

An
Coimisiún
Pleanála

Inspector's Report

ACP-323955-25

Development

Proposed development of Kilmichael Wind Farm, associated 110kV Substation, and associated works

Location

within the townlands of Mountebo, Kilmichael Hill, Lyrane, Craanhill, Craan Lower, Ballygullen, Ballyowen, Ballinacoola, and Glandoran Lower, Co. Wexford

Planning Authority

Wexford County Council

Type of Application

Pre-Application Consultation under Section 37B of the Planning & Development Act 2000, as amended

Prospective Applicant

Kilmichael Wind Farm Limited

Inspector

Adrian Ormsby

1.0 Introduction

- 1.1. The Commission received a request on the 4th of December 2025, from Fehily Timoney acting on behalf of Kilmichael Wind Farm Limited (“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 of Kilmichael Wind Farm, associated 110kV off-site¹ substation, Blade Transition Area, Grid Connection Route, Turbine Delivery Route and relocation of a Telecommunications Mast within the townlands of Mountebo, Kilmichael Hill, Lyrane, Craanhill, Craan Lower, Ballygullen, Ballyowen, Ballinacoola, and Glandoran Lower, Co. Wexford.
- 1.2. A first consultation meeting was held between the Commission and the prospective applicant on the 12th of March 2026. A second consultation meeting was held between the Commission and the prospective applicant on the 25th of June 2026 and at which the prospective applicant confirmed that the total number of proposed wind turbines was 8. A record of each meeting is on file.
- 1.3. The prospective applicant originally sought a third meeting for the week commencing the 21st of September. This was scheduled for the 22nd of September 2026. On the 11th of September 2026, the prospective applicant sought to cancel the scheduled 3rd meeting and instead requested closure of the pre-application consultations.

2.0 Site Location

- 2.1. The subject site is located c. 7km north west of Gorey in County Wexford on Kilmichael Hill with contour levels reaching c. 260m. The proposed Grid Connection Route generally travels from the hill and area of the proposed turbines south eastwards towards Gorey, proposing to connect to the Grid at a point just off the R725 Regional Road c. 3.5km west of Gorey.
- 2.2. The grid connection route will cross the River Slaney which generally runs from north to south c. 1.5k east of the main wind turbine part of the site.

¹ The substation does appear to be within the proposed application boundary but will be located at a distance from the main wind farm part of the site.

3.0 Description of Proposal

3.1. The proposed development at time of closure and based on the information submitted for the purpose of the pre-application meetings is for-

- 8 wind turbines (Design Flexibility not required)
 - Hub height 99m
 - Tip Height- 180m
 - Rotor Diameter- 162m
 - MWs- 7.2
 - Total MWs- 57.6MW
- A finalised Grid Connection Route-
 - Part in public road and part off road (private lands)
 - Crossing of the Slaney River by HDD
 - Route detailed at second pre-consultation meeting
- One Substation building and blade transition area located off the R725
- Turbine Delivery Route (as per first meeting documentation)
 - Rosslare port, N25, N11, M11, R772 and R725 to Blade Transition Area
- Other-
 - a total of three haul routes to local quarries have been identified

4.0 Planning History

I am not aware of any relevant planning history relating to the proposed application site.

5.0 Precedent Decisions

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

ACP Ref:	Location	Development Summary	ACP Decision
322258	Roscommon	14 turbines. Output of 62.7MW	Is SID
321507	Galway	11 turbines. Output of 62 to 73MW.	Is SID
320745	Limerick	17 turbines. Output of 75MW to 95MW	Is SID
320703	Mayo	19 turbines. Output of 70.05MW	Is SID
319601	Waterford	15 turbines. Output of 85.5MW to 108MW	Is SID
319219	Kerry	17 turbines. Output of 114MW to 136.8MW	Is SID
319215	Clare	9 turbines. Output of 51.3MW to 64.8MW	Is SID
319139	Limerick	9 turbines. Output of 54MW	Is SID
318203	Offaly	9 turbines. Output of 54.4MW	Is SID

6.0 Pre-Application Consultation Meetings Held

6.1. Meeting No. 1

6.1.1. The first pre-application consultation meeting was held between the Commission and the prospective applicant on the 12th of March 2026. Full details of the meeting and matters discussed are contained in the Commissions record of the meeting.

6.1.2. The principal matters arising related to:

- Clarity on the Proposed Development in the context of SID and if Design Flexibility would be required.
- Policy Context and potential for Material Contravention

- Clarity on potential for a BESS proposal. The prospective applicant confirmed it was not proposed.
- Clarification of grid connection proposals
- Clarification of Turbine Delivery Route and accommodation works.
- Preparation of the EIAR and AAVNIS should employ the most up to date guidance for survey and assessment. Other matters detailed within the meeting notes.
- Decommissioning should be included as part of EIA.
- Consultation with statutory bodies advised early in the process.
- Peat stability and landslide susceptibility
- The relationship of the proposed development site with national and European Sites
- Water Framework Directive
- Cumulative considerations
- Consultations and community engagement
- Visual Impacts relevant to Cultural Heritage may need to be considered with the EIAR.
- Windtake considerations as set out in the 2006 WEDG and DWEDG 2019 should be considered
- Prospective Applicant was strongly advised that there will be little opportunity to request further information under the provisions of REDIII
- Prospective Applicant advised that a separate preapplication consultation would be required under section 182E if design flexibility² was required.

6.2. Meeting No. 2

- 6.2.1. The second pre-application consultation meeting was held between the Commission and the prospective applicant on 25th of June 2026. Full details of the meeting and matters discussed are contained in the Commissions record of the meeting.

² The Commission is advised that the Prospective Applicant submitted a request for Design Flexibility Consultation on the 13th of May 2026 ACP-324307-26 before indicating they no longer wished to proceed with Design Flexibility on the 18/06/2026.

6.2.2. The principal matters arising related to:

- Update on development proposal
- Confirmation of 8 proposed turbines with output of 7.2MW each and totalling 57.6MW
- Confirmation of not entering into Design Flexibility Process
- Confirmation of proposed Grid Connection Route
- Update on environmental and ecological considerations including the potential for significant effects on a number of European sites.

6.2.3. The prospective applicant advised that it intended to submit the application in September 2026.

6.2.4. As outlined in the record of this meeting, the Commission's representatives noted that site investigations across a wide range of factors were still ongoing as had been detailed in the meeting. The prospective applicant was reminded of the Commission's requirement to undertake a completeness check to determine whether there is sufficient information to process the application. The prospective applicant was also reminded of the timelines pertaining to REDIII applications, which provides limited ability to seek further information.

6.3. **Proposed Meeting No. 3**

6.3.1. The Commission is advised that on the 31st of August 2026 the prospective applicant sought a third meeting for the week commencing September 21st 2026. The Commission's representatives scheduled a meeting for the 22nd of September.

6.3.2. On the 4th of September 2026, the Prospective Applicant submitted correspondence requesting that An Coimisiún Pleanála serve notice under Section 37B (4)(a) that it is of the opinion that the development proposed falls within the scope of paragraphs 37A(2)(a)(b) and (c) of the Act.

6.3.3. This correspondence detailed that the proposed development consists of –

- An 8 no. turbine wind farm and associated infrastructure;

- An off-site 110kV substation, including loop-in & loop - out connection to overhead power line located approximately 5km south east of the wind farm site itself, to the south of the R725;
- Associated 33kV interconnector cable route connecting the proposed wind farm site and proposed new off-site 110kV substation;
- Blade transition laydown area to be located approximately 5km south east of wind farm site, to the south of the R725;
- Accommodation works along proposed turbine delivery route (TDR) to facilitate turbine component delivery from Rosslare Port/Bellevue Port to the proposed Blade transition laydown area;
- Relocation of an existing 32m telecoms mast within the Wind Farm site; Forestry Felling and all associated works related to the construction of the Proposed Development.

6.3.4. The correspondence concluded by stating-

After receiving this Section 37(B) determination, please note that the applicant intends to enter the formal Scoping process with ACP and seek a Scoping Opinion which will address all environmental and planning considerations for the Project

6.3.5. Given the above statement, the Commission sought clarity from the Prospective Applicant as to whether it was their intention to cancel the meeting scheduled for the 22nd September 2026 and if it was their intention to proceed with the meeting, they would need to withdraw their request for closure. They were also advised that in line with recent legislation change, it would be possible to seek an EIA scoping opinion prior to closing the SID determination.

6.3.6. The prospective applicant replied on the 11th of September 2026 confirming their intention to proceed with the request for close-out and then confirmed the cancellation of the meeting scheduled for the 22nd September 2026.

7.0 Legislation

7.1. Planning and Development Act 2000, as amended ('the Act')

- 7.1.1. Section 2(1) of the Planning and Development Act 2000, as amended ('the Act') defines 'strategic infrastructure' as including, inter alia:

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

- 7.1.2. Section 37A of the Act states that:

(1) An application for permission for any development specified in the Seventh Schedule (inserted by the Planning and Development (Strategic Infrastructure) Act 2006) shall, if the following condition is satisfied, be made to the Commission under section 37E and not to a planning authority.

(2) That condition is that, following consultations under section 37B, the Commission serves on the prospective applicant a notice in writing under that section stating that, in the opinion of the Commission, the proposed development would, if carried out, fall within one or more of the following paragraphs, namely-

(a) the development would be of strategic economic or social importance to the State or the region in which it would be situate,

(b) the development would contribute substantially to the fulfilment of any of the objectives in the National Planning Framework or in any regional spatial and economic strategy in force in respect of the area or areas in which it would be situate

(c) the development would have a significant effect on the area of more than one planning authority

- 7.1.3. The current SID thresholds are set out within the 7th Schedule of the Act. The relevant threshold for the proposed project is Class 1-

'an installation for the harnessing of wind power for energy production (a wind farm) with more than 25 turbines or having a total output greater than 50 megawatts'

7.2. Environmental Impact Assessment

- 7.2.1. Section 37E(1) of the Act requires that an application for permission for development in respect of which a notice has been served under section 37B(4)(a) shall be made to the Commission and shall be accompanied by an Environmental Impact Assessment Report in respect of the proposed development. Therefore, the submission of an EIAR is mandatory.

7.3. Appropriate Assessment

- 7.3.1. The main part of the site for the proposed turbines is located c. 1.5km west of the Slaney River Valley SAC (000781). Part of the proposed Grid Connection route within the site will cross the Slaney River Valley SAC providing hydrological connectivity to this European Site.
- 7.3.2. The applicant intends to submit a Natura Impact Statement (NIS)

8.0 Assessment

8.1. Seventh Schedule Development

- 8.1.1. The proposed development will comprise of 8 no. wind turbines with a total rated power output of 57.6 MW.
- 8.1.2. 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".

The proposed total rated power output (57.6MW) accords with Section 37A(1) of the Act.

8.2. Section 37A(2) Criteria

8.2.1. 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:

8.2.2. **(a) the development would be of strategic economic or social importance to the State or the region in which it would be situate**

8.2.2.1. 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.

8.2.2.2. 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.

8.2.2.3. In national policy terms Project Ireland 2040 is the Government's long-term overarching strategy for Ireland. Part of Project Ireland 2040, the National Planning Framework (NPF) sets out to deliver a spatial strategy through National Strategic Outcomes ("NSO's"), including: "*transition to a low carbon and climate resilient society*". The first revision of the NPF (April, 2025) and Table 9.1 introduces regional renewable electricity capacity allocations to be achieved by 2030, which for the Southern Regional Area, is an additional 978MW for onshore wind or 40% of the National share. This is the minimum required for onshore wind generation to meet the 2030 emissions reduction target in the electricity sector

8.2.2.4. I am satisfied that the proposed development, through an additional 57.6MW 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. Furthermore, the project will bring considerable investment to the area and create jobs across its construction, operation and decommissioning phases. These factors, alongside commercial rates, development contributions, community gain and infrastructure improvements, will be of strategic economic importance to the region the site is located.

8.2.2.5. 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.

8.2.3. **(b) the development would contribute substantially to the fulfilment of any of the objectives in the National Planning Framework or in any regional spatial and economic strategy in force in respect of the area or areas in which it would be situate,**

8.2.3.1. As detailed in the preceding section, Project Ireland 2040, which includes the NPF, is the Government's long-term overarching strategy for Ireland. Having reviewed the revised NPF (First Revision, April 2025) the following relevant National Policy Objectives (NPOs) are noted:

- NPO69-

"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" -

- NPO 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"

- NPO74

- *“Each Regional Assembly must plan, through their RSES, for the delivery of the regional renewable electricity capacity allocations indicated for onshore wind and solar reflection in Table 9.1, and identify allocations for each of the local authorities, based on the best available scientific evidence and in accordance with legislative requirements, in order to meet the overall national target” –*

** Table 9.1 (NPO 74) sets a regional renewable electricity capacity allocation of 978MW for onshore wind for the southern region by 2030.*

- 8.2.3.2. The current Regional Spatial and Economic Strategy for the Southern Region (2020-2032) acknowledges climate change as the most important long term challenge facing Ireland and states-

“The Regional Assembly is committed to implement regional policy consistent with the Climate Action Plan.....”

It goes on to state-

“The RSES recognises and supports the many opportunities for wind as a major source of renewable energy.”

- 8.2.3.3. The following Regional Policy Objectives (RPOs) are noted:

- RPO 87 Low Carbon Energy Future

“The RSES is committed to the implementation of the Government’s policy under Ireland’s Transition to a Low Carbon Energy Future 2015-30 and Climate Action Plan 2019. It is an objective to promote change across business, public and residential sectors to achieve reduced GHG emissions in accordance with current and future national targets, improve energy efficiency and increase the use of renewable energy sources across the key sectors of electricity supply, heating, transport and agriculture.”

- RPO 99 Renewable Wind Energy:

“It is an objective to support the sustainable development of renewable wind energy (on shore and offshore) at appropriate locations and related grid

infrastructure in the Region in compliance with national Wind Energy Guidelines.”

- RPO 219 New Energy Infrastructure:

It is an objective to support the sustainable reinforcement and provision of new energy infrastructure by infrastructure providers (subject to appropriate environmental assessment and the planning process) to ensure the energy needs of future population and economic expansion within designated growth areas and across the Region can be delivered in a sustainable and timely manner and that capacity is available at local and regional scale to meet future needs.

8.2.3.4. In this regard I consider that the proposed development to generate 57.6MW of renewable energy by using wind as a resource would assist in reducing greenhouse gas emissions and would contribute significantly towards the achievement of a low carbon economy.

8.2.3.5. Having regard to the above, I am satisfied that the development is consistent with would contribute substantially to the fulfilment of national policy objectives of the NPF and the regional policy objectives of the RSES for the Southern Regional Assembly as set out above. The proposed development is, therefore, considered to satisfy the requirement set out in section 37A(2)(b) of the Act.

8.2.4. **(c) the development would have a significant effect on the area of more than one planning authority.**

8.2.4.1. The proposed development site and grid connection is located entirely within the Wexford County Council administrative area. However, the proposed turbine area is located approx. 4.5 km south east of the administrative area of Wicklow County Council and approx. 18 km east of Carlow County Council.

8.2.4.2. Both administrative areas are within 20km of the site for the purpose of Landscape and Visual Impact Assessment and a ZTV. Therefore each administrative may have theoretical visibility of the proposed turbines.

8.2.4.3. Having regard to the above and in particular the proximity to Wicklow County Council i.e. c. 4.5km, I am satisfied that the Commission could reasonably conclude (for the purpose of consideration under section 37A(2) of the Act) that the proposed development could have a significant landscape and visual effect on the area of more than one planning authority. Accordingly, I am of the opinion that the proposal would come within the scope of this requirement to be considered as complying with section 37A(2)(c) of the Act.

8.3. Prescribed Bodies

8.3.1. In view of the scale, nature, and location of the proposed development, as described in this report, it is recommended that the prospective applicant should consult with the prescribed bodies listed in the attached Appendix 1 in respect of any future application for approval.

8.4. Schedule of Information to Inform the Completeness Check

8.4.1. Attached as Appendix 2 is a Schedule of Information which is being provided to inform the completeness check which is required by Section 37JA of the Planning and Development Act, 2000, as amended. It is based on the discussion at the two pre-application consultation meetings held.

8.4.2. As Outlined previously, despite initially requesting a third meeting, the prospective applicant chose to close the consultations after two meetings. Consequently, there was no opportunity to discuss other relevant considerations despite the Commissions representatives raising a number of matters which required further consideration. Therefore these considerations are also included in the Schedule of Information.

9.0 Recommendation

9.1. Based on the foregoing assessment, it can be concluded that the proposed development would exceed the threshold set out in the Seventh Schedule of the Planning and Development Act 2000, as amended, and therefore satisfies Section 37A(1) of the Act. It can also be concluded that the development is of strategic

importance by reference to the requirements of Section 37A(2)(a) (b) and (c) of the Act.

9.2. I recommend that the Commission serve a notice on the prospective applicant, pursuant to Section 37B(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:

- 8 no. wind turbines with a Hub height of 99m, a Tip Height of 180m, a Rotor Diameter of 162m, output of 7.2MW per turbine totalling 57.6MW
- One Substation and blade transition area located off the R725
- Relocation of an existing Telecommunications Mast within the site,
- A Grid Connection Route and
- All associated ancillary and site development works.

would constitute a Strategic Infrastructure Development within the meaning of Section 37A of the Act for the reasons and considerations set out below.

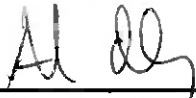
10.0 Reasons and Considerations

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 comprising the development of an 8 no. turbine windfarm with an overall total rated power output of 57.6MW, proposed grid connection route, substation and associated infrastructure within the townlands of Mountebo, Kilmichael Hill, Lyrane, Craanhill, Craan Lower, Ballygullen, Ballyowen, Ballinacoola, and Glandoran Lower, Co. Wexford, 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.



Adrian Ormsby
Senior Planning Inspector

24th of September 2026

11.0 Appendix 1: Prescribed Bodies

The following is a list of prescribed bodies considered relevant by the Commission:

- 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
- Wexford County Council
- Wicklow County Council
- Carlow County Council
- The Southern Regional Assembly
- Commission for the Regulation of Utilities
- Transport Infrastructure Ireland
- Uisce Éireann
- Inland Fisheries Ireland
- Office of Public Works
- An Taisce
- The Heritage Council
- An Chomhairle Ealaíon (Arts Council)
- Fáilte Ireland
- EPA
- ESB
- EirGrid
- Health Service Executive
- Health and Safety Authority

- Irish Aviation Authority
- AirNav Ireland

Further Notifications should be made where deemed appropriate.

**12.0 Appendix 2- Schedule of Information to Inform Completeness
Check (SIICC)**



An
Coimisiún
Pleanála

Appendix 2: Schedule of Information to Inform Completeness Check (SIICC)

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-323955-25
Prospective Applicant:	Kilmichael Wind Farm Limited
Date of Final Meeting:	25/06/26
Number of Turbines:	8
Design Flexibility opinion:	No
Is Grid Connection Included:	Yes
Is a BESS included:	No
Accommodating works for TDR:	Yes, no specific details provided

Information

Plans and Particulars	
Response Letter detailing Compliance with SIICC	Letter responding to all of the matters outlined below.

Public Notice	• Time Period for Consultation and Fee for Submissions • Standalone Website Address • EIAR and NIS referenced • Reference to Section 37JA • All townlands within the site boundary to be correctly referenced.
Prescribed Bodies	• Notification of All Prescribed Bodies and a copy of the correspondence sent to same.
Land Ownership	• Interest in land • Written consent of all other landowners (<i>Inc. legally binding agreement & land registry map if required</i>) • TDR accommodation works
Design Flexibility	Design Flexibility not sought.
Fee	Relevant
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. • Consultations overview • Community Benefit Fund • Planning history
Drawings	• Drawing Schedule • Site location map • Site layout plan • Plans, elevations, sections and cross-sections • Wayleaves shown • Grid Connection Route • Scales appropriate
EIAR –	
No design Flex	One turbine Model proposed (<i>tip height of 180m, a rotor diameter of 162m, and a hub height of 99m with an individual turbine output of 7.2MW- Total output 57.6MW</i>) and one grid connection route.
Non-Technical Summary	Provided as a standalone section.
Introduction	• Legislative context • Scoping Consultation

	• Community Engagement Report • Methodology/methodologies for the assessment of the environmental factors and for the description and consideration of the significance of effects • Study Area(s) and justification for same. • Project Team (Author qualifications, experience and expertise) • Technical Difficulties/Limitations
Description of the Proposed Development	• Detailed description (all stages) of the characteristics of the proposed development including use of natural resources, production of waste, emissions & disturbances • Table of Turbine Location Details • Construction Environmental Management Plan • Decommissioning Plan • Waste & Resource Management Plan
Consideration of Alternatives	• Site selection & design process • Reasonable alternatives considered (Layout, scale, technologies, grid connection, turbine delivery, substation infrastructure, construction methodology etc)
Population and Human Health	• Population & Settlement Patterns • Clearly identify all property types- provide Eircode • Economic Activity & Employment • Tourism & Amenities (Inc. recreational trails/waterways) • Human Health & Wellbeing (Reference Studies) • Property Devaluation/House Prices
Biodiversity	• Derogations (if required) • Ecological Impact Assessment • Biodiversity Enhancement Areas/Management Plan • Bat Surveys (to include): ○ Preliminary Roost Assessment Surveys, ○ Bat activity transect surveys, ○ Static bat detector deployments, ○ Emergence/re-entry bat roost, ○ Hibernation

	• Curtailment strategy required as mitigation for effects on bats • Invasive Species Management Plan • Terrestrial Surveys (<i>Habitat & ecology (incl. protected flora, invasive plant species, mammals, amphibians and reptiles etc.)</i>) • Aquatic Surveys (<i>Habitat & ecology (incl. river habitat, macroinvertebrate, electro-fishing, fisheries, amphibians etc.)</i>) • Habitat Loss Calculations- wind farm, substation TDR etc? • Rationale for establishing habitat off-setting ratios relative to habitat loss
Ornithology	• Surveys (<i>Vantage Point, Breeding & non-breeding, hinterland, Dusk, Walkover, Roost & Winter surveys</i>) • Collision Risk Model (CRM) Assessment • Cumulative Assessment- operational and proposed wind farms within the zone of influence to inform the collision risk modelling • Use of CIEEM (2024) rather than Percival (2003) guidance most appropriate guidance for ecological and ornithological impact assessments • Monitoring Programme
Noise and Vibration	• Map of all receptors within 4 x Tip of Turbines- clearly identify- provide Eircodes • Predicted Noise Levels • Proposed Noise Limits (cumulative) • Operational Noise Monitoring Proposal (wind farm and substation) to include proposals for Amplitude Modulation and Tonal Noise • Cumulative Noise Assessment
Shadow Flicker	• Shadow Flicker Analysis • Wind Turbine Control Measures
Windtake	• Section 5.13 of WEDG 2006 with necessary regard to DWEDG 2019
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 ○ Ground and surface water monitoring ○ Slope Stability Analysis (Justification of model employed. Deterministic model recommended). • Peat and Spoil Management Plan
Hydrology, Hydrogeology & Water Quality	• Hydrological Assessment • Hydrogeological Assessment • Flood Risk Assessment • Surface water/Drainage Management Plan • Standalone Water Framework Directive Compliance Report • Water Quality Management Plan • Design details for water crossings
Landscape & Visual	• LVIA • ZTV Analysis (20km radius from development site) • Landscape Character Assessment • Viewpoint Assessment • Photomontages • VP from Arklow Bank Offshore Wind Farm as advised by WCC • Consideration of visual impacts in the archaeological assessment should accompany any future application i.e. recorded monuments within site boundary
Traffic & Transportation	• Turbine Delivery Route & Swept Path Analysis • Haul Route & Swept Path Analysis • Traffic and Transport Assessment • Traffic Management Plan (including Construction traffic) • Stage 1 Road Safety Audit • Design Report (TII requirements)
Material Assets	• Gas/ESB networks etc. • Telecommunications Impact Study (relocation of existing mast- consent from operators/owner) • Aviation Impact Statement

	Any other relevant material assets identified in consultation process
Cultural Heritage	- Heritage Impact Assessment & a Historic Landscape Character Assessment - Archaeological Impact Assessment - Consideration of visual impacts in the archaeological assessment - Consideration of Built Heritage along TDR e.g. Protected Structures, monuments etc - WCC requirement for geophysical investigations and ACP advice to discuss with DAU.
Major Accidents and Disasters	- Construction Stage - Operational Stage - Decommissioning Stage - Impact of Climate Change
Cumulative Assessment	Projects considered should be clearly identified and the location of the cumulative assessment clearly labelled within each Chapter as relevant.
Interactions of the Foregoing	Description of interactions between factors.
Compendium of Mitigation Measures	Intent expressed for the implementation of mitigation measures to be clearly set out as – i.e. 'shall'. Commitments need to be expressed clearly and need to be specific.
Compendium of Significant Effects	Chapter detailing all the pre-mitigation and post mitigation (residual) significant effects and magnitude/duration
Appendices	All appendices and sub appendices to be submitted in hard and soft copy. To include: - Glossary of Terms - Noise Survey Results & Calibration Certificates - Material Volume Calculations - Statement of Competency - Other relevant documents
AA Screening report	- Author qualifications, experience and expertise - Methodology

	• Zone of Influence (ZOI) and identification of relevant European Sites to be based on a Source-Pathway-Receptor Model using the precautionary principle • All pathways including hydrogeological to be addressed
NIS	• Author qualifications, experience and expertise • Methodology • Collision Risk Modelling (CRM) • Biodiversity & Ornithology Surveys for QI & SCI species and habitats in accordance with Industry specific guidance. • Consideration of relevant Hydrological, hydrogeological & water reports/assessments • Compendium of Mitigation Measures (clear <i>intent expressed for implementation of mitigation measures – i.e. 'shall'</i>)
Appendices	All appendices and sub appendices to be submitted in hard and soft copy.
Other Documents/Plans (To include):	
	• 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 • Locations of proposed habitat mitigation/offsetting and/or enhancement measures be presented in appropriately scaled drawings, clearly annotated

	within redline and with consent of relevant landowner.
--	--