



An
Coimisiún
Pleanála

Inspector's Report ACP 323038-25

Development	23 No. turbines, 220kV Loop-in substation, 110kV substation and all associated infrastructure and works.
Location	Townlands of Ballyguiry, Carronadavderg, Carronahyla, Carronbeg and others in County Waterford.
Prospective Applicant	Slievegrine Ltd.
Type of Application	Pre-Application Consultation under Section 37B of the Planning and Development Act 2000, as amended.
Planning Authority	Waterford City and County Council
Date of Site Inspection	24 th February 2026 and 6 th March 2026
Inspector	Susan Clarke

1.0 Introduction

- 1.1. The Commission received a request dated 10th July 2025 from MKO acting on behalf of Slievegrine Ltd. ("the Prospective Applicant") to enter into pre-application consultations under Section 37B of the Planning and Development Act, 2000, as amended, in relation to a proposed development comprising 23 No. wind turbines, a 220kV Loop-in substation, a 110kV substation, grid connection and associated works in the townlands of Cloghraun, Carronbeg, Carronadavderg, Toor South, Moyng, Drumslig, Toor North, Carronahyla, Clashbrack, Lyre, Reamangagh East, Garrynagree, Reanaviddoge, Pulla, Glen Beg, Glen More Knockahoola, Monaculle, Knockatoor, Ballycullane, Lackensillagh, Graigue, Monageela, Lisgriffin, Mountstuart, Reamanagh West, Toor North, Carronhyla, Monaculee, Clashbrack, Co. Waterford.
- 1.2. A first consultation meeting was held between the Commission and the Prospective Applicant on 16th October 2025. A second consultation meeting was held between the Commission and the Prospective Applicant on 24th February 2026 and at which the Prospective Applicant confirmed that the total number of proposed wind turbines was 23 No. The final meeting between the Commission and the Prospective Applicant on 11th March 2026. A record of each meeting is on file. The Prospective Applicant sought closure of the pre-application consultation by correspondence dated 7th August 2026.

2.0 Site Location

- 2.1. The site subject of the pre-application consultation is located in southwest Waterford, approximately 5km southwest of Dungarvan. It comprises a mix of commercial forestry and pastoral agriculture. The site is access via forestry entrances off the L-2023 and L-2024 local roads, and an unnamed local road to the south.
- 2.2. The proposed grid connection will travel from the proposed 110kV substation in the townland of Clashbrack and connect to a new proposed 220kV Loop-in substation in the townland of Ballycullane. The 220kV substation will connect into the existing Knockraha – Cullenagh 220kV overhead line.
- 2.3. The nearest European Site is the Blackwater River (Cork/Waterford) SAC (approx. 357m from the closest turbine). The nearest SPA is the Dungarvan Harbour SPA

(approx. 2.4km northeast of the proposed project). There is downstream hydrological connectivity to: Blackwater River (Cork/Waterford) SAC (site code: 002170); Blackwater Estuary SPA (site code 004028); and Dungarvan Harbour SPA (004032).

- 2.4. The nearest Proposed Natural Heritage Area (pNHA) is the Dungarvan Harbour pNHA, approx. 2.4km northeast of the proposed project. The nearest Natural Heritage Area is Slievenamon Bog NHA, approx. 40.5km northeast of the proposed project.

3.0 Description of Proposal

3.1. As Originally Submitted

The development as proposed in the initial submission of 10th July 2025 entailed:

- 24 No. turbines with a ground to blade tip height ranging from 170m to 185m with a generating capacity of 144 MW (based on 6MW turbines)
- 110kV onsite substation and underground cabling route
- Undergrounding of existing 38kV overhead line
- 4 No. construction compounds
- Access roads and entrances
- Temporary construction compounds
- 4 No. grid connection options: (1) Underground grid connection route to existing Woodhouse 110kV Substation, (2) Underground grid connection route to existing Dungarvan 110kV Substation, (3) Breaking into 220kV Overhead Line, and (4) Breaking into 110kV Overhead Line.

3.2. Proposed Scheme at Time of Closure

As refined during the course of the pre-application consultations, the proposed development will include the following:

- i. 23 No. wind turbines of varying dimensions and a meteorological mast:
 - a. 6 No. wind turbines with an overall turbine tip height of 185 metres, a rotor blade diameter of 162 metres, and turbine hub height of 104 metres

- b. 15 No. wind turbines with an overall turbine tip height of 175 metres, a rotor blade diameter of 150 metres, and turbine hub height of 100 metres
 - c. 2 No. wind turbines with an overall turbine tip height of 170 metres, a rotor blade diameter of 150 metres, and turbine hub height of 95 metres
 - d. A meteorological mast with a height of 80 metres
 - e. Subsequent decommissioning of the wind turbines and meteorological mast following a thirty five-year operational period from the date of full commissioning of the wind turbines.
- ii. Associated wind turbines and meteorological mast foundations and hardstanding areas;
- iii. A 220kV substation compound (including control buildings (with a combined floor area of 644 sq.m) with welfare facilities, all associated electrical plant and apparatus, security fencing, underground cabling, lightening protection poles, underground wastewater holding tank, site drainage and all ancillary works), in the townland of Ballycullane;
- iv. 520 metres of 220kV underground cabling along a new proposed access track across agricultural grassland (including communication and earth sheath link chambers and all ancillary works along the route) in the townland of Ballycullane;
- v. 2 no. lattice-type end masts with a height of 21.5 metres to facilitate connection to the existing 220kV Knockraha-Cullenagh overhead electricity transmission line in the townland of Ballycullane;
- vi. A 110kV substation compound (including control buildings (with a combined floor area of 644 sq.m) with welfare facilities, all associated electrical plant and apparatus, security fencing, underground cabling, lightening protection poles, underground wastewater holding tank, site drainage and all ancillary works) in the townland of Clashbrack;
- vii. 9 kilometre 110kV underground cabling route from the proposed 110kV substation in the townland of Clashbrack to the proposed 220kV substation in the townland of Ballycullane, with 8km following the public road corridor and 1km along proposed upgraded forestry access tracks and new proposed access track across

agricultural grassland (including joint bays, communication and earth sheath link chambers and all ancillary works along the route);

viii. The undergrounding of an 1.23km section of the existing Dungarvan-Foxhole 38kV overhead line including 2 No. lattice-type end masts with a height of 15 metres, in the townlands of Cloghraun and Carronbeg, to facilitate the transition to underground cabling;

ix. Underground electrical (33kV) and communications cabling connecting the wind turbines and meteorological mast to the proposed 110kV substation;

x. 6 No. temporary construction compounds (including site offices and welfare facilities (with a combined floor area of 10,675Sq.m);

xi. 5 No. temporary security cabins (with a combined floor area of 56 Sq.m);

xii. Junction accommodation works to facilitate turbine delivery and construction access to the site, including the upgrade of 2 No. existing site entrances off the L2024 local road, and the construction of a new access roads off the L2021, L2023, L2024 and L6082 local roads, including new permanent gated site entrances;

xiii. Upgrade of existing site tracks/ roads and provision of new site access roads, junctions and hardstand areas (including upgrade of a short section of the L99997 local road);

xiv. 5 No. borrow pits;

xv. Spoil Management;

xvi. A telecommunications relay mast;

xvii. Biodiversity Management and Enhancement Plan measures (including establishment of a riparian planting, broadleaf woodland planting and hedgerow planting/enhancement);

xviii. Tree felling and vegetation removal;

xix. Site drainage;

xx. Operational stage site signage; and

xxi. All ancillary site development works and apparatus.

The Prospective Applicant confirmed that design flexibility will not be sought in respect of the subject application.

The Prospective Applicant advised during the pre-application consultation phase that a turbine model(s) had not yet been identified.

4.0 Planning History

4.1. Subject Site

- 4.1.1. **ABP Ref: PL93.314219:** The Board granted permission in December 2022 for junction and bend widening works to facilitate the delivery of wind turbine blades associated with Knocknamona Wind Farm (permitted originally under PA ref. 14/600109, ABP ref. PL93.244006).

4.2. Neighbouring Sites

4.2.1. Knocknamona Wind Farm (c. 3km northwest of site)

- **PA ref. 14/600109 ABP ref. PL93.244006:** Permission granted on appeal for a windfarm development comprising 8 No. turbines, met mast and associated works, at Knocknaglogh Lower / Barranastook Upper / Knocknamona / Woodhouse or Tinakilly / Monageela / Killatoor, Dungarvan, County Waterford.
- **PA ref. 19/369 ABP ref. ABP-306497-20:** Permission granted by the Planning Authority, and upheld on appeal, for the development of a grid connection to serve the Knocknamona Windfarm (PL93.244006). This Decision was subsequently quashed by Order of the High Court.
- **PA ref. 20/845 ABP ref. ABP-309412-21:** In September 2022, the Board granted permission for amendments to the permitted windfarm development (14/600109, ABP ref. PL93.244006), comprising an increase in turbine height and amendments to the met mast.

4.2.2. Woodhouse Wind Farm (northwest of site)

- **PA ref. 04/1788** – Permission granted to Hibernian Wind Power for the development of an 8 No. turbine wind farm at Woodhouse. The permitted

turbines had a tower / hub height of 70 metres and blades of 42 metres in length, with an overall structure height of 112 metres.

- PA ref. 09/642 – Permission granted to ESB Wind Development Limited for a 110kv electrical transformer station adjacent to the approved wind farm development (04/1788).
- PA ref. 10/45 – Permission granted to ESB Wind Development Limited for modifications to the wind farm permitted under Ref. 04/1788 comprising an increase in permitted tower height to 80m and blade length 45m, minor re-alignments of internal access tracks, and relocation of four turbines.
- PA 10/175 – Permission granted to ESB Wind Development Limited for an extension of duration of permission Ref. 04/1788 up to 23rd May 2015.
- PA ref. 11/355 – Permission granted for alterations to the permitted Woodhouse substation.

4.2.3. Lyrenacarriga Wind Farm (c.11km west of site)

- ABP Ref. 309121-21: The Board granted permission in November 2023 for a wind farm development comprising 17 No. turbines, substation and ancillary works and infrastructure.

4.2.4. Barranafaddock Wind Farm (c.30km northwest of site)

- PL93. 213290 (04/1559) – permission granted for an 11 No. turbine wind farm at
- Knocknabronem, Glenfooran, Parktoheen and Ballyduff, Co. Waterford.
- 10/371 – extension of duration of permission.
- 11/400 – permission granted for modifications to permitted windfarm increasing the turbine hub height of the 3 No. turbines permitted 60 metres to 80 metres and increase in the rotor diameters of all turbines from 80 to 90 metres with micro-siting of 10 of the turbines.
- 13/465 – permission granted for amendments to conditions 2 and 3 which relate to the operational period of the wind farm.

5.0 Prospective Applicant's Case

The Prospective Applicant's case can be summarised as follows:

- The proposed development is strategic development as defined under the 7th Schedule of the Planning and Development Act, 2000, as amended, given that the project comprises a windfarm which would have an output greater than 50 MW.
- The proposal satisfies two of the criteria set out in section 37A(2) of the Act and therefore is strategic infrastructure development namely:
 - (a) The capital investment required for a project of this scale would cumulatively represent a significant economic contribution to the Region and the State as a whole.
 - (b) It is in accordance with the promotion of sustainable energy development as set out in the provisions of the National Planning Framework – First Revision (2025), Climate Action Plan (2025) and Southern Regional Spatial and Economic Strategy. The proposal would significantly contribute towards meeting sustainable renewable energy targets and objectives at local, regional and national levels.

The site and grid connection are located entirely within the functional area of Waterford City and County Council. On this basis section 37A(2)(c) is not applicable.

6.0 Pre-Application Consultations

Three meetings were held between the Commission and the Prospective Applicant on 16th October 2025, 24th February 2026 and 11th March 2026, respectively. Full details of the meetings and matters discussed are contained in the Commission's records for the meetings. The principal matters arising related to:

- Policy context,
- Output of the proposed development,
- Nature and extent development and the possible need for design flexibility,

- Grid connection options,
- Preparation of the EIAR and ongoing surveys including: habitats, protected species, aquatic, bats and ornithology,
- Survey methodology,
- Ornithology, including survey methodology, CRM and cumulative effects,
- Bats,
- Freshwater Pearl Mussel,
- Biodiversity enhancement plans and measures,
- Hydrology, hydrogeology and geology, including potential hydrological changes to receiving waterbodies and their corresponding supported habitats and species, in particular Freshwater Pearl Mussel,
- The relationship of the proposed development site with national and European Sites,
- Water Framework Directive,
- Clarification of Turbine Delivery Route and accommodation works,
- Noise,
- Shadow flicker,
- Site drainage,
- Landscape and Visual Impact Assessment,
- Consultations with prescribed bodies including NPWS,
- Cumulative impacts with existing, permitted and proposed developments,
- Tree felling required,
- Residential amenities and nearest sensitive receptors in terms of noise and shadow flicker,
- Health impacts,
- Landscape and visual,
- Archaeology and cultural heritage,

- Consultations and community engagement, and
- Wind wake.

The Prospective Applicant confirmed that battery energy storage system is not proposed as part of the proposed development. It was also confirmed that design flexibility is not being sought.

Consultation with NPWS was outlined at the meeting of 24th February 2026 and 11th March 2026.

The transposition of the RED III Directive was noted at the meeting of 16th October 2025. The Prospective Applicant was advised that a schedule of information will be provided with the SID determination which will inform the required completeness check to be undertaken on the lodgement of the application.

The Prospective Applicant advised that they will be seeking a formal EIA scoping opinion from the Commission subsequent to the SID determination.

The Commission's representatives noted that many of the required surveys and studies remained a work in progress, and that certain matters (for example red line boundaries of the site) were not confirmed prior to the final meeting in March 2026. Having regard to the foregoing and the site's environmental sensitivities, the Prospective Applicant was recommended to give further consideration to elements of the proposed development, including undertaking detailed discussions with key stakeholders such as NPWS.

7.0 Legislative Provisions

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

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

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

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

7.3. Environmental Impact Assessment

Section 37E(1) of the Planning and Development Act, 2000, as amended, requires that an application for permission for development in respect of which a notice has

been served under section 37B(4)(a) shall be made to the Commission and shall be accompanied by an environmental impact assessment report (EIAR) in respect of the proposed development. Therefore, the submission of an EIAR is mandatory.

7.4. Appropriate Assessment

The Blackwater River (Cork/Waterford) SAC (site code 002170) is c. 350m to the south-east of the wind farm site. The nearest SPA is the Dungarvan Harbour SPA, which is located approx. 2.4km northeast of the proposed project. There is downstream hydrological connectivity to: Blackwater River (Cork/Waterford) SAC, Blackwater Estuary SPA (site code 004028) and Dungarvan Harbour SPA (site code 004032).

The Prospective Applicant intends to submit a Natura Impact Assessment.

8.0 Assessment

8.1. Seventh Schedule Development

The proposed development will comprise of 23 No. turbines each with a generating capacity of 6MW resulting in a total generating capacity of 144MW. The proposed grid connection will travel from a proposed 110kV substation and connect to a proposed 220kV Loop-in substation in the townland of Ballycullane; approx. 9km underground cabling route, of which c.1.2km shall be within private lands; approx. 13 No. Joint Bays; 2 No. EPA mapped watercourse crossings; and proposed 220kV Loop-in Substation will connect into the existing Knockraha – Cullenagh 220kV overhead line.

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 '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 combined generating capacity of the proposed development, I am satisfied that the development accords with Section 37A(1) of the Act.

Accordingly, under Section 37A(2), the proposed development must fall within one or more of the following conditions:

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 also 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's case is that the proposal satisfies the conditions under 37A(2)(a) of the Act due to the scale of the project which would generate more than 50MW.

The development would be of strategic economic and social importance to the State due to the significant economic contribution to the region and to the Country as a whole. The development has the potential to have a significant impact in meeting the State's renewable energy targets, it will meet the objectives of the Climate Action Plan 2024 and Climate Action Plan 2025 and it will do so in a sustainable way through the provision of 23 No. turbines which will be connected to the national grid. The proposed development will assist in meeting national renewable energy targets and will also result in reductions in carbon emissions from electricity generation and reduce the country's reliance on fossil fuels.

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 requirements 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 states that the proposed development would contribute to the objectives of the NPF and the provisions of the Regional Spatial and Economic Strategy (RSES) for the Southern Regional Assembly. Having reviewed the NPF 1st Revision published in April 2025, I note National Policy Objective 70 which seeks to 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. I also note that Table 9.1 in the NPF allocates an additional onshore wind capacity of 978 MW wind for the Southern Region to be realised by 2030.

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

Having regard to the above, I am satisfied that the development would meet the 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 requirements 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 site is fully contained within the area of one planning authority, Waterford City and County Council. I am satisfied that the proposed development will not have a significant effect on the area of more than one planning authority.

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

8.3. 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 Appendix 1 in respect of any future application for approval.

8.4. Schedule of Information to Inform the Completeness Check

Appendix 2 contains a schedule of information to inform the completeness check as required by Section 37JA of the Planning and Development Act, 2000, as amended. It is based on the discussion at the pre-application consultation meetings held and the nature and extent of the proposed development outlined by the Prospective Applicant.

9.0 Recommendation

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:

- 23 No. turbines comprising three types:
 - 2 No. 170m ground to blade tip height (75m Blade Length, 95m Hub Height),
 - 15 No. 175m ground to blade tip height (75m BL, 100m HH)
 - 6 No. 185m ground to blade tip height (81m BL, 104m HH)
- Associated wind turbine foundations and hard standing areas
- 220 kV substation
- 110kV substation
- a 80m metre high meteorological mast
- 2 No. 38kV Overhead Interface Masts (c.16m in height)
- Undergrounding existing 38kV OHL (c.2km)
- Temporary construction compounds
- 5 No. borrow pits and soil management
- Upgrading existing access tracks c.8km, construction of new access roads approx. 12km and provision of new vehicular accesses
- Forestry felling

- The proposed grid connection will travel from the proposed 110kV substation and connect to a new proposed 220kV Loop-in substation in the townland of Ballycullane; approx. 9km underground cabling route, of which c.1.2km shall be within private lands; approx. 13 No. Joint Bays; 2 No. EPA mapped watercourse crossings; and proposed 220kV Loop-in Substation will connect into the existing Knockraha – Cullenagh 220kV overhead line.
- Biodiversity management and enhancement measures
- All associated site development and ancillary works

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

10.0 Reasons and Considerations

Having regard to the size, scale and location of the proposed windfarm and related development, and to the policy context, it is considered that the proposed development of 23 No. wind turbines with an estimated generating capacity of 144MW, a 220 kV substation, a 110 kV substation, grid connection and associated works and infrastructure at Ballyguiry, Carronadavderg, Carronahyla, Carronbeg and adjacent townlands Co. Waterford 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) and 37A(2)(b) of the Planning and Development Act 2000, as amended. An application for permission for the proposed development must, therefore, be made directly to An Coimisiún Pleanála under Section 37E of the Act.

Professional Declaration

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

A handwritten signature in black ink, appearing to read 'Susan Clarke', written over a horizontal line.

Susan Clarke
Senior Planning Inspector

25th August 2026

Appendix 1 – Prescribed Bodies

- Department of Housing, Local Government and Heritage
- Department of Climate, Energy and the Environment
- Department of Transport
- Department of Tourism, Culture, Arts, Gaeltacht, Sports and Media
- Department of Agriculture, Food & Marine
- Waterford City and County Council
- Southern Regional Assembly
- Transport Infrastructure Ireland
- An Chomhairle Ealaíon (Arts Council)
- The Heritage Council
- Fáilte Ireland
- An Taisce
- Irish Water
- Inland Fisheries Ireland
- Irish Aviation Authority
- Air Nav Ireland
- EPA
- HSE
- Health and Safety Authority
- The Commission for Regulation of Utilities
- ESB
- EirGrid

Further notifications should also be made where deemed appropriate.

Appendix 2 - Schedule of Information required to inform the 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 323038-25
Prospective Applicant:	Slievegrine Ltd.
Date of Final Meeting:	11 th March 2026
Number of Turbines:	23
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 (incl. legally binding agreement & land registry map if required)
Design Flexibility	Design flexibility not sought. (3 specific defined turbine types included)
Fee	
SID Determination	
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
Drawings	• Drawing schedule • Site location map • Site layout plan • Plans, elevations, sections and cross-sections • Drainage design • Wayleaves shown • Grid connection route • Scales appropriate • TDR Accommodation works

EIAR	
No design Flex	23 No. turbines with three specific turbine dimensions provided for specific turbine locations
Non-Technical Summary	To be 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 • Inclusion of a table outlining the proximity of each turbine to the closest key receptors, such as residential properties, archaeological sites, sensitive ecological sites, etc. • Construction Environmental Management Plan • Decommissioning Plan • Waste & Resource Management Plan • Harvest Management Plan

Consideration of Alternatives	• Site selection & design process • Reasonable alternatives considered (layout, scale, configuration, technologies, grid connection, turbine delivery, substation infrastructure, site entrances, borrow pit locations, soil deposition areas, construction methodology etc.)
Population and Human Health	• Population & settlement patterns • Economic activity & employment • Tourism & amenities (incl. recreational trails) • Human health & wellbeing (reference up to date studies/research) • Property devaluation/house prices (reference up to date studies/research) • Cumulative Assessment
Biodiversity	• Ecological Impact Assessment. • Terrestrial Surveys (habitats, protected flora, invasive plant species, mammals, amphibians and reptiles as relevant). • Bat Surveys (to include as relevant): ○ Preliminary Roost Assessment Surveys, ○ Bat activity transect surveys, ○ Static bat detector deployments, ○ Emergence/re-entry bat roost, • Aquatic surveys (incl. river habitat, macroinvertebrate, protected species, fisheries as relevant). • Rationale for selection of Key Ecological Receptors. • Impact assessment is based on clearly defined development proposals along with relevant

	drawings/plans (incl. extent and location of habitat to be lost). • Extent and location of tree felling. • Invasive Species Management Plan. • Freshwater Pearl Mussel Management Plan. • Derogations (required/obtained). • Ecological impacts (including cumulative impacts), stating the geographical scale of significance (where relevant), • Consideration of other EIAR chapters and NIS (as relevant). • Mitigation measures are clear, actionable, evidence-based, correspondence to mitigation hierarchy (as relevant). • Biodiversity Enhancement Areas and Biodiversity Enhancement Plan (as relevant) to include management proposals for monitoring and adaptive measures covering short, medium and long term. • Cumulative Assessment
Ornithology	• Surveys (vantage point(s), transects, breeding & non-breeding, hinterland, dusk, walkover, roost & winter surveys as relevant). • Connectivity with European sites. • Collision Risk Model (CRM) Assessment. • Population level references for assessment and context of magnitude of impact. • Cumulative assessment. • Monitoring Programme.
Noise and Vibration	• Baseline noise levels

	• Map of all receptors within 4 x Tip of Turbines (to include any extant planning permissions) • Predicted noise levels • Proposed noise limits (cumulative) • Operational noise monitoring proposals • Mitigation strategy for operational Amplitude Modulation and Tonal Noises • Cumulative Noise Assessment
Shadow Flicker	• Map of all receptors (to include any extant planning permissions) • Shadow flicker analysis • Wind turbine control measures • Cumulative Assessment
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 (incl): ○ Ground Investigations Report ○ Site Investigations Report ○ LIDAR Survey ○ On site precipitation monitoring and use of climate data ○ Ground and surface water monitoring (<i>using piezometres</i>) and in-situ hydraulic conductivity testing ○ Material Volume Calculations (incl. borrow pits) ○ Spoil Management Plan ○ Cumulative Assessment

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 • Mitigation Strategy • Monitoring Programme • Cumulative assessment
Landscape & Visual	• Photomontages • Landscape and Visual Assessment to include: ○ LVIA baseline maps ○ ZTV Analysis (25km radius from development site). ○ Landscape Character Assessment ○ Visual impact assessment ○ Viewpoint selection and Photomontages ○ Cumulative landscape and visual impact assessment
Traffic & Transportation	• 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) • Stage 1 Road Safety Audit • Design Report (TII Requirement)

	• Cumulative Assessment
Material Assets	• Telecommunications Impact Study • Any other relevant material assets identified in consultation process • Aviation Review Statement
Cultural Heritage	• Heritage Impact Assessment & Historic Landscape Character Assessment incl. ZTV analysis and viewpoints • Archaeological Impact Assessment • Mitigation strategy • Cumulative assessment
Major Accidents and Disasters	• Construction Stage • Operational Stage • Impact of Climate Change
Cumulative Assessment	• 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 chapter as relevant. Assessment to include existing, permitted and proposed wind farm development within a 25 km radius of the site.
Interactions of the Foregoing	Description of interactions between factors.
Schedule of Significant Effects (in Tabular Form)	• Concise tables summarising the significant effects from each topic including columns setting out the - o Receptor/Feature/Activity/Assessment Matter/etc. - o Feature Sensitivity - o Impact Magnitude

	- o Predicted Impact (Pre Mitigation and Monitoring) - o Predicted Impact (Post Mitigation and Monitoring) - o Significant Residual Impact - o Other columns consider appropriate to give context/location/detail, etc. Such tables may be located within each topic chapter or form a single chapter.
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 • 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* • Assessment in view of conservation objectives • Compendium of Mitigation Measures (intent expressed for implementation of mitigation measures – 'shall') • Clear statement on site integrity in view of conservation objectives <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 • Substations (Compound & Buildings) • Meteorological Mast • Temporary construction compounds • Borrow Pits & Deposition Areas • Haul Route • Turbine Delivery Route • Surface Water Design • Wastewater

	• Potable Water • Decommissioning & Restoration
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