

An
Coimisiún
Pleanála

Inspector's Report ABP-315157-22

Development	Garryhinch Windfarm consisting of 11 no. wind turbines, 110kV on-site substation and associated connection to the national grid.
Location	Townlands of Annamoe, Backwood, Ballymacrossan, Ballymorris, Barranaghs, Bracklone, Clonygowan, Clonyhurk, Clonyquin, Coolavoran, Coolagh and Derrymullen, Coolnavarnogue or Coolaghy, Cooltederry, Cooltycanon, Dernacart, Forest Lower, Forest Upper, Garryhinch, Garrymore, Kilbride, Lea, Magheranaskeagh, Co. Offaly and Co. Laois.
Prospective Applicant(s)	Garryhinch Wind Farm DAC
Type of Application	Pre-Application Consultation under Section 37B of the Planning and Development Act 2000, as amended.
Planning Authority	Offaly County Council and Laois County Council
Date of Site Inspection	28 th January 2026
Inspector	Enda Duignan

1.0 Introduction

- 1.1.** The Commission received a request dated 29th November 2022 to enter into pre-application consultations under Section 37B of the Planning and Development Act, 2000, as amended, in relation to a proposed wind farm development at Garryhinch Bog and Garrymore Bog, Co. Offaly and Co. Laois. The proposed wind farm has an estimated generating capacity of between 71.5 and 79.2 MW.
- 1.2.** A first consultation meeting was held between the Commission and the prospective Applicant on 10th February 2023. A second consultation meeting was held between the Commission and the prospective Applicant on 29th January 2026 and at which the prospective Applicant confirmed that the total number of proposed wind turbines was 11 no. A record of each meeting is on file. The prospective applicant sought closure of the pre-application consultation by correspondence dated 9th July 2026.
- 1.3.** It is noted that when the pre-application request was originally received, the Applicant was Bord na Móna Powergen Ltd. However, when the Applicant requested the second meeting, it was confirmed that the Applicant is now being referred to as Garryhinch Wind Farm DAC. This is described as a 50/50 joint venture between Bord na Móna and SSE Renewables which was formed in 2024.

2.0 Site Location

- 2.1.** The proposed wind farm site is to be located across Garryhinch and Garrymore Bogs which straddle the respective county boundaries of Offaly and Laois. The site is located, c. 1.5km to the south-west of Clonygowan in Offaly and c. 3.7km to the north of Mountmellick and c. 6.4km to the west of Portarlinton in Co. Laois.
- 2.2.** The majority of the site comprises peatlands which have a relatively flat topography. The surrounding area is predominantly characterised by agricultural lands with small areas of coniferous forestry to the south of the site. The area is rural in nature with low density /one off residential houses and farmsteads located along the surrounding local road network. There a number of watercourses within the proposed wind farm site that are hydrologically connected to the River Barrow, located further to the site's south.

3.0 Description of Proposal

3.1. The proposed development comprises the following:

- 11 no. wind turbines (TH 220m, RD 172m, HH 135.5m, BL 84.5m),
- Internal access tracks,
- 2 no. site accesses (1 no. new (west) & 1 no. existing (east)),
- Permanent met mast of c. 120m height,
- Biodiversity Mitigation and Enhancements,
- 1 no. on site borrow pit and 1 no. borrow pit in Third Party lands,
- On site peat deposition areas,
- 4 no. temporary construction compounds, and,
- Amenity Area

3.2. The proposed development includes the construction of 1 no. on site 110kV substation which is to be located in the south-eastern area of the site. An underground grid connection to connect to the consented Bracklone substation located to the east of Portarlinton is also proposed. The proposed grid connection includes a crossing of the River Barrow using HDD.

3.3. The site lies to the immediate north of the consented Dernacart Wind Farm. The existing Moanvane Wind Farm is also located c. 3.5km to the north-west of the subject site.

3.4. To clarify, it is noted that the initial iteration of the project that was presented by the Applicant at the first pre-application, comprised a total of 10 no. turbines, each with a tip height of 220m and a potential power rating of between 5 and 7.6MW.

4.0 Planning History

4.1. Permissions of relevance within the site and surrounding area include:

- **ABP-321064-24:** Planning permission granted by the Commission in February 2026 for the construction of a 110kV Substation and Underground Grid Connection for the purposes of connecting the consented Dernacart Wind Farm (ABP 310312-21) to the National Grid by connecting the proposed substation to the consented Bracklone 110kV substation (located to the immediate south

of the site).

- **Laois County Council Reg. Ref: 20/78 (ABP-310312-21)** - The Board overturned the Council's decision and granted a ten year permission in January 2024 for the construction of up to 8 no. wind turbines with a tip height of up to 185 metres and all associated foundations and hardstanding areas; 1 no. on-site electrical substation; 1 no. temporary construction compound; all associated underground electrical and communications cabling connecting the turbines to the proposed on-site electrical substation; provision of new site access tracks and upgrading of existing access tracks and associated drainage; erection of 1 no. permanent meteorological mast of up to 110m in heights; works to facilitate the delivery of turbines adjacent to the N80 within the townlands of Dernacart and Forest Upper to include the laying of temporary surfacing; tree felling; and all associated site development works, ancillary works and equipment (located to the immediate south of the site).
- **ABP-306241:** Application granted in May 2020 for leave to apply for substitute consent under section 177C of the Planning and Development Act 2000, (as amended) to regularise the planning status of Bord na Móna historic peat extraction (and ancillary works) on the milled peat production bogs. Allen Bog Group located in counties Offaly, Westmeath, Laois and Kildare.

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:

Table: SID pre-application precedent

ABP Ref.	Location	Development Description	ABP Decision
323906	Mayo	16 no. wind turbines (68.8MW output), including a 110kV substation, an energy storage system and an underground 110kV grid connection	Is SID
322258	Roscommon	14 no. Wind turbines (62.7MW output), 110kV Substation, 110kV Grid Connection & all	Is SID

		Associated works	
320843	Tipperary and Limerick	13 Turbines and associated infrastructure with a total rated output of 86.8MW	Is SID
321507	Galway	11 turbines. Output of 6.0MW and 6.6MW	Is SID
320745	Limerick	17 turbines. Output of 75MW and 95MW	Is SID
320703	Mayo	19 turbines. Output of 70.05MW	Is SID
319601	Waterford	15 turbines. Output of 85.5MW to 108MW	Is SID
319219	Kerry	17 wind turbines. Output of 114MW to 136.8MW	Is SID
319215	Clare	9 wind turbines. Output of 51.3MW and 64.8MW	Is SID
319139	Limerick	9 wind turbines. Output of 54MW	Is SID
318203	Offaly	9 wind turbines. Output of 50.4MW	Is SID
315851	Tipperary	9-10 wind turbines. Greater than 50 MW output.	Is SID
315239	Clare	10 turbines. 60-66 MW output.	Is SID
315864	Mayo	21 wind turbines and grid connection. 72.45 MW output.	Is SID
314798	Kerry and Cork	11 wind turbines and grid connection. To exceed 50 MW output.	Is SID
314271	Meath and Westmeath	8 wind turbines and grid connection. 57.6 MW output.	Is SID

6.0 Pre-Application Consultation Meetings Held

6.1. Two pre-application consultation meetings were held between An Coimisiun Pleanála and the prospective applicant. Full details of the meetings and matters discussed are contained in the Commission's records for the meetings.

6.2. The first pre-application consultation meeting took place on the 10th February 2023. The principal matters arising related to:

- Sufficient details of the turbine output ratings required.
- Be cognisant of the potential impacts on bats with reference to tree felling.

Mitigation measures should also be included for otter.

- Importance of consulting with the National Parks & Wildlife Service prior to submitting the planning application was highlighted.
- Advised providing viewpoints from high density population areas.
- The Applicant shall full consider the borrow pit locations in relation to the depth, amount of peat removal and volume of extraction.
- Requirement for a peat stability assessment.
- Requirement for an Invasive Species Management Plan.
- Recommended that there is reference to any concurrent substitute consent application within the SID cover letter to ensure that there was clarity around the approach to development of the site being undertaken, and,
- In relation to the designations within the Offaly Wind Energy Strategy, the Commission's representatives advised consulting with the council prior to submitting the planning application and stated that any application would need to present a strong justification why the wind energy strategy should be contravened.

6.3. A second pre-application consultation meeting took place on the 29th January 2026.

The principal matters arising related to:

- General feedback: noted the location of the proposed site entrance off a National Road and its location relative to the entrance to the adjoining permitted wind farm (Dernacart). It was advised that consideration be given to the consolidation of the entrances and access tracks to minimise impacts. Potential cumulative impacts also to be carefully considered. Feedback from TII recommended. Recommendation to provide site-specific plans and section diagrams of all watercourse crossings roughout the wind farm site. Requirement for detailed proposals/consent for locations where HDD is proposed.
- Policy: Strong justification should be provided if it is proposed to contravene the County Development Plans.
- Discussions over IPC Licence.
- Ecology: Employment of most up to date guidance for survey and assessment for both EIA and AA. Clearly set out survey methodology, guidelines followed

and include assumptions, limitations, timings, duration. Clear identification of ecological receptors. Provision of derogation licences if required. Proposals to minimise impact on peat. Detailed proposals for borrow pit and peat storage areas. Invasive species survey and management plan (wind farm, TDR and GCR). Up and down stream baseline aquatic ecology surveys. Biodiversity Enhancement Management Plan to be cognisant of the IPC Licence Condition and consideration of all cumulative/in combination effects.

- Requirement for a robust noise assessment.
- WFD: Standalone assessment required.
- Waste Importation: Applicant was advised to ensure that the requisite End of waste criteria (Art 28) has been met by the producer.

7.0 Legislation

7.1. Planning and Development Act 2000, as amended

7.1.1. Section 2(1) of the Planning and Development Act 2000, as amended ('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),

7.1.2. 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 Commission under section 37E and not to a planning authority.
- (2) That condition is that, following consultations under section 37B, the Commission serves on the prospective applicant a notice in writing under that section stating that, in the opinion of the Commission, 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.

7.1.3. Class 1 of the Seventh Schedule relates to energy infrastructure and includes the following category of development:

‘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. Environmental Impact Assessment

7.2.1. 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 in respect of the proposed development. Therefore, the submission of an EIAR is mandatory.

7.3. Appropriate Assessment

7.3.1. The proposed wind farm site is hydrologically connected to the River Barrow and River Nore SAC (Site Code: 002162) via the existing watercourses on the site. The proposed grid connection also crosses the SAC at a location on the River Barrow to the south-east of the site. Other European sites in the surrounding area include the Slieve Bloom Mountains SPA (Site Code: 004160, c. 5.5km to the south-west), the Mountmellick SAC (Site Code: 002141, c. 1.9km to the south) and the Slieve Bloom Mountains SAC (Site Code: 000412, c. 8.7km to the south-west).

7.3.2. The applicant intends to submit a Natura Impact Statement.

8.0 Assessment

8.1. Seventh Schedule Development

- 8.1.1. The proposed development will comprise of 11 no wind turbines with an estimated generating capacity of between 71.5 and 79.2 MW.
- 8.1.2. The current SID thresholds are set out within the 7th Schedule of the Planning and Development Act 2000, as amended. The relevant threshold for the proposed project is 50MW for wind farms as set out in Class 1 (Energy Infrastructure) of the Seventh Schedule of the Act.
- 8.1.3. Having regard to the output of between 71.5 and 79.2 MW of the proposed development, I am satisfied that the development accords with Section 37A(1) of the Act.

8.2. Section 37A(2) Criteria

In addition to meeting the relevant SID threshold under Section 37A(1) of the Act, under Section 37A(2), the proposed development must fall within one or more of the following conditions:

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

- 8.2.1. The prospective Applicant has outlined the State's requirement to transition to a low carbon, climate resilient and environmentally sustainable economy. In terms of the national policy context, CAP 2025 was published on 15th April 2025 and re-affirms the previous commitment in CAP 2024 to increase the share of renewable electricity generation to 50% by 2025 and 80% by 2030. There are also objectives included within CAP24 and CAP25 to deploy up to 9 GW of onshore wind by 2030. Ireland's long-term Climate Action Strategy, entitled Ireland's Long-term Strategy on Greenhouse Gas Emissions Reductions 2024, sets out indicative pathways, beyond 2030, towards achieving carbon neutrality for Ireland by 2050. The Strategy provides a pathway to a whole-of-society transformation and serves as a vital link between shorter-term Climate Action Plans and Carbon Budgets and the longer-term objective of the European Climate Law and Ireland's National Climate Objective. The

prospective Applicant has also highlighted some of the relevant National Policy Objectives (Project Ireland 2040: The National Planning Framework - First Revision, April 2025) that seek to (NPO70) to 'Promote renewable energy use and generation at appropriate locations within the built and natural environment to meet national objective towards achieving a climate neutral economy by 2050' and that aim to (NPO71) "Support the development and upgrading of the national electricity grid infrastructure, including support the delivery of renewable electricity generating development."

8.2.2. Overall, I am satisfied that the proposed development, through the provision of between an additional 71.5 and 79.2 MW of renewable electricity generation, will contribute to the transition to a low carbon, climate resilient and environmentally sustainable economy in line with national climate change obligations, objectives and targets. Furthermore, a development of this scale would involve significant capital investment in the region and will create employment opportunities relating to the construction, operation and decommissioning of the development, which together with commercial rates, development contributions, community gain and infrastructure improvements will result in a significant impact on the economic profile of the area and investment in the region.

8.2.3. Having regard to the national and regional policy context and the details of the subject proposal outlined above and presented at the pre-application meetings, I am satisfied that the development would 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.

(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,

8.2.4. As discussed above, the prospective Applicant is of the view that the proposed development would contribute to the objectives of the National Planning Framework

(NPF) and the provisions of the Climate Action Plan (CAP) 24, CAP 25. Project Ireland 2040, which includes the NPF, is the Government's long-term overarching strategy to build a more resilient and sustainable future. Having reviewed the NPF - First Revision, it is evident that there are a myriad of policies and objectives that 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 achieving a low carbon economy by 2050 (including National Strategic Outcome 8 (NSO 8) and National Policy Objectives (NPOs) 69, 70, 71 and 74).

8.2.5. At a regional level, the RSES also recognises the pronounced need to decarbonise the southern region, and specifically in respect of electricity "to achieve national and EU targets will require investment in measures to develop alternative renewable energies with greater interconnection to energy resources ... ". It also includes a set of Regional Policy Objectives (RPOs), of which the following are of note:

- "...is committed to the implementation of the Government's policy under Ireland's Transition to a Low Carbon Energy Future 2015-30 and Climate Action Plan 2019. It is an objective to promote change across business, public and residential sectors to achieve reduced GHG emissions in accordance with current and future national targets, improve energy efficiency and increase the use of renewable energy sources across the key sectors of electricity supply..." – (RPO 87)
- "...an objective to support implementation of the National Renewable Energy Action Plan (NREAP), and the Offshore Renewable Energy Plan and the implementation of mitigation measures outlined in their respective SEA and AA and leverage the Region as a leader and innovator in sustainable renewable energy generation." – (RPO 95)
- "...an objective to support the sustainable development of renewable wind energy (on shore and off shore) at appropriate locations and related grid infrastructure in the Region in compliance with national Wind Energy Guidelines." – (RPO 99)

8.2.6. The proposal to generate over 70MW 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. For this reason, I am satisfied that the proposed development would meet relevant national policy objectives of the NPF and would serve to fulfil the relevant regional policy objectives of the RSES for the Southern Regional Assembly. The development would, therefore, satisfy the requirement set out in section 37A(2)(b) of the Act.

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

- 8.2.7. The proposed wind farm site straddles the administrative area of 2 no. counties, being Co. Offaly and Co. Laois. Accordingly, I am satisfied that the Commission could reasonably come to the conclusion that the proposed development would have a significant effect on the area of more than one Planning Authority. Therefore, I am of the opinion that the proposal would come within the scope of this requirement to be considered as complying with section 37A(2)(c) of the Act.

8.3. Prescribed Bodies

- 8.3.1. 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 1 in respect of any future application for approval.

8.4. Schedule of Information to Inform the Completeness Check

- 8.4.1. Attached as Appendix 2 is a Schedule of Information which is being provided to inform the completeness check which is required by Section 37JA of the Planning and Development Act, 2000, as amended. It is based on the discussions at the most recent pre-application meeting that was held. I note that the applicant chose to close the consultations after 2 no. meetings. Consequently, there was no opportunity to discuss other relevant considerations. These other relevant considerations are also included in the Schedule of Information.

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 Section 37A(2)(a) and Section 37A(2)(b) of the Act.

- 9.2. I recommend that the Commission serve a notice on the prospective Applicant, pursuant to Section 37(B)(4) of the Planning and Development Act 2000, as amended, stating that it is of the opinion that the proposed development constitutes 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 development and related development, and to the policy context, it is considered that the proposed development comprising the development of 11 no wind turbines with an estimated generating capacity of between 71.5 and 79.2 MW. on a site in the townlands of Annamoe, Backwood, Ballymacrossan, Ballymorris, Barranaghs, Bracklone, Clonygowan, Clonyhurk, Clonyquin, Coolavoran Coolagh and Derrymullen, Coolnavarnogue or Coolaghy, Cooltederry, Cooltycanon, Dernacart, Forest Lower, Forest Upper, Garryhinch, Garrymore, Kilbride, Lea, Magheranaskeagh, Co. Offaly and Co. Laois constitutes development that falls within the definition of Energy Infrastructure in the Seventh Schedule of the Planning and Development Act 2000, as amended, thereby satisfying the requirements set out in Section 37A(1) of the Act.

The proposed development is also considered to be of strategic importance by reference to the requirements of Section 37A(2)(a), 37A(2)(b) and 37A(2)(c) 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 Act.

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, directly or indirectly, the exercise of my professional judgement in an improper or inappropriate way.

A handwritten signature in blue ink, reading "Enda Duignan", written over a horizontal line.

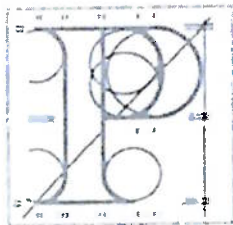
Enda Duignan

Senior Planning Inspector

29th July 2025

Appendix 1 – Prescribed bodies

- Department of Housing, Local Government and Heritage
- Department of Climate, Energy and the Environment
- Department of Transport
- Department of Culture, Communications and Sports
- Department of Agriculture, Food and the Marine
- Department of Rural and Community Development and the Gaeltacht
- Laois County Council
- Offaly County Council
- Southern Regional Assembly
- Transport Infrastructure Ireland
- An Chomhairle Ealaíon (Arts Council)
- The Heritage Council
- Fáilte Ireland
- An Taisce
- Uisce Éireann
- Gas Networks Ireland
- Inland Fisheries
- Córas Iompair Éireann (CIE)
- Iarnród Éireann
- Irish Aviation Authority
- Air Nav Ireland
- Environmental Protection Agency (EPA)
- Health Service Executive (HSE)
- Health and Safety Authority
- Office of Public Works
- The Commission for Regulation of Utilities
- ESB
- EirGrid
- Further notifications should also be made, where deemed appropriate.



Appendix 2:

Schedule of Information to Inform Completeness Check

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

Details of Proposed Development at Closure

Pre-Application Ref.	ACP-315157-22
Prospective Applicant:	Garryhinch Wind Farm DAC
Date of Final Meeting:	29 th January 2026
Number of Turbines:	11 no.
Design Flexibility opinion:	No.
Is Grid Connection Included:	Yes.
Is a BESS included:	No.
Accommodating works for TDR:	Yes.

Information

Plans and Particulars	
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 (<i>Inc. legally binding agreement & land registry map if required</i>)
Design Flexibility	Design flexibility not sought.
Fee	
EIA Portal	Letter from Portal
Planning Statement	• Renewable Energy Designation Policy Statement • Statement outlining compliance with all relevant policies and objectives in the relevant County

	Development Plans, including a justification for material contravention of same if applicable. • Consultation overview • Details Community Benefit Fund • Planning history • Planning status of existing (disused) quarry within the proposed development site
Drawings	• Drawing Schedule • Site location map • Site layout plan • Site Layout plan which details the internal site separation distances between individual turbine rotor diameters in the crosswind and prevailing downwind direction and from adjoining site boundaries • Detailed set of drainage drawings overlaid on the site layout plan which clearly identifies all watercourses/drainage features on the site. Mitigation measures to be detailed on the plans (silt fences etc.) • Plans, elevations, sections and cross-sections • Site-specific plans and section diagrams of each watercourse crossing throughout the wind farm site, including spot levels to clearly illustrate the relationship between the bridges and the new/existing access roads • Detailed site layout plan and method statement for the crossing of the River Barrow, where HDD is proposed. Clearly identify the locations of the launch and reception pits on either side of the river along with details of all the proposed mitigation measures. Similarly detailed layout plans to be provided for all other locations where HDD is proposed along the GCR, if relevant. • Wayleaves shown • Grid Connection Route • Scales appropriate
EIAR	
No design Flex	One turbine type with a tip height of 220m, a rotor diameter of 172m, blade length of 84.5m, a hub height of 134m and an individual turbine output of between 6.5 MW, 6.8 MW, and 7.2 MW. 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 and map identifying the nearest sensitive/residential receptor and separation distances to each turbine (<i>Format, references and information to be correlated and consistent with noise and shadow flicker analysis</i>). • 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) • Property Devaluation/House Prices
Biodiversity	• Derogations (Required/Obtained) • Ecological Impact Assessment • Biodiversity Enhancement Areas and Biodiversity Enhancement Management Plan which has regard to the IPC Licence Condition 10 - Draft Cutaway Bog Decommissioning and Rehabilitation Plans for both Garryhinch and Garrymore. The Plan should include

	monitoring and adaptive measures covering short, medium and long term. • Surveys to be undertaken within wind farm site and along TDR and GCR. • Bat Surveys (to include) a min. of 30 days in each season, in a variety of weather conditions with detectors at different height levels. • Terrestrial Surveys (<i>Habitat & ecology (inc protected flora, invasive plant species, mammals, amphibians and reptiles)</i>) • Aquatic Surveys (<i>Habitat & ecology (inc river habitat, macroinvertebrate, electro-fishing, fisheries)</i>) To be undertaken upstream and downstream of all river crossings within the wind farm site and along GCR. • Justification for surveys (if not up to date as per best practice) • Invasive Species Management Plan
Ornithology	• Surveys (<i>Vantage Point, Breeding & non-breeding, hinterland, Dusk, Walkover, Roost & Winter surveys</i>) • Justification for surveys (if not up to date as per best practice) • Connectivity with European Sites • Up to date Collision Risk Model (CRM) Assessment (NatureScot 2024) • Monitoring Programme • Cumulative Assessment
Noise and Vibration	• Baseline Noise Levels • Map of all sensitive receptors within Zol (ref. consistent with Shadow Flicker) • Sensitive receptors along GCR • Predicted construction noise (incl. wind farm, GCR, accommodation works) • Predicted operational noise levels (separate/cumulative for turbines and substation) • Curtailment Strategy for exceedances • Mitigation Strategy for Operational Amplitude Modulation and Tonal Noises • Cumulative Noise Assessment
Shadow Flicker	• Shadow Flicker Analysis • Map of all sensitive receptors within Zol (ref. consistent with Noise) • Wind Turbine Control Measures

Air and Climate	• Cumulative Assessment • Carbon Impact Assessment including Embodied Energy Assessment and Climate Change Vulnerability Assessment • Dust Generation/Emissions and Management • Vehicle Emissions and Management
Land, Soils & Geology	• Peat Hydrology Study and assessment to demonstrate how the impacts to intact raised bog/high bog from proposed road layout are minimised. • Ground Condition Assessment (inc): ◦ Ground Investigations Report (incl. trial pit logs) ◦ Site Investigations Report ◦ On site precipitation monitoring and use of climate data ◦ Material Volume Calculations (incl. borrow pits) ◦ Ground and surface water monitoring with control site ◦ Slope Stability Analysis (<i>Justification of model employed</i>). • Peat/Spoil Management Plan
Hydrology, Hydrogeology & Water Quality	• Hydrological Assessment • Hydrogeological Assessment • Detailed proposals with respect to the borrow pits, peat storage areas and turbine foundations for dewatering, water management and pollution control. A detailed assessment of potential risks associated with dewatering, including impacts to groundwater and sensitive habitats to be provided • Site Specific Flood Risk Assessment, that shall include high rainfall event planning. The SSFRA should include hydraulic modelling to demonstrate that the proposed development does not exacerbate flooding either on site or elsewhere downstream. • Surface water/Drainage Management Plan and methodologies • Standalone Water Framework Directive Compliance Report • Emergency Response Plan • Water Quality Management Plan

	• Drinking Water Source (UE and GWSS) Assessment • Cumulative assessment
Landscape & Visual	• Photomontages • ZTV Analysis (20km radius from development site) • Landscape Character Assessment • Viewpoint Assessment
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 • Archaeological Impact Assessment including appropriate level of field work (<i>targeted test trenches & geophysical survey recommended</i>)
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. • Particular consideration given to adjoining consented Dernacart Wind Farm and the associated grid connection.
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.
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
NIS	• Author qualifications, experience and expertise • Methodology • Up to date Collision Risk Modelling (CRM) – NatureScot 2024 • Biodiversity & Ornithology Surveys for QI & SCI species and habitats in accordance with Best Practice • Consideration of relevant Land, soils & geology reports/assessments* • Consideration of relevant Hydrological, hydrogeological & water reports/assessments* • Compendium of Mitigation Measures (<i>Intent expressed for implementation of mitigation measures – ‘shall’</i>) <i>* As stipulated above for EIAR.</i>
Appendices	All appendices and sub appendices to be submitted in hard and soft copy.
Other Documents (To include):	
Civil Engineering Report	• Site Entrances • Access Tracks • Wind turbines • Cable routes & connections • Substation (Compound & Buildings) • Meteorological Mast • Temporary construction compounds • Deposition Areas • Haul Route • Turbine Delivery Route • Surface Water Design • Wastewater • Potable Water

	• Decommissioning & Restoration
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