



An
Coimisiún
Pleanála

Inspector's Report ABP-320843-24

Development	Proposed development of up to 13 no. wind turbines and associated infrastructure.
Location	Located in the townlands of Carrowkeale, Scarrough, Moheragh, Glenpaudeen, Camus, Kilshenane, Gortarush Lower, Carrow, Co. Tipperary.
Prospective Applicant(s)	Carrow Renewable Energy Limited.
Type of Application	Pre-Application Consultation under Section 37B of the Planning and Development Act 2000, as amended.
Planning Authority	Tipperary County Council and Limerick County Council
Date of Site Inspection	16 th December 2025
Inspector	Heidi Thorsdalen

1. Introduction

The Commission received a request dated 12th September 2024 to enter into pre-application consultations under Section 37B of the Planning and Development Act, 2000, as amended, in relation to a proposed development of up to 13 no. wind turbines and associated infrastructure located in the townlands of Carrowkeale, Scarrough, Moheragh, Glenpaudeen, Camus, Kilshenane, Gortarush Lower, Carrow, Co. Tipperary.

A first consultation meeting was held between the Commission and the prospective applicant on 23rd October 2024. A second consultation meeting was held between the Commission and the prospective applicant on 8th January 2026 and at which the prospective applicant confirmed that the total number of proposed wind turbines was 14 no. A record of each meeting is on file. The prospective applicant sought closure of the pre-application consultation by correspondence dated 10th February 2026.

2. Site Location

The subject site is located approximately 2.4km southeast of Hollyford village and 4.7km north of Dundrum in Co. Tipperary. The centre grid reference of the site is E594659, N650553 (ITM).

This is a rural upland landscape, and the site is located on the southeastern foothills of the Shannon Hills and Mountains, in between the river valleys of the Multeen River and the Aughnaglanny River. The topography of the proposed windfarm site is noted to range from 340 mAOD within the northern part and 190 mAOD within the southern part. A number of mapped watercourses cross the site generally flowing in a southwest or southeast direction. The predominate land use comprises commercial forestry and agricultural pasture. The local area is sparsely populated. The site is accessed via a network of public local roads which cross the proposed windfarm site with access proposed via the L1154 along the southwestern boundary of the site.

3. Description of Proposal

While the original application referenced up to 13 no. turbines, the proposed development at the time of the closure request comprises the following:

- 14 no. wind turbines with a total rated power output of 86.8MW.
- 1 no. Met Mast of 103.5m.
- 20MW Battery Energy Storage System (BESS).
- 1 no. permanent onsite 110kV substation compound.
- Access roads and upgrade to existing roads/junctions.
- Temporary works incl. temporary construction compounds (3), borrow pits (2), and spoil repository areas and management (3).
- Underground Grid Connection (110kV) over a distance of c.37km to the existing Killonan 110kV substation (to the west of the site).
- Turbine delivery route accommodation works.
- All associated ancillary and site development works.

The prospective applicant confirmed that design flexibility was not being sought and that the proposed turbines will have 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.

The prospective applicant confirmed in pre-application closure correspondence that the proposed development is located in the following townlands:

- Carrow, Moheragh, Carrowkeale, Glenpaudeen, Scarrough, Camus, Ballynahinch, Kilshenane, Ballygarrane, Dundrum, Gortussa and Gortarush Lower, Co. Tipperary;
- Toomaline Lower, Toomaline Upper, Doon South, Lisgaugh, Cooga Upper, Kilmoyla Lower, Cooga Lower, Darkisland, Ballycoshown, Gortavalla North, Knocknacarriga, Gortnascarry, Cappamore, Portnard, Turagh, Dromsallagh, Dromcluhur, Eyon, Brittas, Gorteennaskagh, Killinure, Bohergar, Sandylane, Boher, Cloghnadromin, Lismullane, Kishvquirk, Clooncunna South, Clooncunna North, Ahabeg, Cunnihee, Whitehall, Coolyhenan, Milltown and Killonan, Co. Limerick.

4. Planning History

Relevant planning history relating to the proposed application site include:

- 248010 (15/601088A): Refusal of a 2 wind turbines at Glenpaudeen, Moheragh, Holyford Co Tipperary.

The Commission may wish to note the following operational wind farms in proximity to the site:

- Glencarbry Wind Farm, to the north.
- Cappawhite Wind Farm, to the west.

5. Precedent Decisions

The following table outlines a sample of other SID pre-application determinations for windfarm developments of similar scale decided by the Commission:

ACP Ref:	Location	Development Summary	ACP Decision
321507	Galway	11 turbines. Output of 62 to 73MW.	Is SID
320745	Limerick	17 turbines. Output of 75MW to 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 turbines. Output of 114MW to 136.8MW	Is SID
319215	Clare	9 turbines. Output of 51.3MW to 64.8MW	Is SID
319139	Limerick	9 turbines. Output of 54MW	Is SID
318203	Offaly	9 turbines. Output of 54.4MW	Is SID

6. Pre-Application Consultation Meetings Held

Meeting No.1

The first pre-application consultation meeting was held between the Commission and the prospective applicant on 23rd October 2024. Full details of the meeting and matters discussed are contained in the Commissions record of the meeting.

The principal matters arising related to:

- Clarification on intended rated power output.
- Design flexibility not being sought.
- Grid connection options and EIAR.
- Location in foothills of upland area.
- Cumulative wind energy projects.
- Water Framework Directive.
- Habitat Directive and SPA/SACs within Zone of Influence.
- No peat within the site, land slide risk investigation ongoing.
- Watercourses and site drainage.
- Issues arising from consultations.

Meeting No.2

The second pre-application consultation meeting was held between the Commission and the prospective applicant on 8th January 2026. Full details of the meeting and matters discussed are contained in the Commissions record of the meeting.

The principal matters arising related to:

- REDIII requirements.
- Planning policy.
- Planning application boundary.
- Proposed development updates.
- BESS requirements.

- Access proposals.
- Ground conditions.
- Habitat enhancement clarifications.
- Consultation updates.
- Community engagement.
- Update on various survey scope, timings and findings/constraints.
- Noise.
- Sensitive residential receptors.

7. Legislation

7.1 Planning and Development Act 2000, as amended

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),

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 situated

- (c) the development would have a significant effect on the area of more than one planning authority.
- 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 Class 1 –
- “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

- 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

The nearest Natura 2000 site to the proposed windfarm site is Lower River Suir SAC (Site code: 002137), approximately 0km to the west, Anglesey Road SAC (Site code: 002125) is located approximately 3.2km to the north, Slievefelim to Silvermines Mountains SPA (Site code: 004165) is located approximately 4.8km to the northwest, and Philipston Marsh SAC (Site code: 001847) is located approximately 5.5km to the west. The proposed grid connection route crosses the Lower River Shannon SAC (Site code: 002165), hydrologically linked to the River Shannon and River Fergus Estuaries SPA (Site code: 004077).

The applicant intends to submit a Natura Impact Statement (NIS).

8. Assessment

8.1 Seventh Schedule Development

The proposed development will comprise of 14 no. wind turbines with a total rated power output of 86.8 MW.

As set out above, 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:

(Energy Infrastructure)

Class 1: “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”.

Having regard to the total rated power output (86.8 MW) of the proposed development, I am satisfied that the proposed 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

The prospective applicant submits that the proposed development will be of a wholly strategic nature and of strategic economic and social importance to the region and the State, and represents a significant economic contribution to the region and will assist in meeting national renewable energy targets and result in significant reductions in carbon emissions from electricity generation and reduce the country's reliance on imported fossil fuels.

Ireland's obligations under EU and international treaties, including the Paris Agreement (2015) and the European Green Deal, are framed in the national climate objective under the Climate Action and Low Carbon Development Act, 2015, as amended. This national climate objective commits Ireland to becoming a climate

resilient, carbon neutral economy by 2050, reducing emissions by 51% by the end of the decade (2030). To achieve this objective, Climate Action Plan 2024 (CAP 24) provides that a 75% reduction in emissions in the electricity sector is required by 2030 (based on 2018 levels) and that central to achieving this is the strategic increase in the share of renewable energy to 80% by 2030, including ambitious targets of deploying 9GW of onshore wind. Published on 15th April 2025, Climate Action Plan 2025 (CAP25) reaffirms these renewable energy generation targets.

In national policy terms Project Ireland 2040 is the Government's long-term overarching strategy to make Ireland a better country for all and to build a more resilient and sustainable future. Part of Project Ireland 2040, the National Planning Framework (NPF) sets out to deliver a spatial strategy through National Strategic Outcomes ("NSO's"), including: "*transition to a low carbon and climate resilient society*". The first revision of the NPF (April, 2025) introduces regional renewable electricity capacity allocations to be achieved by 2030, which for the Southern Regional Area, is an additional 978MW for onshore wind or 40% of the National share.

I am satisfied that the proposed development, through an additional 86.8 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. I further consider that the overall capital investment in the region from the proposed development could be considered of strategic economic importance on account of construction, employment creation, commercial rates, contributions and community gain proposals.

Having regard to the national and regional policy context and the details of the subject proposal outlined above, 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,

The prospective applicant submits that the proposed development will significantly contribute towards meeting sustainable energy targets and objectives at County, Regional and National level.

As stated in the preceding section, 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 recently revised NPF (First Revision, April 2025) I note the following relevant National Policy Objectives (NPOs):

- *“Reduce our carbon footprint by integrating climate action into the planning system in support of national targets for climate policy mitigation and adaptation objectives, as well as targets for greenhouse gas emissions reductions as expressed in the most recently adopted carbon budgets” - **NPO69***
- *“Promote renewable energy use and generation at appropriate locations within the built and natural environment to meet national objectives towards achieving a climate neutral economy by 2050” - **NPO70***

In addition, the requirement for Regional Assembly to plan for regional renewable electricity capacity allocations indicated in Table 9.1 are outlined in **NPO74**, which, as outlined in the previous section, is an additional 978MW for onshore wind or 40% of the National share for the Southern Regional Area.

The current RSES for the Southern Region (2020-2032) seeks to support the delivery of the programme for change set out in Project Ireland 2040, acknowledges climate change as the most important long term challenge facing Ireland and commits to implementing regional policy consistent with the CAP. It includes a set of Regional Policy Objectives (RPOs) of which the following are 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*

In this regard, I consider that the proposed development to generate 86.8MW of renewable energy by using wind as a resource would assist in reducing greenhouse gas emissions and would contribute substantially towards the achievement of a low carbon economy.

Having regard to the above, 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 proposed 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.

The proposed windfarm and related development are located entirely within the administrative areas of Tipperary County Council and Limerick County Council.

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. Accordingly, 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

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

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 discussion at the two pre-application consultation meetings held.

9. Recommendation

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.

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 which comprises the following:

- 14 no. wind turbines with a total rated power output of 86.8MW.
- 1 no. Met Mast of 103.5m.
- 20MW Battery Energy Storage System (BESS).
- 1 no. permanent onsite 110kV substation compound.
- Access roads and upgrade to existing roads/junctions.
- Temporary works incl. temporary construction compounds (3), borrow pits (2), and spoil repository areas and management (3).

- Underground Grid Connection (110kV) over a distance of c.37km to the existing Killonan 110kV substation (to the west of the site).
- Turbine delivery route accommodation works.
- All associated ancillary and site development works

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

REASONS AND CONSIDERATIONS

Having regard to the size, scale and location of the proposed wind farm and related development, and to the policy context, it is considered that the proposed development comprising the development of a 14 no. turbine windfarm with an overall total rated power output of 86.8MW, substation, BESS, grid connection and associated infrastructure on a site at Carrow, Moheragh, Carrowkeale, Glenpaudeen, Scarrough, Camus, Ballynahinch, Kilshenane, Ballygarrane, Dundrum, Gortussa and Gortarush Lower, Co. Tipperary; and Toomaline Lower, Toomaline Upper, Doon South, Lisgaugh, Cooga Upper, Kilmoyla Lower, Cooga Lower, Darkisland, Ballycoshown, Gortavalla North, Knocknacarriga, Gortnascarry, Cappamore, Portnard, Turagh, Dromsallagh, Dromcluher, Eyon, Brittas, Gorteennaskagh, Killinure, Bohergar, Sandylane, Boher, Cloghnadromin, Lismullane, Kishvquirk, Clooncunna South, Clooncunna North, Ahabeg, Cunnihee, Whitehall, Coolyhenan, Milltown and Killonan, Co. Limerick, 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.

Heidi Thorsdalen

Heidi Thorsdalen

Planning Inspector

Date: 26th February 2026

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
- Tipperary County Council
- Limerick 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
- Shannon Airport
- 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.	ABP-320843-24
Prospective Applicant:	Carrow Renewable Energy Limited
Date of Final Meeting:	8th January 2026
Number of Turbines:	14 no.
Design Flexibility opinion:	No.
Is Grid Connection Included:	Yes.
Is a BESS included:	Yes.
Accommodating works for TDR:	Yes.

Information

Plans and Particulars	
Public Notice	<ul style="list-style-type: none"> • 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	<ul style="list-style-type: none"> • Notification of All Prescribed Bodies and a copy of the correspondence sent to same.
Land Ownership	<ul style="list-style-type: none"> • Interest in land • Written consent of all other landowners (incl. legally binding agreement & land registry map if

	required & confirmation of measures proposed within blueline boundary).
Design Flexibility	<ul style="list-style-type: none"> • Design flexibility not sought.
Fee	
EIA Portal	<ul style="list-style-type: none"> • Letter from Portal.
Planning Statement	<ul style="list-style-type: none"> • 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
Drawings	<ul style="list-style-type: none"> • Drawing Schedule • Site location map • Site layout plan • Plans, elevations, sections and cross-sections • Wayleaves shown • Grid Connection Route • Scales appropriate • TDR Accommodation works
EIAR	
No design Flex	<ul style="list-style-type: none"> • 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	<ul style="list-style-type: none"> • Provided as a standalone section.
Introduction	<ul style="list-style-type: none"> • 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 • Glossary of Terms
Description of the Proposed Development	<ul style="list-style-type: none"> • Detailed description of the components, characteristics and all stages of the proposed development incl. use of natural resources, production of waste, emissions & disturbances

	<ul style="list-style-type: none"> • Forestry felling and management. • Afforestation. • Construction Environmental Management Plan • GCR construction methodology • Temporary works reinstatement plan • Decommissioning Plan • Waste & Resource Management Plan
Consideration of Alternatives	<ul style="list-style-type: none"> • Site selection & the iterative design process. • Reasonable alternatives considered (layout, scale, technologies, grid connection, turbine delivery, substation infrastructure, BESS, construction methodology etc)
Population and Human Health	<ul style="list-style-type: none"> • Population & Settlement Patterns • Economic Activity & Employment • Tourism & Amenities (incl. recreational trails/heritage sites/scenic view points) • Human Health & Wellbeing (reference studies) • Property Devaluation (reference studies) • Cumulative Assessment
Biodiversity	<ul style="list-style-type: none"> • Designated sites • Habitat surveys (incl. detailed botanical survey and invasive species surveys) • Bat Surveys (full season and effort to reflect site, species and best practice) • Badger, otter, marsh fritillary, amphibians and other protective species surveys (reflect site, species, findings and best practice) • Aquatic Surveys (incl. aquatic habitat, macroinvertebrate, eDNA, electrofishing, river and fisheries assessment) • Surveys of GCR/TDR. • Baseline changes, gaps incl. survey coverage and timing. • Derogations (if applicable) • Ecological Impact Assessment • Mitigation and Monitoring Strategy • Invasive Species Management Plan • Biodiversity Enhancement Areas/Management Plan • Cumulative Assessment
Ornithology	<ul style="list-style-type: none"> • Surveys (min. 2 years incl. vantage point, breeding & non-breeding, hinterland, dusk/dawn, walkover, roost & winter surveys, effort to reflect site, species and best practice) • Baseline changes, gaps incl. survey coverage and timing. • Connectivity with European Sites • Ornithological impact assessment

	<ul style="list-style-type: none"> • Collision Risk Model (CRM) Assessment • Mitigation Strategy • Monitoring Programme • Cumulative Assessment
Noise and Vibration	<ul style="list-style-type: none"> • Noise monitoring locations • Appropriate background noise levels (account for cumulative effects as per current best practice GPG, ETSU-R-97 GPG) • Noise Survey Results & Calibration Certificates • Map of all sensitive receptors within Zol (ref. consistent with Shadow Flicker) • Sensitive receptors GCR • Predicted construction noise (incl. wind farm, GCR, accommodation works) • Predicted operational noise levels (separate/cumulative for turbines, substation, BESS) • Predicted Cumulative Noise Levels • Proposed Noise Limits (cumulative) • Operational Noise Monitoring Proposal • Mitigation Strategy for Operational Amplitude Modulation and Tonal Noises
Shadow Flicker	<ul style="list-style-type: none"> • Map of all sensitive receptors within Zol (ref. consistent with Noise) • Shadow Flicker Analysis • Wind Turbine Control Measures • Cumulative Assessment
Air and Climate	<ul style="list-style-type: none"> • Carbon Impact Assessment including Embodied Energy Assessment and Climate Change Vulnerability Assessment • Dust Generation/Emissions and Management • Vehicle Emissions and Management • Cumulative Assessment
Land, Soils & Geology	<ul style="list-style-type: none"> • Ground Condition Assessment • Ground Investigations Report (incl. trial pit logs) • Slope stability. • Material Volume Calculations (incl. borrow pits) • Spoil Management Plan • Cumulative assessment
Hydrology, Hydrogeology & Water Quality	<ul style="list-style-type: none"> • Hydrological Assessment • Hydrogeological Assessment • Flood Risk Assessment • Water Quality Management Plan • Surface Water/Drainage Management Plan • Standalone Water Framework Directive Compliance Report • Emergency Response Plan

	<ul style="list-style-type: none"> • BESS, standalone Fire safety management plan and Emergency Response Plan • Drinking Water Source (UE and GWSS) Assessment • Mitigation Strategy • Monitoring Programme • Cumulative assessment
Landscape & Visual	<ul style="list-style-type: none"> • LVIA baseline maps • Landscape Character Assessment • Visual impact assessment • Viewpoint selection and Photomontages • ZTV Analysis (20km radius from development site) • Viewpoint Assessment • Cumulative landscape and visual impact assessment
Traffic & Transportation	<ul style="list-style-type: none"> • Turbine Delivery Route & Swept Path Analysis • Haul Route & Swept Path Analysis • Traffic Count Data • Road closure/diversions • Traffic and Transport Assessment • Traffic Management Plan (incl. public road crossings, haul routes, TDR and GCR) • TII Design Report • Cumulative Assessment
Material Assets	<ul style="list-style-type: none"> • Gas/ESB networks/Uisce Éireann • Iarnród Éireann • Telecommunications Impact Study • Aviation Review Statement • Any other relevant material assets identified in consultation process • Cumulative Assessment
Cultural Heritage	<ul style="list-style-type: none"> • Heritage Impact Assessment & Historic Landscape Character Assessment incl. ZTV analysis and viewpoints • Archaeological Impact Assessment • Mitigation strategy • Cumulative assessment
Major Accidents and Disasters	<ul style="list-style-type: none"> • Construction and Decommissioning Stages • Operational Stage • Impact of Climate Change
Cumulative Assessment	<ul style="list-style-type: none"> • Identification of relevant cumulative study area and/or Zol for the relevant technical chapters. • Projects considered should be clearly identified and the location of the cumulative assessment clearly labelled within each technical chapter as relevant.

Interactions of the Foregoing	<ul style="list-style-type: none"> • Description of interactions between factors.
Compendium of Mitigation Measures	<ul style="list-style-type: none"> • 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	<ul style="list-style-type: none"> • All appendices and sub appendices to be submitted in hard and soft copy (incl. Statement of Competency and glossary of terms).
AA Screening report	<ul style="list-style-type: none"> • 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: Lower River Suir SAC (Site code: 002137), Anglesey Road SAC (Site code: 002125), Slievefelim to Silvermines Mountains SPA (Site code: 004165), Philipston Marsh SAC (Site code: 001847), Lower River Shannon SAC (Site code: 002165), River Shannon and River Fergus Estuaries SPA (Site code: 004077).
NIS	<ul style="list-style-type: none"> • 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’) • Cumulative • * As stipulated above for EIAR.
Appendices	<ul style="list-style-type: none"> • All appendices and sub appendices to be submitted in hard and soft copy (incl. Statement of Competency and glossary of terms).
Other Documents (To include):	

**Civil Engineering
Report**

- Site Entrances
- Access Tracks
- Wind turbines
- Cable routes & connections
- Substation (Compound & Buildings)
- BESS
- Meteorological Mast
- Temporary construction compounds
- Borrow Pits & Deposition Areas
- Haul Route
- Turbine Delivery Route
- Surface Water Design
- Wastewater
- Potable Water
- Decommissioning & Restoration

