

An
Coimisiún
Pleanála

Inspector's Report

ACP-323048-25

Development	Proposed development of Lissinagroagh Wind Farm consisting of 14 wind turbines and ancillary development
Location	located approximately 3km Northeast of Manorhamilton, County Leitrim.
Planning Authority	Leitrim County Council
Prospective Applicant	FuturEnergy Lissinagroagh DAC
Type of Application	Pre-Application Consultation under Section 37B of the Planning and Development Act 2000, as amended
Date of Site Inspection	1 st April 2026
Inspector	T Bradley

1.0 Introduction

Under the provisions of Section 37B of the Planning and Development Act 2000, as amended (the Act), FuturEnergy Lissinagroagh DAC (the applicant) has made a pre-application request to An Coimisiún Pleanála (the Commission) as to whether the development of wind farm consisting of 14 no. wind turbines and ancillary development located 3 km north-east of Manorhamilton, County Leitrim constitutes Strategic Infrastructure Development (SID). The proposed development is in the local authority of Leitrim County Council (LCC). The wind farm will be known as 'Lissinagroagh Wind Farm'.

The Commission is requested to determine whether the proposed development constitutes SID. The applicant is of the view that the proposed development constitutes SID.

The Commission should note concurrent pre-application files related to the Lissinagroagh Wind Farm. This includes:

ACP-323353-25 which relates to the electrical grid connection for the wind farm.

ACP-323910-25 which relates to design flexibility for the wind farm.

2.0 Site Location and Description

The wind farm site of some 915 ha. is located 3 km north-east of Manorhamilton, County Leitrim. The wind farm site is accessed via a network of minor local roads including L61801 and L6184 which link to the R282 Regional Road to the west of the site and the N16 to the south of the site. There are no internal tracks within the site. It is approximately 3km from the boundary of County Fermanagh and the jurisdiction of Northern Ireland.

The wind farm site is predominantly in forestry with some other agricultural uses. There are single rural dwellings in proximity to the site. The elevation ranges from 170 m OD to 380 m OD. There are a number of watercourses on the site including upland streams and drainage channels. There are no Natura 2000 sites at the wind farm site. There are downstream hydrological connections to Natura 200 Sites at Lough Gill and Lough Melvin. The site adjoins Dough/Thur Mountain NHA.

An operational wind farm consisting of 3 wind turbines adjoins the wind farm site called Faughary Wind Farm (Ref: 04/550). The wind turbines on site have a tip height of 119 m.

3.0 Prospective Development

The proposed development includes:

- 14 wind turbines;
 - Turbine blade tip height in the range of (and including) 180 metres (m) minimum to 185 m maximum, a rotor diameter of between 149 m to 163 m and a hub height of 101 m to-110.5 m;
 - Anticipated electrical output of approx. 77-101MW (output depends on final turbine dimensions);

The project will also include:

- Associated hardstanding at each turbine location;
- New access roads and upgrading of existing access roads;
- Provision of site drainage;
- Permanent meteorological mast;
- Temporary construction compounds;
- Borrow pits;
- Electrical and communication cables;
- Minor works along public roads for turbine delivery route;
- Related site works and ancillary works.

An underground grid connection and ancillary development is subject a separate pre-application under Section 182 (A) of the Act (ACP-323353-25)

4.0 Planning History

A review of the LCC Planning Portal and the Commission's case files was carried out the on the 30th of March 2026 to collate any relevant planning history for the site. No recent, relevant applications have been submitted. There are numerous planning applications for the lands, buildings and structures on surrounding roads which is to be expected in a such a location. Telecommunications masts are also noted in the area.

5.0 Precedent

A review of the Commission's case files was carried out on the 30th of March 2026 to collate any relevant planning precedent cases for this class of development. Most of the precedent relate to circumstances where the proposed development would have a greater output greater than 50 MW and constitute SID.

6.0 Submission of the Prospective Applicant

An initial submission dated July 2025 prepared by Tobin on behalf of the prospective applicant, accompanied the pre-application in respect of the SID case file.

The submission considered the development location and summary of key sensitivities, development description, need for the proposed development, legislative provisions and the applicant's consideration of SID types and criteria.

The applicant cites the Climate Action Plan (CAP) 2025 and the Leitrim County Development Plan 2023-2029 in justifying the need for the proposed development. The proposed wind farm development aligns with County Leitrim's renewable energy policies and supports local and national climate action.

The prospective applicant confirmed that it is of the view that the proposed development constitutes SID under the thresholds of the Seventh Schedule of the Act and Criteria (a) and (b) of Section 37A (2) of the Act.

The prospective applicant provided a scoping report for an Environmental Impact Assessment Report which details expected to be contained in any such report.

A meeting was held with the prospective applicant on the 20th of November 2025 and 27th January 2026. The details of this meeting are set out in the record contained on the file.

7.0 Legislative Context

In the context of the prospective development, Section 2 (1) of the Act defines 'strategic infrastructure' as including, *inter alia*:

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

Section 37A of the Act states that:

- (1) *An application for permission for any development specified in the Seventh Schedule (inserted by the Planning and Development (Strategic Infrastructure) Act 2006) shall, if the following condition is satisfied, be made to the Board under section 37E and not to a planning authority.*
- (2) *That condition is that, following consultations under section 37B, the Board serves on the prospective applicant a notice in writing under that section stating that, in the opinion of the Board, the proposed development would, if carried out, fall within one or more Of the following paragraphs, namely—*
 - (a) *the development would be of strategic economic or social importance to the State or the region in which it would be situate,*
 - (b) *the development would contribute substantially to the fulfilment of any of the objectives in the National Planning Framework or in any regional spatial and economic strategy in force in respect of the area or areas in which it would be situate,*
 - (c) *the development would have a significant effect on the area of more than one planning authority.*

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

Energy Infrastructure

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

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- *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.*

8.0 Assessment

The key threshold to determine SID in this instance is the number of turbines and total MW output. The proposed development of no. 14 turbines does not exceed the nominal threshold of no. 25 turbines. The MW output will be between approximately 77 – 100 MW and does exceed a nominal output greater than 50 MW.

On this basis, having regard to the stated total number of turbines and total MW output of the proposed development and the current wind turbine technology available to promoters of such projects, it can be reasonably concluded that the prospective development constitutes SID.

8.1. Conditions for SID

Accordingly, under Section 37A (2), the proposed development must fall within one or more of the conditions set out above in Section 7.

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 strategic impact in meeting the State's renewable energy targets, it will meet the objectives of The Climate Action Plan 2025 and it will do so in a sustainable way through the provision of 14 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. The development would, therefore, satisfy the requirement set out in section 37A (2) (a).

The proposed development would contribute to the objectives of the National Planning Framework (NPF) and the provisions of the Regional Spatial and Economic Strategy (RSES) for the Northern and Western Regional Assembly (NWRA). Having reviewed the NPF, the following relevant National Policy Objectives (NPOs) are noted which aim to reduce the carbon footprint and promote renewable energy:

- **National Policy Objective 66** The planning system will be responsive to our national environmental challenges and ensure that development occurs within environmental limits, having regard to the medium and longer-term requirements of all relevant environmental and climate legislation and the sustainable management of our natural capital.
- **National Policy Objective 69** 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.
- **National Policy Objective 70** 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.

At a regional level I note that the RSES for the EMRA and, in particular Objective RPO 4.16 4.17, 4.18. RPO 4.18 specifically supports *'the development of secure, reliable, and safe supplies of renewable energy, to maximise their value, maintain the inward investment, support indigenous industry and create jobs.*

Having regard to the above, I it is considered 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. The development would, therefore, satisfy the requirement set out in section 37A (2) (b) of the PDA.

The site is fully contained within the area of one planning authority, LCC. It is not considered the development will have a significant effect on the area of more than one planning authority. The development would not come within the scope Section 37A (2) (c).

8.2. Prescribed Bodies

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

8.3. Completeness Check

Attached as Appendix B 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 pre-application consultation meetings held and the nature and extent of the proposed development outlined by the 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 Act 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.

It is recommended that the Board serve a notice on the prospective applicant, pursuant to Section 37 (B) (4) of the Act stating that it is of the opinion that the proposed development constitutes a strategic infrastructure development within the meaning of Section 37A of the Act.


10.0 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 constitutes development that falls within the definition of energy infrastructure in the Seventh Schedule of the Planning and Development Act 2000, as amended, thereby satisfying the requirements set out in section 37A (1) of the Act.

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

Professional Declaration

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



T Bradley,

Senior Planning Inspector

7th April 2026

Appendix A: Prescribed Bodies:

Note 1: The following is a list of prescribed bodies considered relevant for the purposes of section 37E(3)(c) of the Planning and Development Act 2000, as amended.

- Minister for Housing, Local Government and Heritage (Development Applications Unit).
- Minister for the Environment, Climate and Communications.
- Minister for Transport
- Leitrim County Council
- Sligo County Council
- Donegal County Council
- Northern and Western Regional Assembly
- Transport Infrastructure Ireland
- An Chomhairle Ealaíon
- Fáilte Ireland
- Inland Fisheries Ireland
- Waterways Ireland
- Irish Aviation Authority
- Córas Iompair Éireann
- The Heritage Council
- An Taisce – the National Trust for Ireland
- Health Service Executive
- The Commission for Energy Regulation
- Uisce Éireann

Further notifications should also be made to:

- Fermanagh and Omagh District Council
- Others, where deemed appropriate.

Appendix B: Schedule of Information to Inform Completeness Check

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

Details of Proposed Development at Closure	
Pre-Application Ref.	ACP-323048-25
Prospective Applicant:	FuturEnergy Lissinagroagh DAC
Date of Final Meeting:	30 th March 2026
Number of Turbines:	14 no.
Design Flexibility opinion:	Yes. See ACP-323910-25
Is Grid Connection Included:	No. See ACP-323353-25
Is a BESS included:	No.
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 blue line boundary).

Design Flexibility	<ul style="list-style-type: none"> Information on Design flexibility 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	
Details of Design Flexibility	<p>Details/groups of details of the proposed wind turbine that may be confirmed after the proposed application has been made and decided by the Commission</p> <ul style="list-style-type: none"> Tip Height 180 m – 185 m Rotor Diameter 149 m –163 m Hub Height 101m – 110.5m
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, 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 (include data spreadsheets) • Mitigation Strategy including specific Hen Harrier Mitigation Plan • 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) and rationale for same. • 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) • 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 • Peat Stability 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

	<ul style="list-style-type: none"> • Standalone Water Framework Directive Compliance Report • Emergency Response Plan • 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) including potential transboundary impacts in Northern Ireland • 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.

	<ul style="list-style-type: none"> 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.
Schedule of Significant Effects (in Tabular Form)	<ul style="list-style-type: none"> Concise tables summarising the significant effects from each topic including columns setting out the <ul style="list-style-type: none"> Receptor/Feature/Activity/Assessment Matter/etc. Feature Sensitivity Impact Magnitude Predicted Impact (Pre Mitigation and Monitoring) Predicted Impact (Post Mitigation and Monitoring) Significant Residual Impact Other columns consider appropriate to give context/location/detail, etc. <p>Such tables may be located within each topic chapter or form a single chapter.</p>
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.
	<ul style="list-style-type: none">
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
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*

	<ul style="list-style-type: none"> • 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	<ul style="list-style-type: none"> • 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