



An
Coimisiún
Pleanála

Inspector's Report

ABP-321711-25

Development	10 no. turbine wind farm.
Location	Located in Toobrack, Tullaghanrock, Boleysillagh, Cloonmeen, Islandmore, Attiantaggart and Largan, Co. Roscommon
Planning Authority	Roscommon County Council
Type of Application	Pre-Application Consultation under Section 37B of the Planning and Development Act 2000, as amended
Prospective Applicant	Islandmore Wind Farm Ltd
Date of Site Inspection	05/02/2025
Inspector	Rachel Gleave O'Connor

1.0 Introduction

- 1.1. The Commission received a request dated 15th January 2025 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 10 no. turbine wind farm.
- 1.2. The prospective applicant sought closure of the pre-application consultation by correspondence dated 3rd March 2026.

2.0 Site Location and Description

- 2.1. The site is located in Islandmore in County Roscommon, close to the boundary with Counties Sligo and Mayo. The site is currently comprised of bog land, agricultural fields and commercial forestry area. Field boundaries are lined by hedgerows and treelines.

3.0 Description of Proposal

- 3.1. The proposal is described as follows:
 - 3 no. wind turbines with a hub height of 104m, a rotor diameter of 162m and an overall tip height of 185m;
 - 7 no. wind turbines with a hub height of 82m, a rotor diameter of 136m and an overall tip height of 150m;
 - All associated turbine foundations and crane hardstanding areas;
 - All associated underground electrical and communications cabling;
 - Construction of wind farm access tracks;
 - Construction of 6 no. site entrances and upgrade of 1 no. existing site entrance;
 - 2 no. temporary construction compounds;
 - 2 no. temporary equipment storage compounds;

- 1 no. borrow pit which, when exhausted, will be utilised to permanently store excess excavated material;
- The storage, as required, of excavated material at dedicated spoil deposition areas;
- Felling of approximately 7 hectares of commercial forestry plantation to facilitate the construction and operation of wind farm infrastructure;
- All associated and ancillary site development, excavation, construction, landscaping and reinstatement works, permanent and temporary works to public roads along the turbine component haul route, the provision of site drainage infrastructure and environmental mitigation measures; and
- A 10-year permission period and a 40-year operational life from the date of commissioning of the entire proposed development.

4.0 Planning History

4.1. None of relevance.

5.0 Precedent Decisions

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

Reference no.	Location	Development Description	Decision
321507	Galway	11 turbines, total output 66-73MEC	Is SID
319215	Clare	9 wind turbines, total output 54MW	Is SID
319139	Limerick	9 wind turbines, total output 54MW	Is SID

318203	Offaly	9 wind turbines, total output of 50.4MW	Is SID
316466	Galway	9 wind turbines, total output 54- 64.8MW	Is SID
315851	Tipperary	9-10 wind turbines, output greater than 50 MW	Is SID
315239	Clare	10 wind turbines, total output 66MW	Is SID
314798	Kerry and Cork	11 wind turbines, output greater than 50MW	Is SID
314271	Meath and Westmeath	8 wind turbines, total output 57.6MW	Is SID

6.0 Pre-Application Consultation Meeting Held

- 6.1. Three pre-application meetings were held between An Coimisiún 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 5th March 2025. The principle matters arising related to:
- Policy context
 - Amenity considerations
 - Considerations of cumulative impact with existing wind farm at Largan Hill
 - Consideration of Landscape and Visual Impacts

- Detail of forestry to be felled and associated carbon calculations
- Requirements of the Water Framework Directive
- Consideration of landslide susceptibility
- Consideration of TDR

6.3. A second pre-application consultation meeting took place on the 17th June 2025. The principle matters arising related to:

- Peat removal / habitat removal
- Bird surveys
- Visual impact
- Invasive species
- Consultation with prescribed bodies including NPWS, TII and DAU

6.4. A third and final pre-application consultation meeting took place on the 10th February 2026. The principle matters arising related to:

- Update on development proposal / description
- Biodiversity including habitats and ornithology
- Land and soils
- Hydrology and hydrogeology
- Landscape and visual
- Noise and vibration
- Shadow flicker
- Aviation

7.0 Legislation

7.1. Planning and Development Act 2000, as amended

7.2. 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),

7.3. 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.

7.4. 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 set out under Class 1 (Energy Infrastructure), as follows: '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.'

7.5. Environmental Impact Assessment

7.6. 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.

7.7. Appropriate Assessment

7.8. The nearest Natura 2000 sites are c. 3km to the north west of the site at River Moy SAC 002298 and c. 6km to the south east of the site at Lough Gara SPA 000587

7.9. The applicant intends to submit a Natura Impact Assessment/Appropriate Assessment Screening Report

8.0 **Assessment**

8.1. **Seventh Schedule Development**

8.2. The proposed development will comprise of 10 no. wind turbines with a predicted total output of 53.1MW.

8.3. 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.

8.4. Having regard to the proposed output of 53.1MW of the proposed development, I am satisfied that the development accords with Section 37A(1) of the Act.

8.5. **Section 37A(2) Criteria**

8.6. In addition to Accordingly, 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

8.7. 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. 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, rates will be made payable to Galway County Council by the developer, and a Community Benefit Scheme will be

put in place. All of these considerations will result in a positive impact on the economic profile of the subject area and investment in the region.

- 8.8. 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,

- 8.9. It is submitted by the prospective applicant that the proposed development would contribute to the objectives of the National Planning Framework (NPF) and the Northern and Western Regional Spatial and Economic Strategy 2020-2032 (RSES).
- 8.10. Having reviewed the NPF - First Revision, I note the following relevant National Strategic Outcome 8 (NSO 8) 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 achieving a low carbon economy by 2050.
- 8.11. At a regional level, the Spatial and Economic Strategy for the Northern and Western Region 2020-2032 supports an increase in the amount of new renewable energy sources in the region, stating that the renewable energy needs of the region, in the form of wind, solar and biomass, will be likely to be met in rural areas. 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.
- 8.12. Having regard to the above, I am satisfied that the 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 Northern and Western 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.

8.13. The location of the proposed development (including grid connection) is situated entirely within County Roscommon, however the site is immediately adjacent to the boundary with County Sligo and is approximately 100m to the boundary with County Mayo. Also, temporary works to accommodate the delivery of the wind turbine components are located within County Galway and County Mayo. As a result, I am satisfied that the proposed development would have a significant effect on the area of more than one planning authority.

8.14. 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.

8.15. Prescribed Bodies

8.16. 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.

8.17. **Note:** The prospective application is advised to submit a standalone document (which may form part of the EIAR) with the planning application, which outlines the mitigation measures, in the interest of convenience and ease of reference.

8.18. Schedule of Information to Inform the Completeness Check

8.19. Attached as Appendix 2 is a Schedule of Information which is considered necessary to submit in order to facilitate the undertaking of the Completeness Check under Section 37JA of the Planning and Development Act 2000, as amended.

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 which comprises the following:

- 10 no. wind turbines (3no. with a hub height of 104m, a rotor diameter of 162m and an overall tip height of 185m; and 7 no. wind turbines with a hub height of 82m, a rotor diameter of 136m and an overall tip height of 150m). Associated foundations, hardstands and underground cabling. Construction of access track, site entrances and upgrading of an existing entrance. All associated and ancillary site development, excavation, construction, landscaping and reinstatement works, permanent and temporary works to public roads along the turbine component haul route, the provision of site drainage infrastructure and environmental mitigation measures.

9.3. 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

10.1. 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 10 no. wind turbines with a predicted output of 53.1MW on a site at Toobrack, Tullaghanrock, Boleysillagh, Cloonmeen, Islandmore, Attiantaggart and Largan, Co. Roscommon constitutes development that falls within the definition of Energy Infrastructure in Class 1 of 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.

10.2. 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.

10.3. 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 me, directly or indirectly, following my professional assessment and recommendation set out in my report in an improper or inappropriate way."



Rachel Gleave O'Connor
Senior Planning Inspector

24th March 2026

Appendix 1 – Prescribed Bodies

- Department of Planning and Local Government and Heritage
- Minister of Environment and Climate & Communications
- Roscommon County Council
- Sligo County Council
- Mayo County Council
- The Northern and Western Regional Assembly
- Transport Infrastructure Ireland
- An Chomhairle Ealaíon (Arts Council)
- The Heritage Council
- Fáilte Ireland
- An Taisce
- Uisce Éireann
- Inland Fisheries Ireland
- Irish Aviation Authority
- Ireland West Airport
- Department of Agriculture, Food & Marine
- Department of Tourism, Culture, Arts, Gaeltacht, Sports and Media
- HSE
- The Commission for Regulation of Utilities
- Office of Public Works

Appendix 2 – Schedule of Information to Inform the Completeness Check

- 11.1. 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-321711-25
Prospective Applicant:	Islandmore Wind Farm Ltd
Date of Final Meeting:	10th February 2026
Number of Turbines:	10
Design Flexibility opinion:	No
Is Grid Connection Included:	No
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 County Development Plan including a justification for material contravention of same if relevant. • Consultation overview • Community Benefit Fund • Planning history, including of surrounds and description of Largan Hill (dimensions and operational life).
Drawings	• Drawing Schedule • Site location map • Site layout plan (proximity of turbines to Largan Hill turbines to be annotated) • Plans, elevations, sections and cross-sections • Wayleaves shown • Grid Connection Route • Scales appropriate
EIAR	
No design Flex	Two turbine types (3no. with a hub height of 104m, a rotor diameter of 162m and an overall tip height of 185m; and 7 no. wind turbines with a hub height of 82m, a rotor diameter of 136m and an overall tip height of 150m). Grid connection to be assessed but does not form part of planning application.
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 • 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/Management Plan (<i>Proposed Peat Restoration</i>) • Bat Surveys (to include): ○ Preliminary Roost Assessment Surveys,

	○ Bat activity transect surveys, ○ Static bat detector deployments, ○ Emergence/re-entry bat roost, ○ Hibernation ○ 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 (<i>Habitat & ecology (inc protected flora, extent and quality of protected habitat to be removed to be clarified, invasive plant species, mammals, amphibians and reptiles)</i>) • Aquatic Surveys (<i>Habitat & ecology (inc river habitat, macroinvertebrate, electro-fishing, fisheries)</i>)
Ornithology	• Surveys (<i>Vantage Point, Breeding & non-breeding, hinterland, Dusk, Walkover, Roost & Winter surveys</i>) • Connectivity with European Sites • Collision Risk Model (CRM) Assessment • Monitoring Programme • Cumulative Assessment
Noise and Vibration	• Baseline Noise Levels • Map of all receptors within 4 x Tip of Turbines • Predicted Noise Levels • Proposed Noise Limits (cumulative) • Operational Noise Monitoring Proposal • Mitigation Strategy for Operational Amplitude Modulation and Tonal Noises • Cumulative Noise Assessment (<i>to include Largan Hill</i>)
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): ○ Ground Investigations Report ○ Site Investigations Report ○ LIDAR Survey ○ On site precipitation monitoring and use of climate data ○ Ground and surface water monitoring and in-situ hydraulic conductivity testing. ○ Slope Stability Analysis. • Peat and Spoil Management Plan
Hydrology, Hydrogeology & Water Quality	• Hydrological Assessment • Hydrogeological Assessment • Flood Risk Assessment • Surface water/Drainage Management Plan • Standalone Water Framework Directive Compliance Report • Emergency Response Plan • Water Quality Management Plan • Drinking Water Source (UE and GWSS) Assessment
Landscape & Visual	• Photomontages • ZTV Analysis (20km radius from development site) • Landscape Character Assessment • Viewpoint Assessment • Analysis of cumulative LVIA with Largan Hill
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 & a 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 Moy SAC 002298 and Lough Gara Special Protection Area (SPA) (Site Code: 004048).
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 (<i>Intent expressed for implementation of mitigation measures – 'shall'</i>) * As stipulated above for EIAR.
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 • Borrow Pits & Deposition Areas • Haul Route

	• Turbine Delivery Route • Surface Water Design • Wastewater • Potable Water • Decommissioning & Restoration
--	--