20kV electrical substation; (ix) all associated underground electrical and communications cabling connecting the wind turbines to the wind farm substation; (x) all works associated with the connection of the wind farm to the national electricity grid, which will be via 20kV underground and partially overhead cable connection approximately 6.4 kilometres in length to the existing ESB Corderry 110kV Substation in the townlands of Letter, Greaghnadarragh, Stangaun, Corralustia, Turpaun, Gortnasillagh West, Lugmeeltan, Leckaun, Lisgavneen, Treannadullagh, Drumcashlagh and Corderry; ancillary forestry felling to facilitate construction of the development; (xi) all associated site development works including berms, landscaping, and soil excavation; (xii) installation of battery arrays located within container units (two number units) and associated electrical plant for grid stabilisation adjacent to the substation building and (xiii) development of one on-site borrow pit, within the townlands of Letter, Boleybaun, Stangaun and grid connection to Corderry substation, Greaghnadarragh, Corralustia, Turpaun, Gortnasillagh West, Lugmeeltan, Leckaun, Lisgavneen, Treannadullagh, Drumcashlagh and Corderry, Drumkeeran, County Leitrim.

Decision

REFUSE permission for the above proposed development in accordance with the reasons and considerations set out below.

Reasons and Considerations

Having regard to: -

- (a) the classification of the site by Geological Survey Ireland as being of low to moderately high landslide susceptibility,
- (b) the high density of historical landslides in this area, including within the site itself,
- (c) the tension cracks recorded as being present on the site,
- (d) the upland and sloping nature of the terrain,
- (e) the high rainfall prevalent in the area,
- (f) the high density of drainage channels throughout the site both natural and manmade,
- (g) the proximity of the Owengar River which bounds the site to the west,
- (h) the volumes of peat and other spoil material requiring excavation, handling, storage and management on the site,

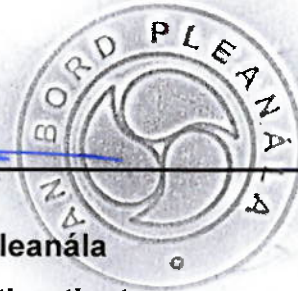
on the basis of the information submitted with the application and appeal, the Board cannot be satisfied that the proposed development would adequately mitigate risk associated with potential landslide as a consequence of the development of the proposed wind farm.

In view of the above, it is considered that the proposed development would constitute an unacceptable risk of pollution of watercourses in the area. The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.



Liam Bergin

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



Dated this *18th* day of *November* 2024.