An Coimisiún Pleanála

Inspector's Report

ABP-314186-22

Development	Proposed development of 13 no. wind turbines together with all associated works.
Location	Killoshulan and adjacent townlands, Co. Kilkenny.
Prospective Applicant	Killoshulan Renewable Energy limited
Type of Application	Pre-application Consultation under s. 37B of the Planning and Development Act 2000, as amended
Planning Authority	Kilkenny County Council
Date of Site Inspection	11th October 2022
Inspector	Alaine Clarke

1.0 Introduction

1.1. Under the provisions of Section 37B of the Planning and Development Act 2000, as amended (the Act), Killoshulan Renewable Energy limited (the applicant) has made a pre application request to An Coimisiún Pleanála (the Commission) as to whether the development of wind farm consisting of 13 no. wind turbines and ancillary development, referred to as Killoshulan Wind Farm, located at Killoshulan and adjacent townlands, County Kilkenny, constitutes Strategic Infrastructure Development (SID).

1.2. The Commission should note a pre-application file, made under section 182E of the Act, relating to the prospective Killoshulan Wind Farm, ACP-314187-22, which related to the provision of a 110kV substation and electrical grid connection to the existing Ballyragget 110kV substation. The prospective applicant subsequently withdrew ACP-314187-22 following confirmation that it intended to submit an application for the proposed development, comprising both the windfarm and grid connection.

2.0 Site Location

2.1. The proposed windfarm is located approximately 3km east of Johnstown and c.4km northwest of Freshford, Co. Kilkenny in the townlands of Killoshulan, Urlingford, Mountfinn, Borrisbeg, Borrismore, Balief Lower, Balief Upper, Clomantagh Lower, Barna, Spahill, Frankford or Ballykieran and Foyle South.

2.2. The proposed site entrance will be off the R693 regional road in the townland of Barna. The proposed project area measures approx. 800ha in total with the windfarm boundary encompassing approx. 572 ha. The proposed windfarm site topography ranges from approx., 344m above ordnance datum (mAOD) at its highest point in the west of the site and approx. 123mAOD at its lowest point in the south of the site. The site is largely within an area designated in the Kilkenny City and County Development Plan 2021-2027 as 'not normally permissible' for wind energy development reflecting the potential archaeological landscape, Spahill and Clomantagh Hill Special Area of Conservation (SAC) and proposed Natural Heritage Area (NHA) in proximity to the proposed development and protected views to the

north and east of the proposed development site. Two of the turbines are indicated to be in an area as 'acceptable in principle' for wind energy development.

2.3. The proposed underground grid connection would leave the proposed 110kV substation at Killoshulan windfarm site and run 12.5km in a northeastern direction from Killoshulan along existing regional and local road network to Ballyragget 110kV substation, and crossing townlands of Frankford or Ballykieran, Foyle South, Coolcashin, Garrydague, Ballygowney, Ballyring Upper, Lisdowney, Seskin Little, Seskin North, Seskin South, Ballyconra and Moatpark, Co. Kilkenny.

3.0 Proposed Development

3.1. As originally Submitted

3.1.1. Having regard to documentation presented by the prospective applicant, including that at the first pre-application meeting, the proposed development includes the following elements:

- The proposed wind farm development consists of 12 wind turbines, each with an expected output of between 5-7MW which equates to an overall capacity of approximately 60-80MW and a maximum turbine tip height is 175 metres.

3.2. Proposed Scheme at Time of Closure

3.2.1. As refined during the course of the pre-application consultation (refer to Presentation dated 15th September 2026 and request to close consultation, dated 30th September 2026), the proposed development will include the following elements:

- The construction of 10 no. wind turbines with an overall turbine tip height of 185 metres; a rotor blade diameter of 163 metres; and hub height of 103.5 metres, and associated foundations and hard standing areas;
    - Subsequent decommissioning of the wind turbines, following a thirty five-year operational life from the date of full commissioning of the wind turbines;
- A permanent 110kV substation compound (2 no. control buildings with welfare facilities, all associated electrical plant and equipment, security fencing,

entrance on to existing track, all associated underground cabling, wastewater holding tank, site drainage and all ancillary works);

- Underground internal wind farm electrical cabling and communications cabling connecting the wind turbines to the proposed on-site 110kV electrical substation and associated ancillary works;
    - Subsequent decommissioning of all underground internal wind farm electrical cabling and communications cabling connecting the wind turbines to the proposed on-site 110kV electrical substation following a thirty-five-year operational life from the date of full commissioning of the wind turbines;
- A meteorological mast of 103.5m in height, and associated foundation and hard-standing area;
    - Subsequent decommissioning of the meteorological mast, following a thirty five-year operational life from the date of full commissioning of the wind turbines;
- All works associated with the upgrade of the existing agricultural access off the R693 regional road (including the installation of fencing and steel gates) to serve as the main site entrance for the wind farm;
- The provision of 1 no. new access point along the R693 regional road;
- Upgrade of existing tracks/ roads and junctions and provision of new site access roads and junctions;
- 2 no. temporary construction compounds with temporary offices and staff welfare facilities;
- Accommodation works along the public road network in the townlands of Urlingford, Mountfinn, Balief Lower, Balief Upper and Barna, Co. Kilkenny to facilitate the delivery of turbine components and other abnormal loads;
- 1 no. Borrow Pit;
- Spoil Management;
- Site Drainage;

- Tree Felling and hedgerow removal;
- Biodiversity Management and Enhancement Measures;
- Operational stage site signage;
- Battery Energy Storage System and all associated electrical plant and equipment, security fencing, 2 no. static water storage tanks and a firewater retention tank, and all associated infrastructure and apparatus;
- The provision of approximately 12km of underground electrical (110kV) and communications cabling from the proposed on-site 110kV electrical substation to the western boundary of the River Nore to facilitate a future connection to the national grid via the existing Ballyragget 110kV electrical substation;
- Provision of approximately 18 no. joint bays, communication chambers and earth sheath links along the proposed underground electrical cabling route;
- Reinstatement of land, road and track surface above the proposed cabling trench; and
- All related site works and ancillary development considered necessary to facilitate the Proposed Project, including landscaping and the reinstatement of land.

4.0 Planning History

- ACP-314187-22: Pre-application withdrawn. This application related to pre-application discussions in respect of proposed 110kV electrical infrastructure (substation and grid connection) in respect of the proposed Killoshulan wind farm.

A number of applications relate to Ballyragget Substation including:

- ACP-323759-25: 6 no. turbine windfarm development, grid connection and associated works.
- ABP-322154-25: 7 no. turbine windfarm development, grid connection and associated works.

- ABP-322069-25: Proposed Development of the Ballynalacken Windfarm Project.
- Kilkenny County Council Reg. Ref. 25/60144: Permission granted for a 110kV electricity transformer and connection to Balyragget substation.
- Kilkenny County Council Reg. Ref. 24/60534: Permission granted for an extension to the substation compound.
- Kilkenny County Council Reg. Ref. 23/60248: amendments to permitted grid connection relating to planning reg. ref. KCC21/627.

5.0 Precedent Decisions

5.1. The following table outlines a sample of other SID pre-application determinations for wind farm developments of similar scales decided by the Commission:

ABP Ref.	Location	Development Description	ABP Decision
320703	Mayo	19 turbines. Output of 70.05MW	Is SID
319601	Waterford	15 turbines. Output of 85.5MW to 108MW	Is SID
318372	Mayo	13 turbines. Output of 65MW to 91MW.	Is SID
320843	Tipperary	Up to 13 turbines. Output of 86.8MW.	Is SID
311587	Tipperary	14-18 turbines. Output between 40-80MW.	Is SID
315157	Offaly	10-14 turbines. Output between 71.2-79.2MW.	Is SID
322258	Roscommon	Up to 14 turbines. Output of 62.7MW.	Is SID

6.0 Pre-Application Consultation Meetings held

6.1. Three meetings were held between the Commission and the prospective applicant on 13th October 2022, 22nd June 2026 and 15th September 2026. Full details of the meetings and matters discussed are contained in the Commission's records for the meetings. The principal matters arising related to:

- Policy context

- Development description
- Grid connection
- Battery energy storage system
- Hydrology & Hydrogeological impacts
- Water Framework Directive Assessment
- Geology and karst investigations
- Source Protection Zone
- Archaeology and cultural heritage
- Landscape and visual impact assessment
- Noise
- Shadow flicker
- Biodiversity surveys and methodologies
- Appropriate Assessment and Natura Impact Statement
- Designated sites and potential connectivity
- Bats
- Ornithology
- Aquatic receptors
- Material assets
- Turbine delivery route
- Consultations
- EIAR documentation.

7.0 Legislation

7.1. Planning and Development Act 2000, as amended

Section 2 (1) of the Act defines 'strategic infrastructure' as including, inter alia

(a) any proposed development in respect of which a notice has been served under section 37B(4)(a)

Section 37A of the Act states that:

(1) An application for permission for any development specified in the Seventh Schedule (inserted by the Planning and Development (Strategic Infrastructure) Act 2006) shall, if the following condition is satisfied, be made to the Board under section 37E and not to a planning authority.

(2) That condition is that, following consultations under section 37B, the Board serves on the prospective applicant a notice in writing under that section stating that, in the opinion of the Board, the proposed development would, if carried out, fall within one or more Of the following paragraphs, namely

(a) the development would be of strategic economic or social importance to the State or the region in which it would be situate;

(b) the development would contribute substantially to the fulfilment of any of the objectives in the National Planning Framework or in any regional spatial and economic strategy in force in respect of the area or areas in which it would be situate;

(c) the development would have a significant effect on the area of more than one planning authority.

The Seventh Schedule which sets out infrastructure developments for the purposes of Sections 37A and 37B and includes Energy Infrastructure:

2.– Development comprising or for the purposes of any of the following:

An installation for the harnessing of wind power for energy production (a wind farm) with more than 25 turbines or having a total output greater than 50 megawatts.

7.2. European Union (Planning and Development) (Renewable Energy) Regulations 2025

This transposed the RED III Directive into Irish legislation with the majority of the provisions coming into effect on 7th August 2025. In addition to introducing

mandatory permit granting timelines, it also introduces a completeness check process which commences once the application is received.

7.3. Environmental Impact Assessment

Section 37E(1) of the Planning and Development Act, 2000, as amended, requires that an application for permission for development in respect of which a notice has been served under section 37B(4)(a) shall be made to the Commission and shall be accompanied by an environmental impact assessment report (EIAR) in respect of the proposed development. Therefore, the submission of an EIAR is mandatory.

7.4. Appropriate Assessment

The nearest Natura 200O site to the proposed Wind Farm is the Spahill and Clomantagh Hill SAC, which borders the site boundary to the west. The nearest Natura 2000 to the proposed Grid Connection is the River Barrow and River Nore SAC which the grid cabling will traverse via HDD.

The prospective applicant intends to submit a Natura Impact Assessment.

8.0 Assessment

8.1. Section 37A (1) – Is the development specified in the Seventh Schedule of the Act?

8.1.1. Based on the information contained in the prospective applicant's cover letter and elaborated upon at the pre-application consultation meetings, and close-out request, the proposed development would provide 10 no. turbines with a total output of circa 62MW. Based on the proposed output, the proposed development would exceed the 50MW threshold for wind farms set out in Class 1 (Energy Infrastructure) of the Seventh Schedule of the Act. Therefore, the proposed development satisfies Section 37A (1) of the Act.

8.2. **Section 37A (2) - Does the proposed development specified in the Seventh Schedule fall within one or more of the paragraphs referred to as (a), (b) and (c) and outlined below?**

(a) – Strategic Economic or Social Importance to the State or Region

8.2.1. The prospective applicant's case is that the proposal satisfies the conditions under 37A(2)(a) of the Act due to the scale of the project would generate more than 50MW and it would assist in meeting national renewable energy targets and result in signification reductions in carbon emissions and reduce reliance on imported fossil fuels.

8.2.2. The proposed development will contribute to the transition to a low carbon, climate resilient and environmentally sustainable economy in line with national policies and objectives such as the Climate Action and Low Carbon Development Act 2015 (as amended), Climate Action Plan 2024 (CAP 24), Climate Action Plan 2025 (CAP 25), and Project Ireland 2040: The National Planning Framework - First Revision, April 2025 specifically National Policy Objective 70 which seeks to promote renewable energy use and generation at appropriate locations. The proposed development will assist in meeting national renewable energy targets and will also result in reductions in carbon emissions from electricity generation and reduce the country's reliance on fossil fuels.

8.2.3. I further consider the proposed development would involve significant capital investment in the region and will create employment opportunities relating to the construction, operation, and decommissioning of the development. Additionally, a Community Benefit Scheme will be put in place to the benefit of the local community. All of these considerations will result in a positive impact on the economic profile of the subject area and investment in the region.

8.2.4. Having regard to the national policy context and the details of the subject proposals outlined above, I am satisfied that the development would clearly be of strategic economic importance to the State and the region and would therefore comply with the condition set out in Section 37A(2)(a) of the Act.

8.3. **(b) - Fulfilment of Objectives in the National Planning Framework or in any regional spatial and economic strategy**

8.3.1. It is submitted by the prospective applicant that the proposed development would contribute to the objectives of the National Planning Framework (NPF), the National Development Plan 2021-2030, the programme for Government (2020), the Climate Action and Low Carbon Development (Amendment) Act (2021), the Climate Action Plan 2021, the Emissions Projections for Ireland (2020-2040), the overall national objectives to decarbonise electricity generation, and the Regional Spatial and Economic Strategy for the Southern Region (RSES).

8.3.2. Having reviewed the NPF - First Revision, I note the following relevant National Strategic Outcome 8 (NSO 8) to transition to a carbon neutral and climate resilient society and National Policy Objectives (NPOs) 69, 70 and 74 which seek to encourage, facilitate and harness renewable energy sources including wind at appropriate locations within the built and natural environment to meet national objectives towards greenhouse gas emissions reductions and achieving a low carbon economy by 2050.

8.3.3. At a regional level the RSES for the Southern Region, and in particular Objective RPO 99, seeks to support the sustainable development of renewable wind energy (on shore and offshore) at appropriate locations and related grid infrastructure in the region in compliance with national Wind Energy guidelines.

8.3.4. The proposal to generate over 50MW of renewable energy by using wind as a resource would assist in reducing greenhouse gas emissions and would contribute significantly towards the achievement of a low carbon economy.

8.3.5. Having regard to the above, I am satisfied that the development would meet relevant national policy objectives of the NPF First Revision and would serve to fulfil the relevant regional policy objectives of the RSES for the Southern Region. The development would, therefore, satisfy the requirement set out in section 37A(2)(b) of the Act.

8.4. **(c) - Significant effect on the area of more than one planning authority.**

8.4.1. The prospective windfarm site is fully contained within the area of one planning authority, Kilkenny County Council. I am satisfied that the proposed development will not have a significant effect on the area of more than one planning authority.

8.4.2. Accordingly, I am of the opinion that the proposal would not come within the scope of this requirement to be considered as complying with section 37A(2)(c) of the Act.

8.5. **Prescribed Bodies**

8.5.1. In view of the scale, nature and location of the proposed development, as described in this report, it is recommended that the prospective applicant should consult with the prescribed bodies listed in the attached Appendix A in respect of any future application for approval.

8.6. **Schedule of Information to Inform the Completeness Check**

8.6.1. Appendix B contains a schedule of information to inform the completeness check as required by Section 37JA of the Planning and Development Act, 2000, as amended.

8.6.2. It is based on the discussion at the pre-application consultation meetings held and the nature and extent of the proposed development outlined by the prospective applicant.

9.0 Recommendation

9.1. Based on the foregoing assessment, it can be concluded that the proposed development would exceed the threshold set out in the Seventh Schedule of the Planning and Development Act 2000, as amended, and therefore satisfies Section 37A(1) of the Act. It can also be concluded that the development is of strategic importance by reference to the requirements of Sections 37A(2)(a) and 37A(2)(b) of the Act.

9.2. I recommend that the Commission serve a notice on the prospective applicant, pursuant to Section 37B(4) of the Planning and Development Act 2000, as amended,

stating that it is of the opinion that the proposed development which comprises the following, submitted by the prospective applicant:

- The construction of 10 no. wind turbines with an overall turbine tip height of 185 metres; a rotor blade diameter of 163 metres; and hub height of 103.5 metres, and associated foundations and hard standing areas; Subsequent decommissioning of the wind turbines, following a thirty five-year operational life from the date of full commissioning of the wind turbines;
- A permanent 110kV substation compound (2 no. control buildings with welfare facilities, all associated electrical plant and equipment, security fencing, entrance on to existing track, all associated underground cabling, wastewater holding tank, site drainage and all ancillary works);
- Underground internal wind farm electrical cabling and communications cabling connecting the wind turbines to the proposed on-site 110kV electrical substation and associated ancillary works; Subsequent decommissioning of all underground internal wind farm electrical cabling and communications cabling connecting the wind turbines to the proposed on-site 110kV electrical substation following a thirty-five-year operational life from the date of full commissioning of the wind turbines;
- A meteorological mast of 103.5m in height, and associated foundation and hard-standing area; Subsequent decommissioning of the meteorological mast, following a thirty five-year operational life from the date of full commissioning of the wind turbines;
- All works associated with the upgrade of the existing agricultural access off the R693 regional road (including the installation of fencing and steel gates) to serve as the main site entrance for the wind farm;
- The provision of 1 no. new access point along the R693 regional road;
- Upgrade of existing tracks/ roads and junctions and provision of new site access roads and junctions;
- 2 no. temporary construction compounds with temporary offices and staff welfare facilities;

- Accommodation works along the public road network in the townlands of Urlingford, Mountfinn, Balief Lower, Balief Upper and Barna, Co. Kilkenny to facilitate the delivery of turbine components and other abnormal loads;
- 1 no. Borrow Pit;
- Spoil Management;
- Site Drainage;
- Tree Felling and hedgerow removal;
- Biodiversity Management and Enhancement Measures;
- Operational stage site signage;
- Battery Energy Storage System and all associated electrical plant and equipment, security fencing, 2 no. static water storage tanks and a firewater retention tank, and all associated infrastructure and apparatus;
- The provision of approximately 12km of underground electrical (110kV) and communications cabling from the proposed on-site 110kV electrical substation to the western boundary of the River Nore to facilitate a future connection to the national grid via the existing Ballyragget 110kV electrical substation;
- Provision of approximately 18 no. joint bays, communication chambers and earth sheath links along the proposed underground electrical cabling route;
- Reinstatement of land, road and track surface above the proposed cabling trench; and
- All related site works and ancillary development considered necessary to facilitate the Proposed Project, including landscaping and the reinstatement of land

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

10.0 Reasons and Considerations

Having regard to the size, scale and location of the proposed windfarm and related development, and to the policy context, it is considered that the proposed

development of 10 no. wind turbines with an estimated generating capacity of 62MW, a 110 kV substation, a Battery Energy Storage System, a meteorological mast, grid connection on a site in the townland of Killoshulan and adjacent townlands in County Kilkenny, constitutes development that falls within the definition of energy infrastructure in the Seventh Schedule of the Planning and Development Act 2000, as amended, thereby satisfying the requirements set out in Section 37A(1) of the Act.

The proposed development is also considered to be of strategic importance by reference to the requirements of Sections 37A(2)(a) and 37A(2)(b) of the Planning and Development Act 2000, as amended.

An application for permission for the proposed development must therefore be made directly to An Coimisiún Pleanála under Section 37E of the Planning and Development Act 2000, as amended.

PROFESSIONAL DECLARATION

I confirm that this report represents my professional planning assessment, judgement and opinion on the matter assigned to me and that no person has influenced or sought to influence me, directly or indirectly, following my professional assessment and recommendation set out in my report in an improper or inappropriate way.

Alaine Clarke

Alaine Clarke
Senior Planning Inspector
5th October 2026

Appendix A – Prescribed Bodies

- Department of Housing, Local Government and Heritage
- Department of Climate, Energy and the Environment
- Department of Transport
- Department of Culture, Communications and Sport
- Department of Enterprise, Tourism and Employment
- Department of Agriculture, Food & Marine
- Kilkenny County Council
- Southern Regional Assembly
- Transport Infrastructure Ireland
- An Chomhairle Ealaíon (Arts Council)
- The Heritage Council
- Failte Ireland
- An Taisce
- Uisce Éreann
- Inland Fisheries Ireland
- Irish Aviation Authority
- Air Nav Ireland
- EPA
- HSE
- Health and Safety Authority
- The Commission for Regulation of Utilities
- ESB
- EirGrid
- GSI

- Office of Public Works

Further notifications should also be made where deemed appropriate.

Appendix B: Schedule of Information to Inform Completeness Check

This Schedule of Information seeks to provide details which will facilitate An Coimisiún Pleanála in undertaking the Completeness Check required by Section 37JA of the Planning and Development Act 2000, as amended in order to process the application. It shall not be construed as comprising an assessment of the application documentation or a consideration of the merits of the proposed development.

Details of Proposed Development at Closure

Pre-Application Ref.	ABP-314186-22
Prospective Applicant:	Killoshulan Renewable Energy Limited
Date of Final Meeting:	15th September 2026
Number of Turbines:	10
Design Flexibility opinion:	No
Is Grid Connection Included:	Yes
Is a BESS included:	Yes
Accommodating works for TDR:	Yes

Information

Plans and Particulars	
Response Letter detailing Compliance with SIICC	Letter responding to all of the matters outlined below.
Public Notice	• Time Period for Consultation and Fee for Submissions • Standalone Website Address • EIAR and NIS referenced • Reference to Section 37JA • All townlands within the site boundary to be correctly referenced.

Prescribed Bodies	• Notification of All Prescribed Bodies and a copy of the correspondence sent to same.
Land Ownership	• Interest in land • Written consent of all other landowners (*Inc. legally binding agreement & land registry map if required)*
Design Flexibility	Design flexibility not sought.
Fee	
EIA Portal	Letter from Portal
Planning Statement	• Renewable Energy Designation Policy Statement • Statement outlining compliance with all relevant policies and objectives in the County Development Plan including a justification for material contravention of same if relevant. • Consultation overview • Community Benefit Fund • Planning history • Property Devaluation/House Prices
Drawings	• Drawing Schedule • Site location map • Site layout plan • Plans, elevations, sections and cross-sections • Wayleaves shown • Grid Connection Route • Scales appropriate
EIAR	
No design Flex	One turbine type (*with a tip height of 185m, a rotor diameter of 163m, and a hub height of 103.5m with an individual turbine output of 6.2MW*) and grid connection to be assessed.
Non-Technical Summary	Provided as a standalone section.
Introduction	• Legislative context • Scoping Consultation • Community Engagement Report • Methodology/methodologies for the assessment of the environmental factors and for the description and consideration of the significance of effects. • Study Area(s) and justification for same. • Project Team (Author qualifications, experience and expertise)

	• Technical Difficulties/Limitations
Description of the Proposed Development	• Detailed description (all stages) of the characteristics of the proposed development including use of natural resources, production of waste, emissions & disturbances • Table of Turbine Location Details to include details to nearest features and receptors. • Construction Environmental Management Plan • Decommissioning Plan • Waste & Resource Management Plan
Consideration of Alternatives	• Site selection & design process • Reasonable alternatives considered (Layout, scale, technologies, grid connection, turbine delivery, substation infrastructure, construction methodology etc)
Population and Human Health	• Population & Settlement Patterns • Economic Activity & Employment • Tourism & Amenities (Inc. recreational trails/waterways) • Human Health & Wellbeing (Reference Studies)
Biodiversity	• Derogations (Required/Obtained) • Ecological Impact Assessment • Biodiversity Enhancement Areas/Management Plan • Bat Surveys (to include): o Preliminary Roost Assessment Surveys, o Bat activity transect surveys, o Static bat detector deployments, o Emergence/re-entry bat roost, o Hibernation o Survey data to include a min. of 30 days in each season, in a variety of weather conditions with detectors at different height levels. • Invasive Species Management Plan • Terrestrial Surveys (*Habitat & ecology (inc protected flora, invasive plant species, mammals, amphibians and reptiles*) • Aquatic Surveys (*Habitat & ecology (inc river habitat, macroinvertebrate, electro-fishing, fisheries)*)

Ornithology	• Surveys (*Vantage Point, Breeding & non-breeding, hinterland, Dusk, Walkover, Roost & Winter surveys*) • Connectivity with European Sites • Collision Risk Model (CRM) Assessment (*incl. over lifetime of the windfarm*). • Monitoring Programme • Cumulative Assessment
Noise and Vibration	• Baseline Noise Levels • Map of all receptors within 4 x Tip of Turbines referenced by way of Eircode or other appropriate method (*not ITM coordinates*). • Details of the Noise Sensitive Receptors (dwellings) which are associated with each of the baseline monitoring locations. • Predicted Noise Levels • Proposed Noise Limits (cumulative) • Operational Noise Monitoring Proposal • Include a noise impact assessment of the BESS facility and in combination with turbine operational noise assessment. • Mitigation Strategy for Operational Amplitude Modulation and Tonal Noises. • Detailed curtailment plan, if necessary. • Cumulative Noise Assessment.
Shadow Flicker	• Shadow Flicker Analysis • Wind Turbine Control Measures
Air and Climate	• Carbon Impact Assessment including Embodied Energy Assessment and Climate Change Vulnerability Assessment • Dust Generation/Emissions and Management • Vehicle Emissions and Management
Land, Soils & Geology	• Ground Condition Assessment (inc): o Ground Investigations Report o Site Investigations Report o LIDAR Survey o On site precipitation monitoring and use of climate data o Ground and surface water monitoring (*using piezometres*) and in-situ hydraulic conductivity testing. o Slope Stability Analysis (*Justification of model employed. Deterministic model recommended*). • Peat and Spoil Management Plan

	• Tabulate the ground investigation findings for trial pits, geophysics and boreholes for each turbine location and other infrastructure sites.
Hydrology, Hydrogeology & Water Quality	• Hydrological Assessment • Hydrogeological Assessment • Flood Risk Assessment • Surface water/Drainage Management Plan to include focus on the locations proposed for disposal/infiltration sites and for both the limestone area and poorly draining area to the north. • Standalone Water Framework Directive Compliance Report • Emergency Response Plan • Water Quality Management Plan • Drinking Water Source (UE and GWSS) Assessment • A Karst Protocol to include a method statement for dealing with any karst features encountered during excavations and construction.
Landscape & Visual	• Photomontages • ZTV Analysis (20km radius from development site) • Landscape Character Assessment • Viewpoint Assessment • Details of residential receptors likely to be significantly impacted.
Traffic & Transportation	• Turbine Delivery Route & Swept Path Analysis • Haul Route & Swept Path Analysis • Traffic and Transport Assessment • Traffic Management Plan (including Construction traffic) • Stage 1 Road Safety Audit • Design Report (TII requirements)
Material Assets	• Gas/ESB networks • Telecommunications Impact Study • Aviation Review Statement • Any other relevant material assets identified in consultation process
Cultural Heritage	• Heritage Impact Assessment & an Historic Landscape Character Assessment. • Archaeological Impact Assessment

Major Accidents and Disasters	• Construction Stage • Operational Stage • Impact of Climate Change
Cumulative Assessment	Projects considered should be clearly identified and the location of the cumulative assessment clearly labelled within each Chapter as relevant.
Interactions of the Foregoing	Description of interactions between factors.
Compendium of Mitigation Measures	Intent expressed for the implementation of mitigation measures to be clearly set out as – 'shall'. Commitments need to be expressed clearly and be specific.
Compendium of Significant Effects	Chapter detailing all the pre-mitigation and post mitigation (residual) significant effects and magnitude/duration
Appendices	All appendices and sub appendices to be submitted in hard and soft copy. To include: • Glossary of Terms • Noise Survey Results & Calibration Certificates • Material Volume Calculations • Statement of Competency • Other relevant documents
AA Screening report	• Author qualifications, experience and expertise • Methodology • Zone of Influence (ZOI) and identification of relevant European Sites to be based on a Source-Pathway-Receptor Model using the precautionary principle • Must include consideration of: River Nore SPA (site code 004233), Spahill and Clomantagh Hill SAC (site code 000849), The Loughans SAC (site code 000407), Cullahill Mountain SAC (site code 000831), River Barrow and River Nore SAC (site code 002162).
NIS	• Author qualifications, experience and expertise • Methodology • Collision Risk Modelling (CRM)

	• Biodiversity & ornithology surveys for QI & SCI species and habitats in accordance with Best Practice • Consideration of relevant land, soils & geology reports/assessments* • Consideration of relevant hydrological, hydrogeological & water reports/assessments* • Compendium of Mitigation Measures (*Intent expressed for implementation of mitigation measures – 'shall')* * *As stipulated above for EIAR.*
Appendices	All appendices and sub appendices to be submitted in hard and soft copy.
Other Documents/Plans (To include):	
	• BESS • Fire Risk and Safety Assessment and Emergency Response Plan • Battery Management System • Site Entrances • Access Tracks • Wind turbines • Cable routes & connections • Substation (Compound & Buildings) • Meteorological Mast • Temporary construction compounds • Borrow Pits & Deposition Areas • Haul Route • Turbine Delivery Route • Surface Water Design • Wastewater • Potable Water • Decommissioning & Restoration