



An
Coimisiún
Pleanála

Inspector's Report ACP-323296-25

Development	Proposed development of 11 no. turbine wind farm.
Location	Located in the townlands of Raheenakeeran, Enaghan, Clonsast Upper, Clonsast Lower, Cushina (Ballyshear E.D), Cushina (Bracknagh E.D) and other townlands in County Offaly.
Prospective Applicant(s)	Cushina Wind Limited.
Type of Application	Pre-Application Consultation under Section 37B of the Planning and Development Act 2000, as amended.
Planning Authority	Offaly County Council
Date of Site Inspection	16 th December 2025
Inspector	Heidi Thorsdalen

1. Introduction

The Commission received a request on 1st August 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, known as Cushina Wind Farm, with the provision of 11 no. wind turbines, located in the townlands of Raheenakeeran, Enaghan, Clonsast Upper, Clonsast Lower, Cushina (Ballyshear E.D.), Cushina (Bracknagh E.D.), Moanvane, Ballycon, Drumcaw or Mountlucas, Esker Beg, Townparks (Daingean E.D.), Ballinagar, Toberleheen. and Ballina (Cappancur E.D.) in County Offaly.

Consultation meetings were held between the Commission and the prospective applicant on 3rd November 2025, 19th March 2026 and a final third meeting on 20th July 2026. A record of each meeting is on file. The prospective applicant sought closure of the pre-application consultation by correspondence dated 17th August 2026.

2. Site Location

The proposed windfarm site is located in the abovementioned townlands in the southeast of County Offaly, near the Kildare and Laois borders. The closest settlements to the proposed windfarm site are Walsh Island, approximately 2.4km to the west and Bracknagh, approximately 2.7km to the east. The proposed wind farm site is located approximately 5km north of Portarlinton, Co. Laois. The area is rural in nature, with low density ribbon development along local roads. The proposed development is to be accessed via a new entrance of local road L1005 to the east of the site.

The predominate land use comprises agricultural pasture, arable crops and commercial forestry with cutaway peatlands in the surrounding landscape. The topography of the subject site is generally flat or gently undulating. The GSI mapped subsoil across the site is cutover peat and limestone till and the site is underlain by limestone formations. There are no mapped watercourses within the site, but a number of field drains crosses the site. There is downstream hydrological connection between the proposed development and the River Barrow and River Nore SAC via Cushina River, Bracknagh Stream and Figile River. The closest SPA is the Slieve

Bloom Mountain SPA, approximately 18km to the southwest. The closest NHA is Daingean Bog, approximately 10.5km to the northwest and the closest proposed NHA is Raheen Lough, approximately 7km west.

Wind farms located within 10km of the site include the operational Moanvane Wind Farm, Mount Lucas Wind Farm and Clooncreen Wind Farm, the permitted Clonarrow Wind Farm and the proposed (at application stage) Derrynadarragh Wind Farm and Ballina Wind Farm.

3. Description of Proposal

The proposed development at the time of the closure request comprises the following 11 no. wind turbines. The predicted total output of the proposed wind farm will, at a minimum, be 71.5MW.

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

- Raheenakeeran, Enaghan, Clonsast Upper, Clonsast Lower, Cushina (Baltyshear E.D.), Cushina (Brackna9h E.D.), Moanvane. Ballycon, Drumcaw or Mountlucas, Esker Beg, Townparks (Daingean E.D.), Ballinagar, Toberleheen, and Ballina (Cappancur E.D.), County Offaly, and Wellpark County Galway.

There is a concurrent S37CC pre-application consultation on design flexibility before the Commission under ref. ACP-324190-26. The turbines within the proposed blade tip height of 220m are to have a hub height range between 132.5m to 139m and a rotor diameter range of between 162m to 175m

The connection to the national grid is proposed as follows:

- Via a new underground connection (4.3km) from the proposed onsite control building to the Derrynadarragh Wind Farm 110 kilovolt (kV) electrical substation which is proposed under (ref. PAX09.324055).

4. Planning Policy

Of note, Variation No. 1 of the Offaly County Development Plan 2021-2027 came into effect on 20 July 2026. This variation amends a number of policies related to

what were previously referenced as 'Wilderness Corridors' and which are now to be known as 'Peatland and Nature Corridors'.

Of relevance to the proposed wind farm site, are:

- Chapter 4 Biodiversity and Landscape Objective, 28 'Peatland and Natural Conservation' BLO-, as amended:

"It is an objective of the Council to protect the County's 'Peatland and Nature Corridors' as shown in Figure 4.9(b) in such a manner that any future development therein is of an appropriate scale and design that does not give rise to significant adverse impacts on the environment, biodiversity & habitats, landscape character, or visual amenity and can integrate effectively into its surroundings; to strictly direct large scale energy production projects, most particularly wind farms, onto areas that are located outside of the 'Peatland and Nature Corridors', and to integrate routes identified in the Midlands Cycling Destination - Offaly Network Map and the National Cycle Network within the corridors."

- Figure 4.9(b) includes the proposed wind farm site within an area designated as a Peatland and Nature Corridor.

- Chapter 3 Climate Action and Energy, Wind Energy CAEP-38, as amended

"It is Council policy that in assessing planning applications for wind farms, the Council shall:

(a) have regard to the provisions of the Wind Energy Development Guidelines 2006, and the Draft revised Wind Energy Guidelines 2019 which are expected to be finalised in the near future;

(b) have regard to 'Areas Open for Consideration for Wind Energy Developments' in the Wind Energy Strategy Designations Map from the County Wind Energy Strategy;

(c) stringently assess the impact of the proposed wind farm development on the 'Peatland and Nature Corridors' as detailed in Objective BLO-28 of Chapter 4;

(d) have regard to Development Management Standard 109 on wind farms contained in Chapter 13 of this Plan; and

(e) have regard to existing and future international, European, national and regional policy, directives and legislation."

- Chapter 13 Development Management Standards, DMS 109 Wind Energy, as amended (the following is the amended sections rather than the entire section):

"When assessing planning applications for wind energy developments the Council will have regard to;

...

- *the Wind Energy Strategy Designations Map from the County Wind Energy Strategy showing areas identified as 'Areas Open for Consideration for Wind Energy Developments' policy and objective BLO-28 for wind development in these areas as outlined in Section 8 of the County Wind Energy Strategy;*

In addition to the above, the following local considerations will be taken into account by the Council in relation to any planning application (amended sections included);

...

- *Visual and cumulative impact of the proposal with respect to protected views, scenic routes and designated scenic landscapes and 'Peatland and Nature Corridors' as detailed in Chapter 4 of this Plan;*
- *Impact on the 'Peatland and Nature Corridors' (Objective BLO-28) in terms of tranquillity, landscape, options for amenity and tourism development, biodiversity protection and enhancement, and carbon sequestration.*

..."

- Wind Energy Strategy for the County, sections 7 and 11 have been amended as follows:

"7. Results of Methodological Step by Step approach and Field Analysis of Potential Sites for Wind Energy Development

Map No. 10 shows the areas in the county designated 'Open for Consideration for Wind Energy Development'. It should be noted that areas shown 'Open for Consideration for Wind Energy Developments';

- *have a viable wind speed and good access to the electricity grid;*
- *have fewer environmental and landscape constraints outlined in Section 5 above;*
- *are characterised by dispersed or sparse patterns of rural housing;*
- *are of a sufficient size to accommodate commercial wind farms and associated infrastructure rather than a smaller remote and dispersed area.*

These areas have been identified based on the sieve mapping analysis in Section 5, a field analysis and desk top survey in Section 6. Figure 4.9 (b) in Volume 1 of the County Development Plan also identifies 'Peatland and Nature Corridors' as detailed in Objective BLO 28 Chapter 4 of the County Development Plan. All of this has and have been informed by the Strategic Environmental Assessment (SEA) and Appropriate Assessment (AA) undertaken in relation to this County Wind Energy Strategy."

“11. Strategic Approach to Wind Energy Development

Offaly County Council has taken a strategic approach to developing this County Wind Strategy. It identifies key areas within the county that are ‘Open for Consideration for Wind Energy Developments’ with the exception of lands within the Peatland and Nature Corridors as identified by BLO-28 or ‘Unsuitable for Wind Energy Developments’ based on a comprehensive assessment of wind speed, access to the electricity grid and substations, and avoidance of adverse impacts on the landscape and designated sites, all of which facilitate a more robust Plan preparation process. In particular, it is considered that this strategic approach:

- Facilitates a strategic and plan led approach to wind energy development in the county.*
- Permits a more accurate analysis of existing environmental resources, potential impacts and identification of mitigation measures where necessary;*
- Facilitates the avoidance of particularly sensitive resources where necessary;*
- Allows for a cumulative assessment of wind energy developments within the county; and the biodiversity protection and enhancement of ‘Peatland and Nature Corridors’; and*
- Allows the Council a means to assess and potentially a means to progress wind energy developments within robust strategic areas in the county, assisting the achieving of national renewable energy targets, while ensuring that a reasonable balance is achieved.”*

5. Planning History

Relevant planning history relating to the proposed application site include:

- ABP 319344-24 (23/60162)** – permission granted for continued operation of 80m meteorological mast for a period of up to five years.
- PAX09.324055** – permission sought for Derrynadarragh wind farm comprising of 9 no. wind turbines, onsite 110kV substation, turbine delivery route and a grid connection route. LIVE – overlapping TDR and GCR

6. 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
320137	Offaly/Kildare	9 turbines. Output of 64.8MW	Is SID
319601	Waterford	15 turbines. Output of 85.5MW to 108MW	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

7. Pre-Application Consultation Meetings Held

Meeting No.1

The first pre-application consultation meeting was held between the Commission and the prospective applicant on 3rd November 2025. Full details of the meeting and matters discussed are contained in the Commission's record of the meeting.

The principal matters arising related to:

- Update on proposed development components including removal of BESS.
- Preferred grid connection option.
- TDR accommodations works and consultation with Offaly County Council.
- Surface water management and Water Framework Directive.
- Consultation on aviation matters.
- Findings of badger and bat surveys
- Ongoing bird surveys.
- Transportation Management Plan.
- Historic onsite peat harvesting.

Meeting No.2

The second pre-application consultation meeting was held between the Commission and the prospective applicant on 19th March 2026. Full details of the meeting and matters discussed are contained in the Commission's record of the meeting.

The principal matters arising related to:

- Update on proposed development components with overall tip height of 220m and removal of borrow pit.
- Update on consultation. No response from NPWS to date.
- Surface water drainage, water quality and ongoing surface water sampling.
- Site investigations.
- Aquatic surveys.
- Biodiversity enhancements
- Ornithology surveys including targeted species and assessment.
- Design flexibility to be requested.

Meeting No.3

The third pre-application consultation meeting was held between the Commission and the prospective applicant on 20th July 2026. Full details of the meeting and matters discussed are contained in the Commission's record of the meeting.

The principal matters arising related to:

- Road junction works in Galway County Council.
- A single grid connection.
- Mitigation measures beyond standard practice for surface water management systems, biodiversity and ornithology
- Noise background monitoring locations, recent change in guidance and noise compliance procedures.
- Indirect effects on cultural heritage and archaeological interests.
- Assessment of cumulative effects.

8. Legislation

8.1 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 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.”

8.2 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.

8.3 Appropriate Assessment

The nearest Natura 2000 site is River Barrow and River Nore SAC (Site code. 002162), located approximately 4.8km south of the site.

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

9. Assessment

9.1 Seventh Schedule Development

The proposed development will comprise of 11 no. wind turbines with a total minimum rated power output of 71.5MW.

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 (minimum 71.5MW) of the proposed development, I am satisfied that the proposed development accords with Section 37A(1) of the Act.

9.2 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 is strategic economic or social importance to the state and the region, and will assist in meeting national policy priority for renewable energy capacity.

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 NPF First Revision (April, 2025) introduces regional renewable electricity capacity allocations to be achieved by 2030, which for the Eastern and Midlands Regional Area, is an additional 1,966MW for onshore wind or 25% of the National share.

I am satisfied that the proposed development by the provision 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 development of renewable electricity capacity is an urgent national policy priority.

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 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 1,966MW for onshore wind or 25% of the National share for the Eastern and Midlands Regional Area.

The current RSES for the Eastern and Midland Region (2019-2031) supports an increase in the amount of new renewable energy sources in the region, and Regional Policy Objectives (RPOs) 7.35, 7.36, 10.20 and 10.22 are noted.

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 Eastern and Midland 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 is located within the administrative area of Offaly County Council. The grid connection route is located within Offaly County Council. TDR accommodation works are proposed within Offaly County Council and Galway County Council. The proposed wind farm is also located in close proximity to the borders with county Kildare and Laois. In this regard, I consider that the Commission can reasonably come to the conclusion that the development would have an effect or could have a significant effect on an area of more than one planning authority. Accordingly, I am of the opinion that the proposed development would also fall within the scope of Section 37A(2)(c) of the Act, as amended.

The Commission will note that I have included Galway County Council, Kildare County Council and Laois County Council in the prescribed bodies list in **Appendix 1** to reflect the study area of the EIAR.

9.3 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.

Note: The prospective application should be 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.

9.4 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 three pre-application consultation meetings held.

10. 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) (b) and (c) 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:

- 11 no. wind turbines with a total rated power output of the proposed wind farm will, at a minimum, be 71.5MW;

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 windfarm and related development, and to the policy context, it is considered that the proposed development comprising the development of 11 no. turbine windfarm with an overall output of over 50MW with associated infrastructure works at Raheenakeeran, Enaghan, Clonsast Upper, Clonsast Lower, Cushina (Baltyshear E.D.), Cushina (Brackna9h E.D.), Moanvane, Ballycon, Drumcaw or Mountlucas, Esker Beg, Townparks (Daingean E.D.), Ballinagar, Toberleheen, and Ballina (Cappancur E.D.), County Offaly, and Wellpark, County Galway, 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)(b) and (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

Planning Inspector

Date: 23rd September 2026

A handwritten signature in black ink, appearing to read 'Heidi Thorsdalen', followed by a long horizontal flourish.

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
- Department of Defence
- Offaly County Council
- Galway County Council
- Kildare County Council
- Laois County Council
- Eastern and Midland Regional Assembly
- Transport Infrastructure Ireland
- An Chomhairle Ealaíon (Arts Council)
- The Heritage Council
- Fáilte Ireland
- An Taisce
- Uisce Éireann
- Gas Networks Ireland
- Inland Fisheries Ireland
- Irish Aviation Authority
- Air Nav Ireland
- Environmental Protection Agency (EPA)
- Health Service Executive (HSE)
- Health and Safety Authority
- Córas Iompair Éireann (CIE)

- Iarnród Éireann
- The Commission for Regulation of Utilities
- Office of Public Works
- ESB
- EirGrid
- Further notifications should also be made, where deemed appropriate.

Appendix 2: Schedule of Information to Inform Completeness Check

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

Details of Proposed Development at Closure	
Pre-Application Ref.	ACP-323296-25
Prospective Applicant:	Cushina Wind Limited
Date of Final Meeting:	20 th July 2026
Number of Turbines:	11 no.
Design Flexibility opinion:	Yes (ref. ACP 324190-26).
Is Grid Connection Included:	Yes.
Is a BESS included:	No.
Accommodating works for TDR:	Yes.

Information

Plans and Particulars	
Response Letter	• Response letter detailing compliance with Schedule of Information to Inform Completeness Check.
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 & confirmation of measures proposed within blueline boundary).
Design Flexibility	• Opinion on Flexibility.
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
Drawings	• Drawing Schedule • Site location map • Site layout plan • Plans, elevations, sections and cross-sections • Wayleaves shown • Scales appropriate • Grid Connection • TDR Accommodation works
EIAR	
Design Flex	• The turbines are to have a hub height of 132.5m to 139 and rotor diameter blade of 162m to 175m.
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 • Glossary of Terms
Description of the Proposed Development	• Detailed description of the components, characteristics and all stages of the proposed development incl. use of natural resources,

	production of waste incl. decommissioning of existing, emissions & disturbances • Table of Turbine Location Details. • Turbine delivery accommodation works. • Grid Connection • Forestry felling and management. • Afforestation. • Construction Environmental Management Plan • GCR construction methodology • Temporary works reinstatement plan (if applicable). • Decommissioning Plan • Waste & Resource Management Plan
Consideration of Alternatives	• Site selection & the iterative design process incl. repowering. • Reasonable alternatives considered (existing/proposed, layout, scale, technologies, energy efficiency, grid connection, turbine delivery, substation infrastructure, construction methodology etc).
Population and Human Health	• Population & Settlement Patterns • Economic Activity & Employment • Tourism & Amenities (incl. recreational trails/heritage sites/scenic viewpoints) • Human Health & Wellbeing (reference studies) • Property Devaluation (reference studies) • Cumulative Assessment
Biodiversity	• Designated sites • Habitat surveys (incl. detailed botanical survey) • Bat Surveys (existing windfarms/new areas, full season and effort to reflect site, species and best practice, carcass surveys) • Badger, otter and other protective species surveys (reflect site, species, findings and best practice) • Aquatic Surveys (incl. aquatic habitat, macroinvertebrate, electrofishing, white-clawed crayfish survey, freshwater pearl mussel survey, river and fisheries assessment) • Surveys of GCR/TDR. • Baseline changes, gaps incl. existing windfarms, survey coverage and timing. • Derogations (if applicable) • Ecological Impact Assessment • Mitigation and Monitoring Strategy • Invasive Species Management Plan (if applicable) • Biodiversity Enhancement Areas/Management Plan • Cumulative Assessment

Ornithology	• 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, carcass search) • Baseline changes, gaps incl. survey coverage and timing. • Connectivity with European Sites • Ornithological impact assessment • Collision Risk Model (CRM) Assessment • Mitigation Strategy • Monitoring Programme • Cumulative Assessment
Noise and Vibration	• Noise monitoring locations • Appropriate background noise levels (clarity on selected monitoring locations, account for existing windfarms as per current best practice 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 (turbines, substation) • Proposed Noise Limits (site specific/cumulative) • Operational Noise Monitoring Proposal • Mitigation Strategy for Operational Amplitude Modulation and Tonal Noises • Cumulative assessment
Shadow Flicker	• Map of all sensitive receptors within Zol (ref. consistent with Noise) • Shadow Flicker Analysis • Wind Turbine Control Measures • Cumulative Assessment
Air and Climate	• Carbon Impact Assessment including Embodied Energy Assessment and Climate Change Vulnerability Assessment (incl. repowering) • Dust Generation/Emissions and Management • Vehicle Emissions and Management • Cumulative Assessment
Land, Soils & Geology	• Ground Condition Assessment • Ground/site Investigations Report (incl. peat depths, shear vane testing, trial pit logs, boreholes) • Peat Stability Assessment. • Material Volume Calculations (incl. borrow pits) • Peat and Spoil Management Plan • Cumulative assessment

Hydrology, Hydrogeology & Water Quality	• Hydrological Assessment • Hydrogeological Assessment • Flood Risk Assessment • Water sampling, groundwater monitoring • Water Quality Management Plan • Surface Water/Drainage Management Plan • Standalone Water Framework Directive Compliance Report • Emergency Response Plan • Drinking Water Source (UE and GWSS) Assessment • Mitigation Strategy • Monitoring Programme • Cumulative assessment
Landscape & Visual	• LVIA baseline maps • Landscape Character Assessment incl. sensitive landscape designations • Visual impact assessment incl. scenic views, scenic routes. • Viewpoint selection and Photomontages • ZTV Analysis (appropriate study area radius from development site) • Viewpoint Assessment • 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) • Road safety audit (if applicable) • TII Design Report • Cumulative Assessment
Material Assets	• Utilities and built services • Telecommunications Impact Assessment • Aviation Assessment • Any other relevant material assets identified in consultation process • Cumulative Assessment
Cultural Heritage	• Heritage Impact Assessment & Historic Landscape Character Assessment incl. ZTV analysis and cultural heritage viewpoints assessment (if applicable) • Archaeological Impact Assessment • Mitigation strategy • Cumulative assessment

Major Accidents and Disasters	• Decommissioning of existing • Construction and Decommissioning Stages • Operational Stage • Impact of Climate Change
Cumulative Assessment	• Identification of relevant cumulative study area and/or ZOI 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	• 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. • This should not include assessment.
Compendium of significant effects	• Chapter providing summary of pre and post mitigation significant effects.
Appendices	• All appendices and sub appendices to be submitted in hard and soft copy (incl. Statement of Competency and glossary of terms).
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* • Compendium of Mitigation Measures (Intent expressed for implementation of mitigation measures – 'shall') • Cumulative • * As stipulated above for EIAR.

Appendices	• All appendices and sub appendices to be submitted in hard and soft copy (incl. Statement of Competency and glossary of terms).
Other Documents/Drawings (To include):	
	• Site Entrances • Access Tracks • Wind turbines • Cable routes & connections • Substation (Compound & Buildings) • Lidar or met mast compounds • Temporary construction compounds • Borrow Pits & Deposition Areas • Haul Route • Turbine Delivery Route • Surface Water Design • Watercourse crossings • Wastewater • Potable Water • Decommissioning & Restoration