Ballydermot Wind Farm

Co. Offaly and Co. Kildare

SID Section 37B Pre-application Consultation
2nd Meeting

10th March 2026

Meeting Agenda

- Introduction to the Applicant
- Site Location & Selection
- Constraint Assessment & Design Process
- Designated Sites
- Proposed Project Overview
- Turbine Delivery Route & Haul Routes
- Environmental Impact Assessment
- Policy Context
- Consultation
- Strategic Infrastructure Development Criteria
- Proposed Project Timeline
- Feedback & Discussion



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Introduction to the Applicant



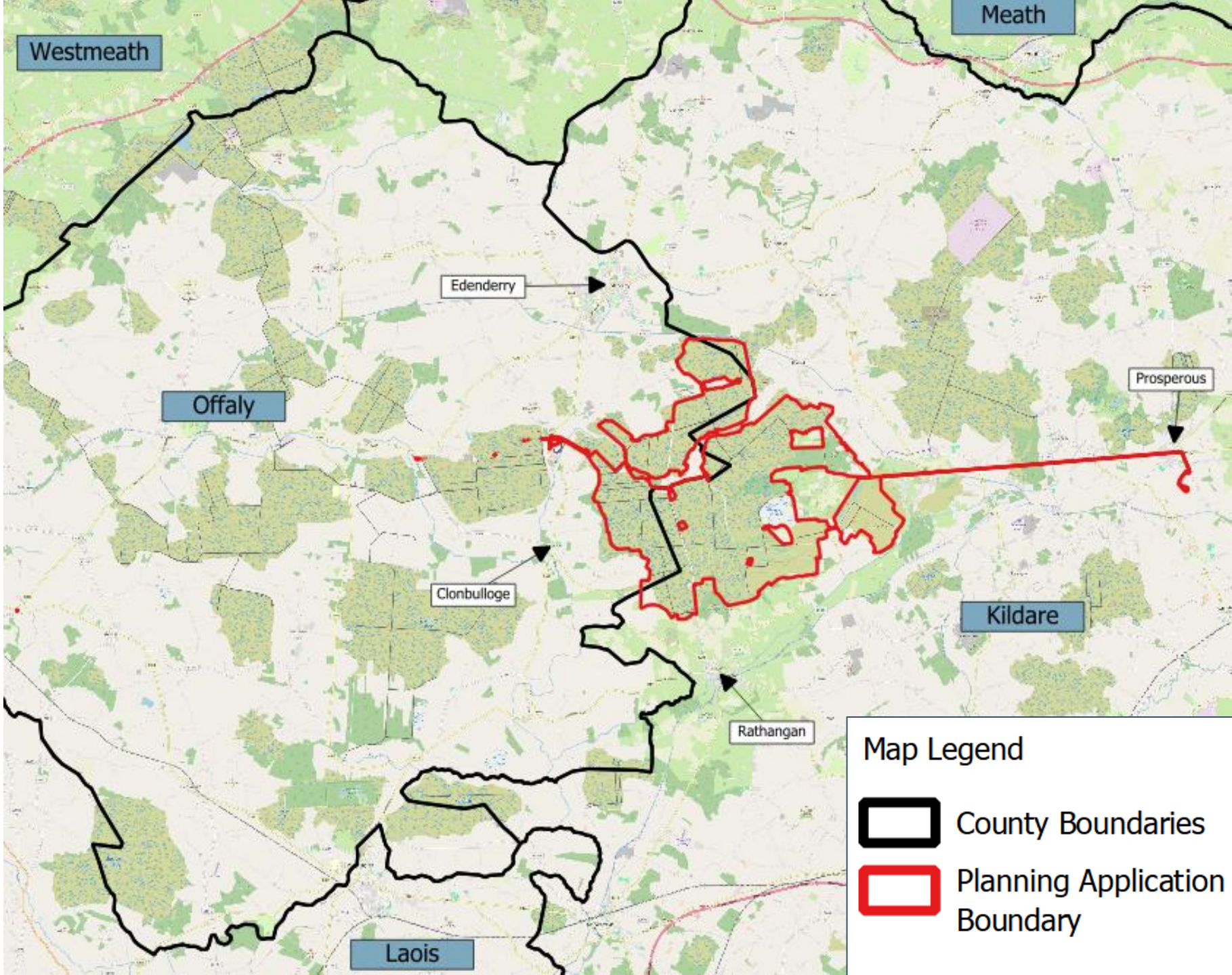
- The applicant for the Proposed Project is Bord na Móna Powergen Ltd. a subsidiary of Bord na Móna Plc trading as BnM.
- BnM is a leading renewable energy provider supporting Ireland's journey to net zero by delivering secure, renewable energy for homes and businesses across the country.
- BnM lands extend to approximately 80,000 hectares (ha) in total and are located mainly in the Irish midlands. BnM currently manage and operate a portfolio of thermal and renewable assets that supply energy to the National Grid.
- Working with our landbank, strategic partners and local communities, BnMs ambition is to build a 5GW renewable energy pipeline, including wind, solar, biomass and biogas projects – safeguarding renewable energy supply, enabling industrial growth and contributing to a sustainable future..
- BnM currently manages a portfolio of thermal and renewable assets, namely Edenderry Power Plant, a biomass generating unit, Cushaling peaking plant, the Drehid landfill gas facility, Bellacorick Wind Farm and Oweninny Wind Farm (Phase 1 and Phase 2) in County Mayo, Mountlucas Wind Farm in County Offaly, Sliabh Bawn in County Roscommon and Bruckana Wind Farm, situated on the borders of counties Tipperary, Kilkenny and Laois, Derrinlough Wind Farm in County Offaly, Timahoe North Solar Farm in County Kildare and Cloncreen Wind Farm, in County Offaly.



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Site Location

- The Proposed Wind Farm is located approx. 2.2km SE of Edenderry Co. Offaly, 3.3km W of Allenwood Co. Kildare, and 2km N of Rathangan Co. Kildare.
- The Proposed Grid Connection will traverse through Allenwood and Prosperous, Co. Kildare, with infrastructure proposed in the townland of Lullymore and Killybegs, Co Kildare
- The Planning Application Boundary encompasses an area of approximately 5,168 hectares
- The Site is currently accessed via Regional Roads (the R401, R414, R402, and the R403) and Local Roads (the L1001, L3001, L3002, and the L6002)
- Current land use within the Site features natural recolonisation of cutaway and degraded bog, a small area of active turbary, public road corridor, and existing wind energy infrastructure



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Site Selection

- BnM has conducted a technical review of potential candidate sites for wind energy projects on their land, historically used for peat production. Criteria considered as part of the site selection process is noted below:

  - Wind Resource;
  - Planning Policy Context;
  - Proximity to Sensitive Receptors;
  - Environmental/Ecological Sensitivity and Designations;
  - Grid Capacity;
  - Landscape Capacity;
  - Land-use;
  - Access and Infrastructure.

- Following the strategic identification of Ballydermot Bog Group, a more detailed review of the proposed development site has been carried out.

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Constraint Led Design

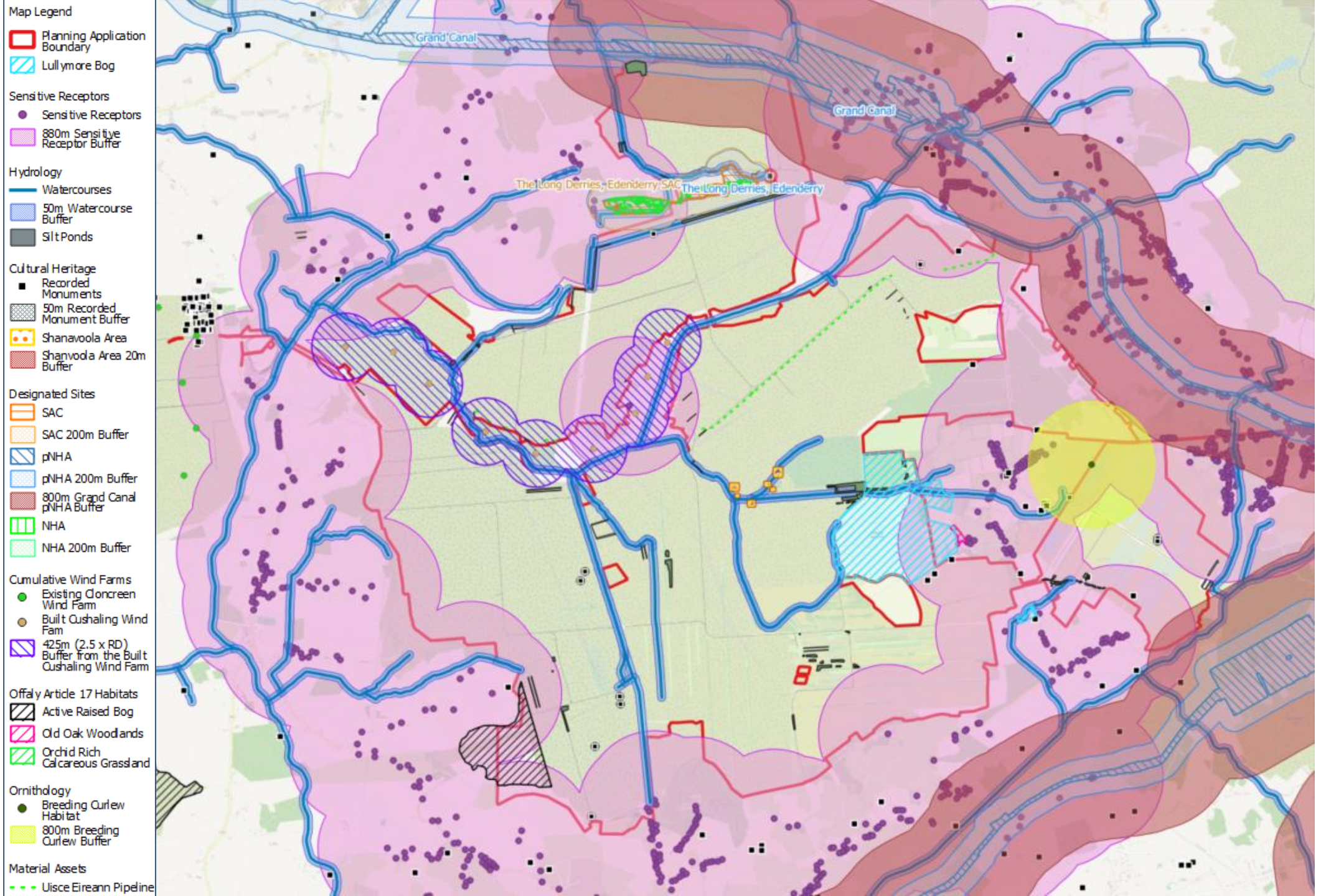
- The Proposed Project design process is ongoing and has been, and will continue to be, informed by the designers, developers, engineers, landowners, environmental, hydrological, geotechnical, landscape, archaeological, and traffic specialists and ongoing consultation.
- The key design updates for the proposed turbine layout are outlined below:
    - Initial Proposed Turbine Design included for a 50 no. turbine layout with a 220m TH and a 52 no. turbine layout with a 200m TH
    - Refined to a 48 no. turbine layout with 21 no. turbines having a TH of 200m and 27 no. turbines having a TH of 220m to mitigate by design impacts on residential visual amenity
    - Refined to a 47 no. turbine layout with 20 no. turbines having a TH of 200m and 27 no. turbines having a TH of 220m to align with an 800m recommended setback from the Grand Canal
- The development of the Proposed Project layout has resulted following feedback from the various studies and assessments carried out as well as ongoing negotiations and discussions with landowners and the local community

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Constraint Assessment

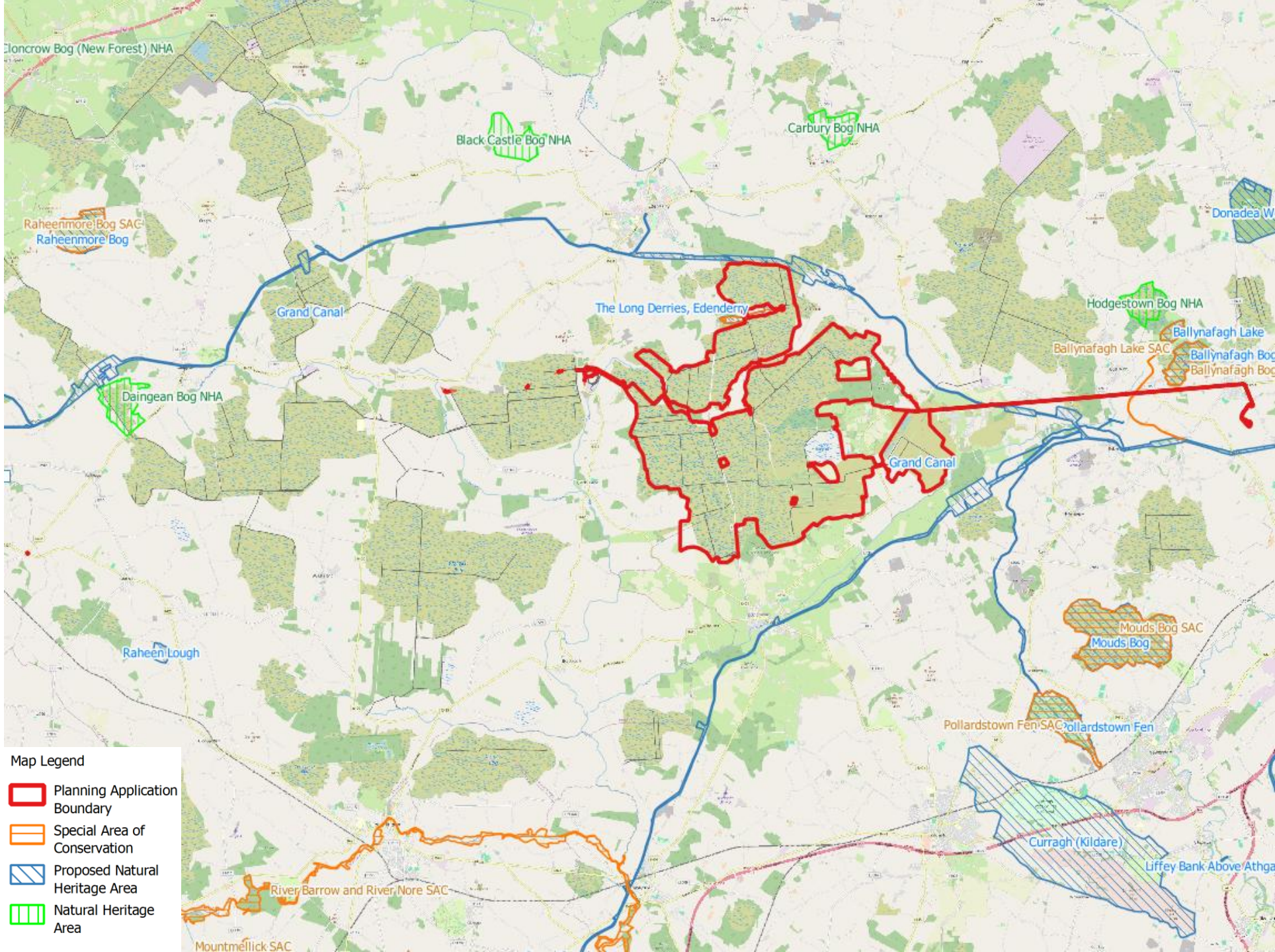
- Natura 2000 and Designated sites plus 200m buffer
- Dwelling set back of 880m (4 x 220m tip height) used for assessment and applied to all sensitive receptors
- Watercourses plus 50m buffer
- National Inventory of Architectural Heritage (NIAH) and National Monuments plus a 50m
- 2.5 x RD buffer from the built Cushaling Wind Farm
- Shanvoola Area plus a 20m buffer
- Article 17 Habitat
- 800m Buffer from the Grand Canal
- 800m Buffer from Breeding Curlew
- Lullymore Bog
- Recorded Whooper Swan plus a 300m buffer
- Uisce Eireann Pipeline
- Existing Silt Ponds

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Map Legend
Planning Application Boundary
Lullymore Bog
Sensitive Receptors
Sensitive Receptors
880m Sensitive Receptor Buffer
Hydrology
Watercourses
50m Watercourse Buffer
Silt Ponds
Cultural Heritage
Recorded Monuments
50m Recorded Monument Buffer
Shanavoola Area
Shanvoola Area 20m Buffer
Designated Sites
SAC
SAC 200m Buffer
pNHA
pNHA 200m Buffer
800m Grand Canal pNHA Buffer
NHA
NHA 200m Buffer
Cumulative Wind Farms
Existing Cloncreen Wind Farm
Built Cushaling Wind Farm
425m (2.5 x RD) Buffer from the Built Cushaling Wind Farm
Offaly Article 17 Habitats
Active Raised Bog
Old Oak Woodlands
Orchid Rich Calcareous Grassland
Ornithology
Breeding Curlew Habitat
800m Breeding Curlew Buffer
Material Assets
Uisce Eireann Pipeline
Grand Canal
Grand Canal
The Long Derries, Edenderry SAC
The Long Derries, Edenderry

Designated Sites

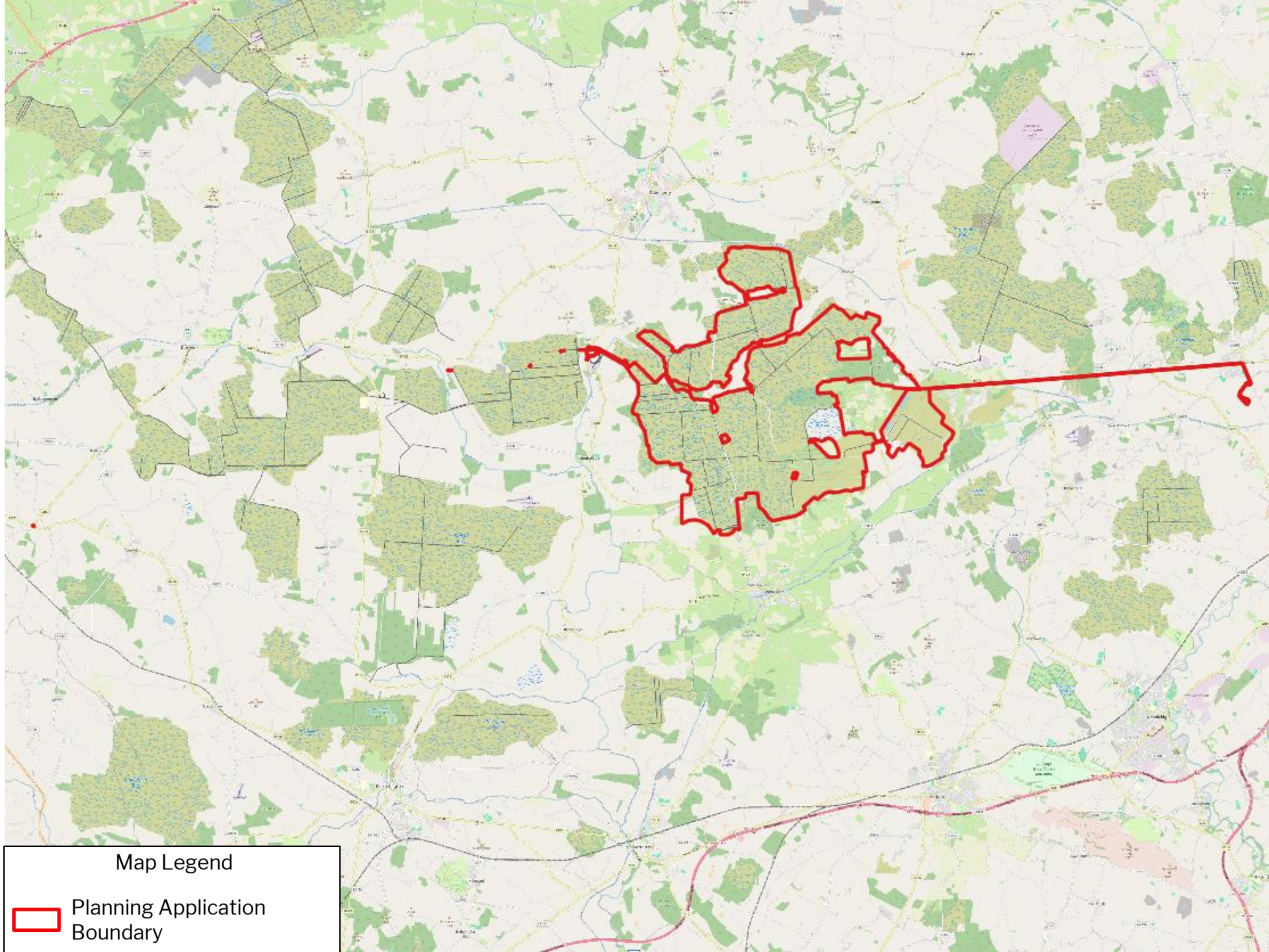
- The Long Derries Special Area of Conservation (SAC) is located within-the Proposed Project Site
- The next nearest SAC is the Ballynafagh SAC, which crosses the Proposed Grid Connection underground cabling route on the R403.
- The nearest Natural Heritage Area (NHA) is the Hodgestown Bog NHA, located approximately 2.1km north of the Proposed Project Site.
- The nearest proposed NHA (pNHA) is the Grand Canal pNHA located 2.2km south of the Proposed Project Site
- The nearest Special Protection Area (SPA) to the Proposed Project Site is the River Boyne and River Blackwater SPA located 14.4km north of the Proposed Project Site



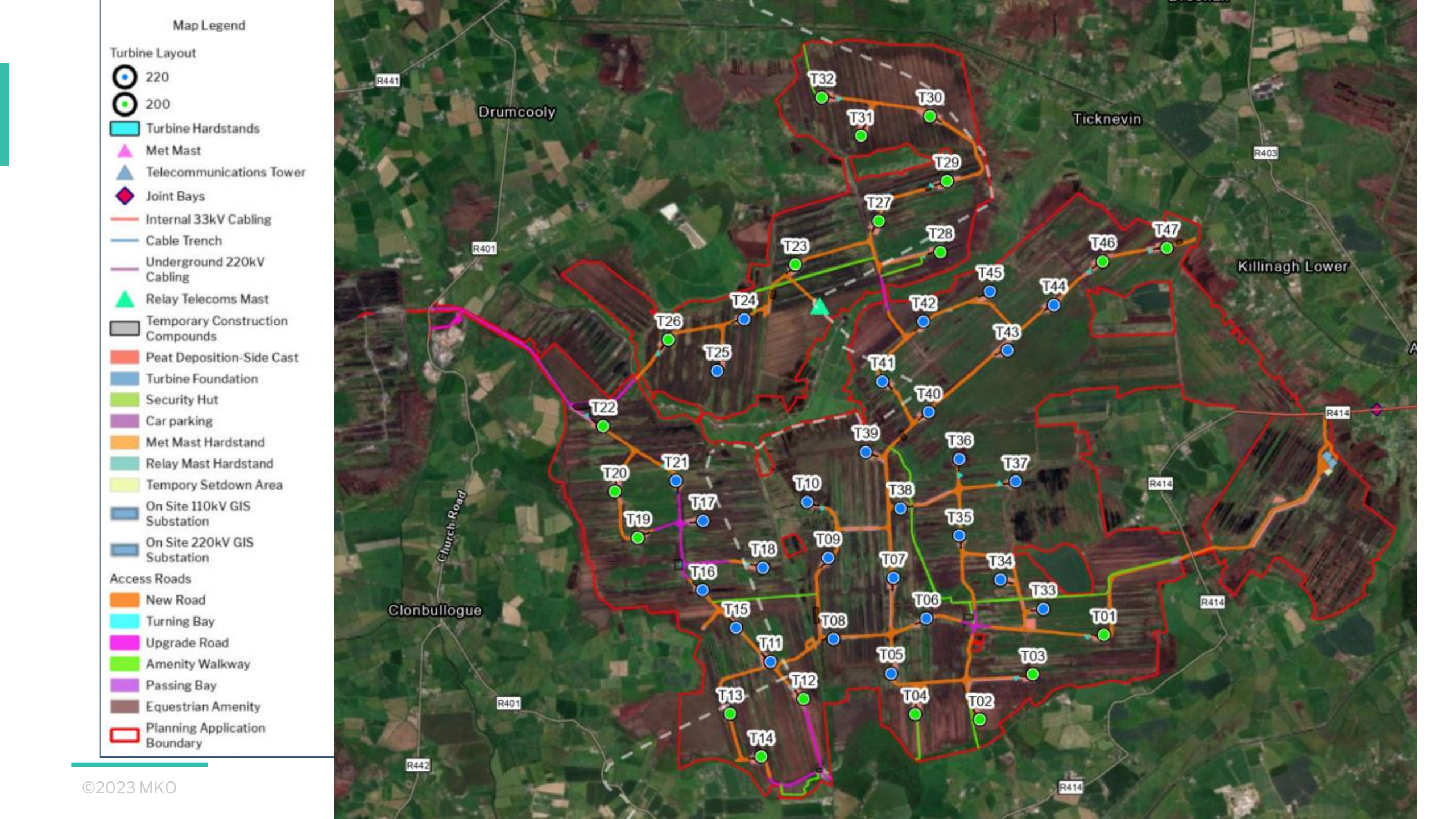
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Proposed Project Overview

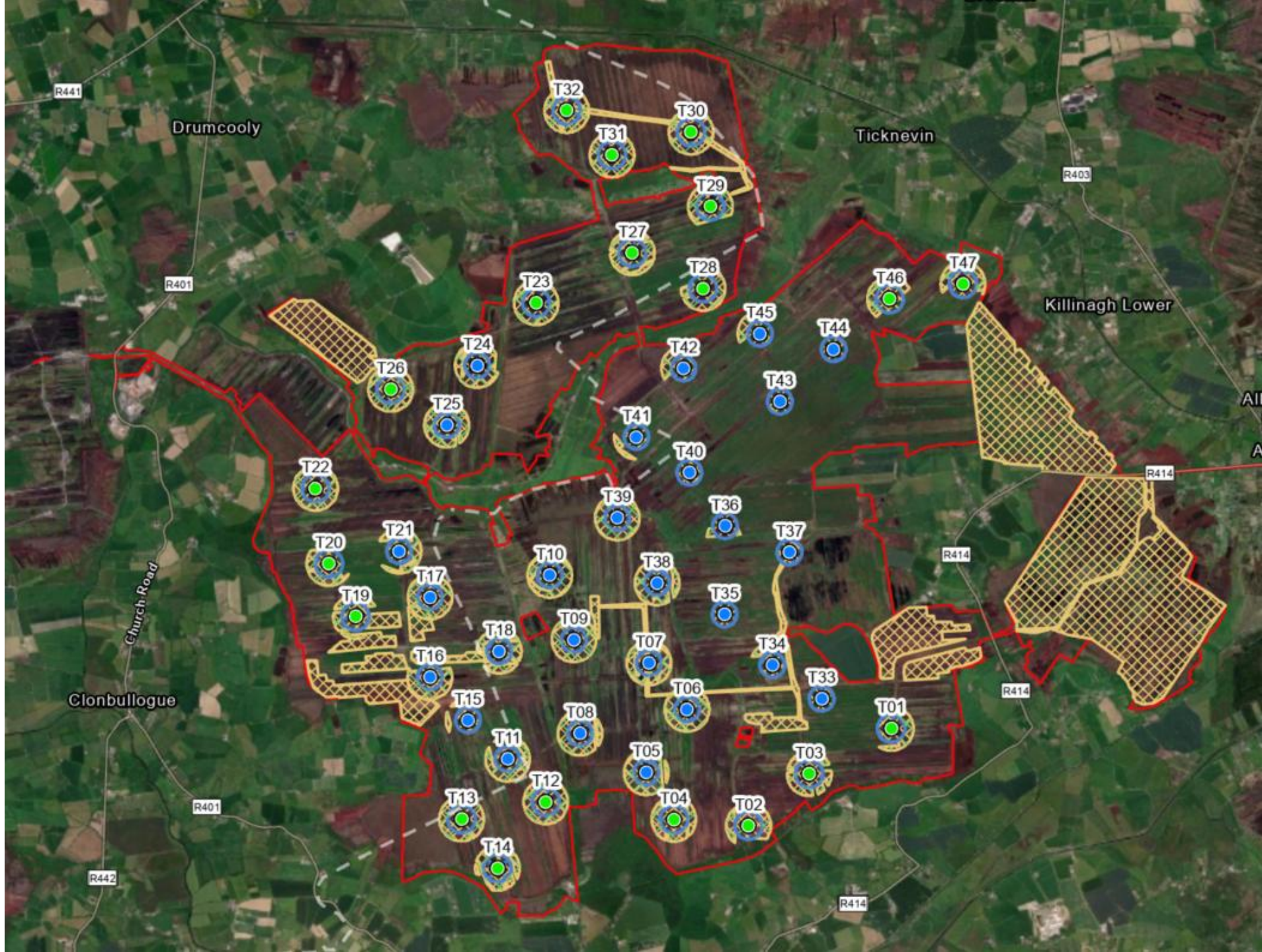
- Ballydermot Wind Farm is proposing to develop a **47-no. turbine wind farm** (18 no. in Co. Offaly and 29 no. in Co. Kildare).
- 20 no. turbines will have a max. blade tip height of 200m and 27 no. turbines will have a max. blade tip height of 220m
- Proposed onsite and offsite substations, 12.3km of underground cabling, and 0.12km of OHL including a loop-in/loop-out connection to the existing Maynooth–Dunstown 220kV line to connect to the national grid.
- Generating capacity of **c. 329MW**



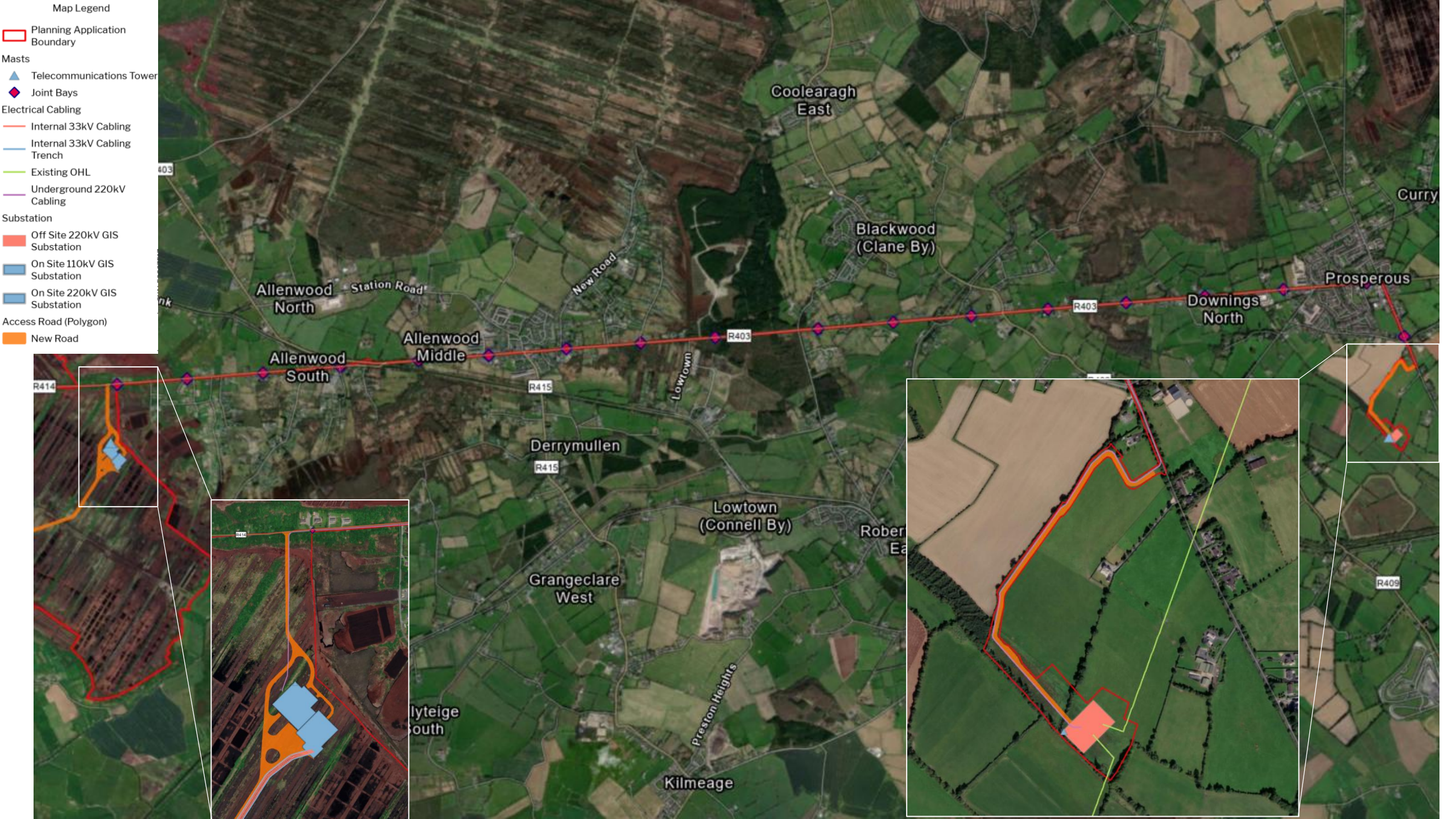
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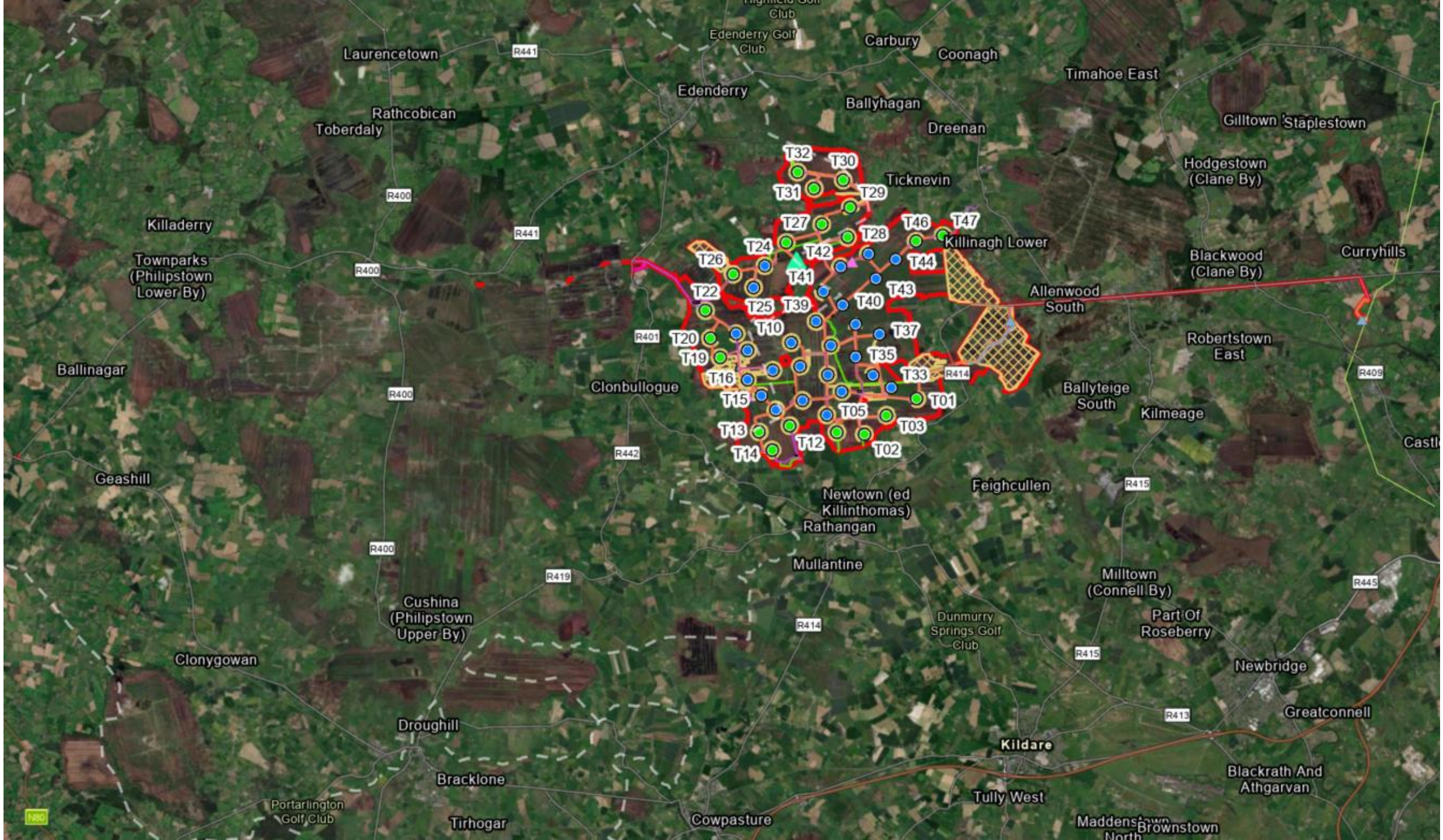

Map Legend
Turbine Layout
220
200
Turbine Hardstands
Met Mast
Telecommunications Tower
Joint Bays
Internal 33kV Cabling
Cable Trench
Underground 220kV Cabling
Relay Telecoms Mast
Temporary Construction Compounds
Peat Deposition-Side Cast
Turbine Foundation
Security Hut
Car parking
Met Mast Hardstand
Relay Mast Hardstand
Tempory Setdown Area
On Site 110kV GIS Substation
On Site 220kV GIS Substation
Access Roads
New Road
Turning Bay
Upgrade Road
Amenity Walkway
Passing Bay
Equestrian Amenity
Planning Application Boundary
Drumcooly
Ticknevin
Killinagh Lower
Clonbullogue
Church Road
R441
R401
R403
R414
R442
T01
T02
T03
T04
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T06
T07
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T47

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Map Legend
Planning Application Boundary
Turbine Layout
220
200
Scrub Planting Areas
Bat Buffers
Enhancement Areas
Drumcooly
Ticknevin
Killinagh Lower
Clonbullogue
Church Road
R441
R401
R403
R414
R442
T01
T02
T03
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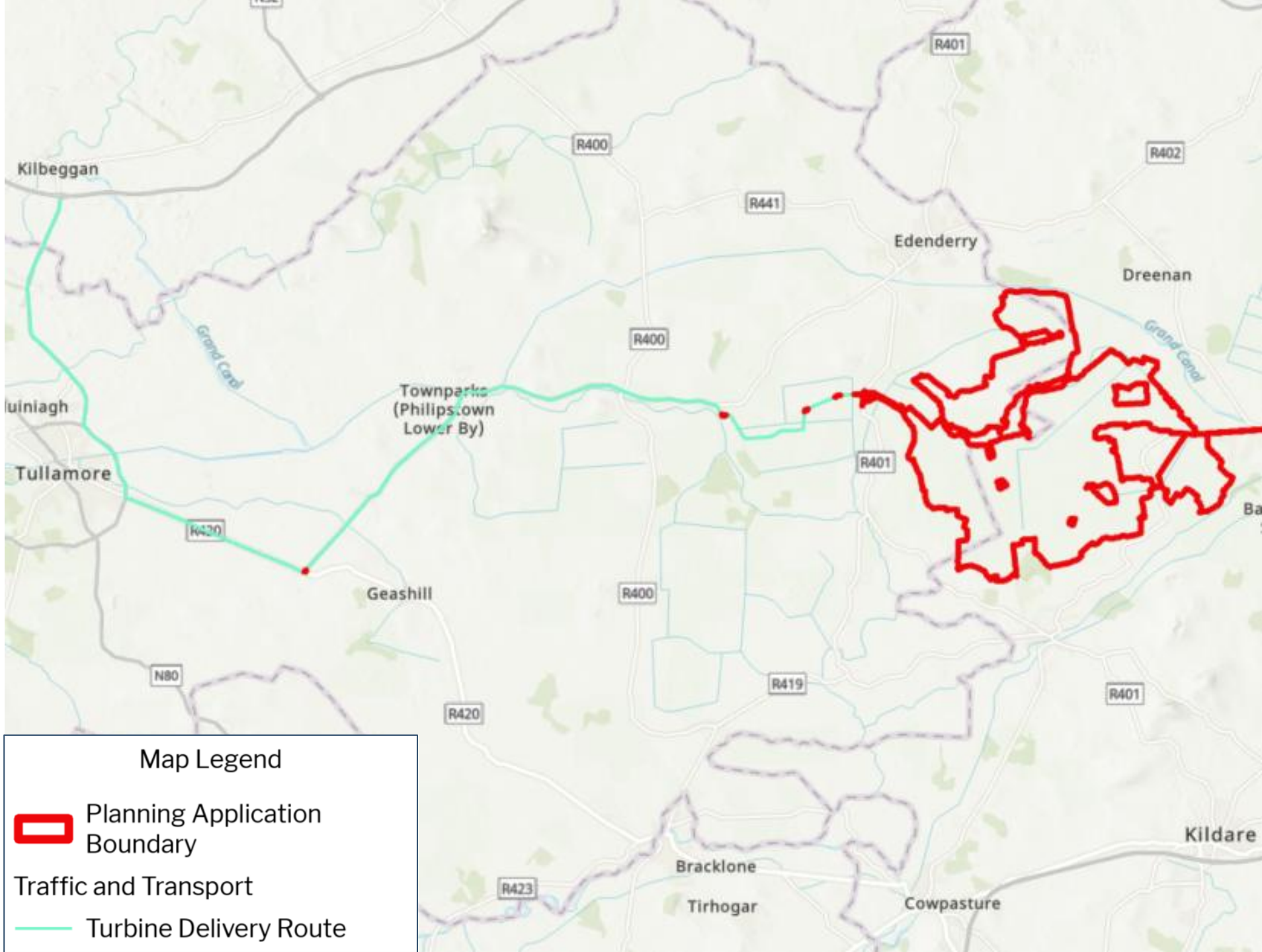
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Map Legend
Planning Application Boundary
Masts
Telecommunications Tower
Joint Bays
Electrical Cabling
Internal 33kV Cabling
Internal 33kV Cabling Trench
Existing OHL
Underground 220kV Cabling
Substation
Off Site 220kV GIS Substation
On Site 110kV GIS Substation
On Site 220kV GIS Substation
Access Road (Polygon)
New Road
Coolearagh East
Blackwood (Clane By)
Curry
Prosperous
Downings North
Allenwood North
Station Road
New Road
Allenwood Middle
Allenwood South
Lowtown
Derrymullen
Lowtown (Connell By)
Grangeclare West
Preston Heights
Kilmeage
R403
R414
R415
R409


Laurencetown
Edenderry Golf Club
Carbury
Coonagh
Timahoe East
Edenderry
Ballyhagan
Rathcobican
Toberdaly
Dreenan
Gilltown
Staplestown
Hodgestown (Clane By)
Ticknevin
Killaderry
Townparks (Philipstown Lower By)
Killinagh Lower
Blackwood (Clane By)
Curryhills
Allenwood South
Robertstown East
Ballinagar
Clonbullogue
Ballyteige South
Kilmeage
Geashill
Newtown (ed Killinthomas) Rathangan
Feighcullen
Mullantine
Milltown (Connell By)
Cushina (Philipstown Upper By)
Dunmurry Springs Golf Club
Part Of Roseberry
Clonygowan
Newbridge
Greatconnell
Droughill
Kildare
Bracklone
Blackrath And Athgarvan
Portarlington Golf Club
Tully West
Tirhogar
Cowpasture
Brownstown
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R413

Transport Delivery Route

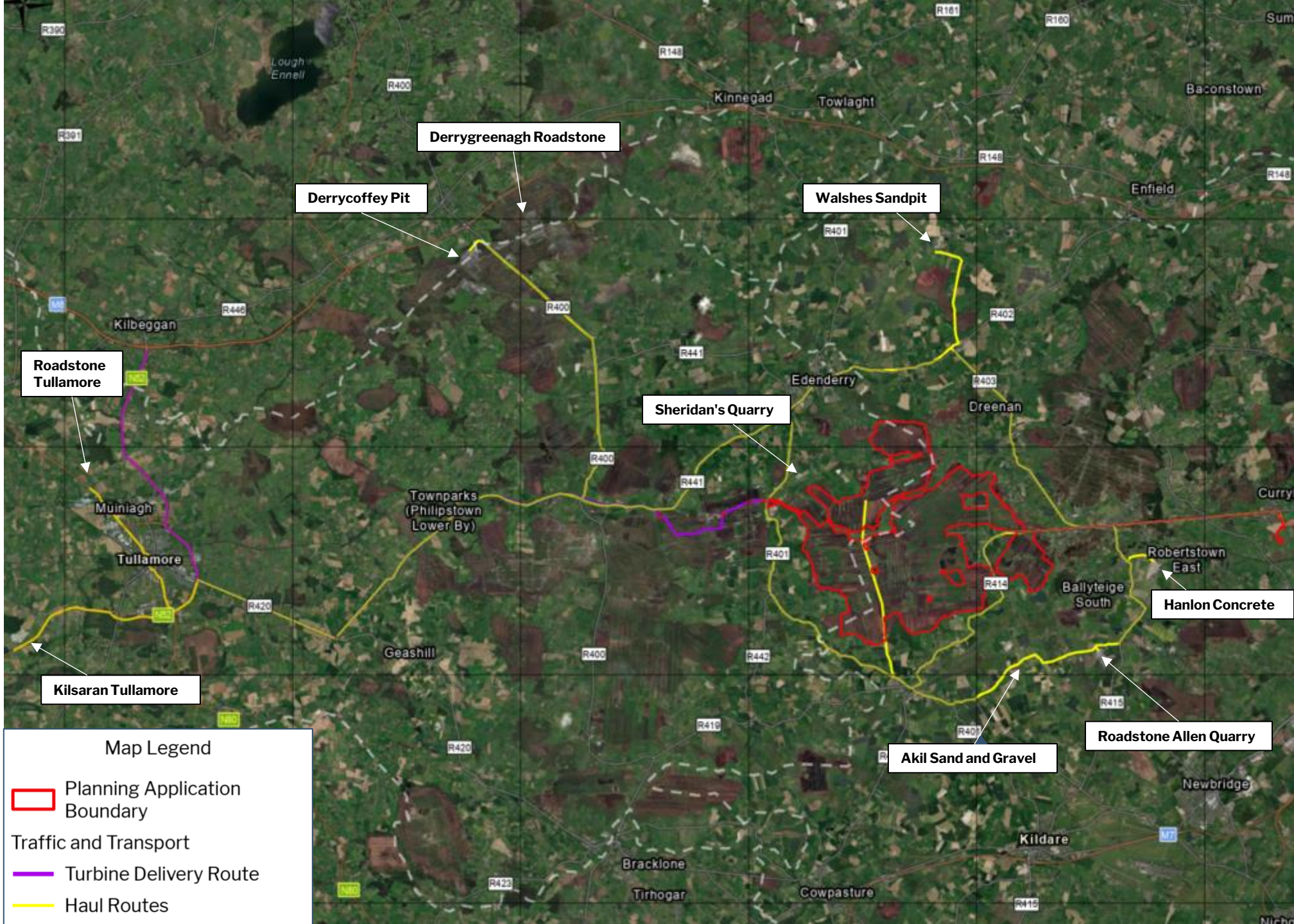
- Turbine infrastructure delivered from Port of Galway
- Route will travel to the Proposed Project Site from the M6 outside of Galway City
- Exits the M6 at Junction 5 (Tullamore/Kilbeggan)
- Travels south on the N52 towards Tullamore, further utilising the R420 and R402 regional roads to access the entrance of the existing Cloncreen Wind Farm
- Junction accommodation works will be required to facilitate the delivery of abnormal loads through the existing Cloncreen Wind Farm
- The route will exit the existing Cloncreen Wind Farm and cross the R401 to enter into the Proposed Project Site



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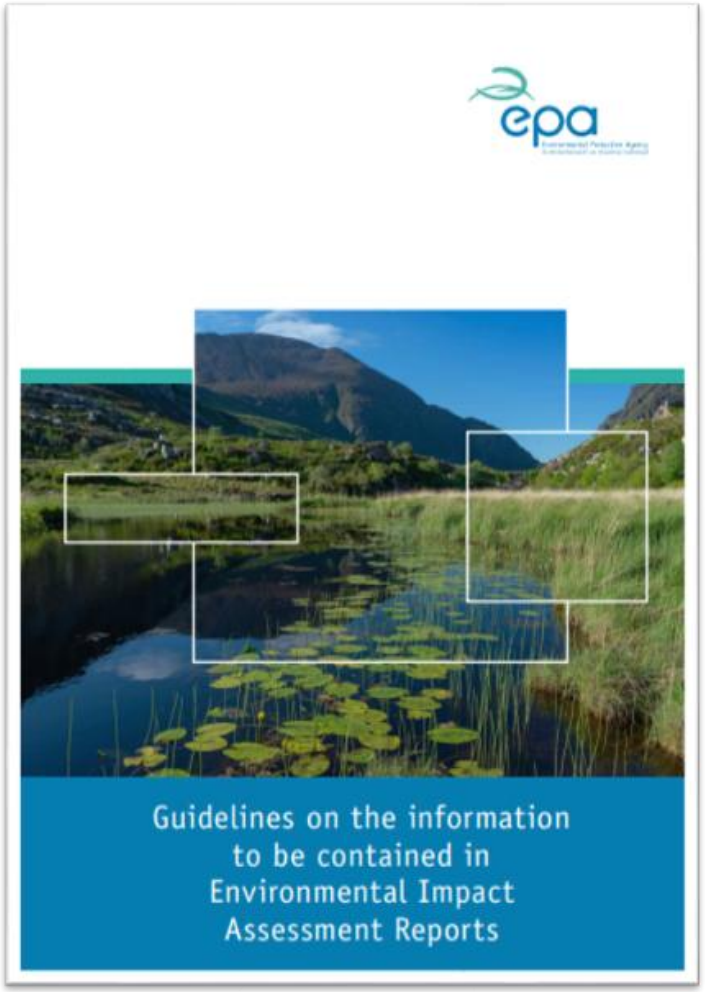
Proposed Haul Routes

- No Borrow Pits on site
- All material to be sourced from local authorised quarries
  - 9 no. existing, authorised quarries, located within 20km of the Proposed Project Site have been selected for assessment
- Detailed consultation with OCC and KCC taking place
- Detailed traffic counts and link capacity assessment has been carried out for all construction haul routes



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Environmental Impact Assessment



- Volume 1: Main EIAR, including all figures
  - Non-Technical Summary
  - Chapter 1: Introduction
  - Chapter 2: Background and Policy
  - Chapter 3: Consideration of Reasonable Alternatives
  - Chapter 4: Description of the Proposed Development
  - Chapter 5: Population and Human Health (including Shadow Flicker)
  - Chapter 6: Biodiversity: Flora and Fauna
  - Chapter 7: Biodiversity: Birds
  - Chapter 8: Land, Soils and Geology
  - Chapter 9: Water
  - Chapter 10: Air and Climate
  - Chapter 11: Noise and Vibration
  - Chapter 12: Archaeological, Architectural and Cultural Heritage
  - Chapter 13: Landscape and Visual
  - Chapter 14: Material Assets (including Traffic & Transport)
  - Chapter 15: Interaction of the Foregoing
  - Chapter 16: Aviation
  - Chapter 17: Vulnerability of the Proposed Development to Major Accidents and Natural Disasters
  - Chapter 18: Interactions
  - Chapter 17: Schedule of Mitigation and Monitoring Measures
- Volume 2: Photomontages
- Volume 3: EIAR Appendices

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Planning and EPA status

Substitute Consent

- Ballydermot substitute consent application to be submitted Q2 2026 – Pre-app meeting sought with ACP
- Application to include an rEIAR and rNIS – assessing peat extraction and ancillary activities since 1988
- Exceptional circumstances for ACP to grant permission demonstrated in Planning Report

Integrated Pollution Control Licence - Ref. P0503-01

- Application granted in May 2000 for an IPC licence for the Allen Bog Group within which the part of the Proposed Project Site is located
- The IPC Licence is managed by BnM, with a Compliance Officer located who manages the day-to-day compliance requirements
- IPC licence Condition 10 - decommissioning and rehabilitation - will facilitate rehabilitation of the Allen Bog Group (in which part of the Proposed Project Site is located) in conjunction with future uses
    - Please note that irrespective of the consenting or construction of the Proposed Project, the measures outlined in the Draft Cutaway Bog Decommissioning and Rehabilitation Plan will be implemented by BnM in agreement with the EPA, per the BnM's IPC Licence Obligations

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National Context

The Climate Action and Low Carbon Development (Amendment) Act 2021

- Climate neutrality by 2050.
- 51% GHG emissions reduction by 2030.

Climate Action Plan 2025

- 6GW Onshore Wind by 2025, 9GW by 2030.
- 50% Renewable Electricity Share by 2025, 80% by 2030.

Revised National Planning Framework -

- **National Strategic Outcome 8:** Transition to a Low Carbon And Climate Resilient Society.
- **National Policy Objective 55:** Promote renewable energy use and generation at appropriate locations within the built and natural environment to meet national objectives towards achieving a low carbon economy by 2050.

'*Opportunities also exist for co-location of renewable technology in areas, alongside transport infrastructure corridors, within forestry lands, and on industrial and post-industrial peatlands*'
'*in relation to peatlands, some of Ireland's cutaway bogs are suitable to facilitate the generation of energy, most notably wind/biomass*.'



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Regional Context

‘Local authorities should harness the potential of renewable energy in the Region across the technological spectrum from **wind** and solar to biomass and, where applicable, wave energy, **focusing in particular on the extensive tracts of publicly owned peat extraction areas** in order to enable a managed transition of the local economies of such areas in gaining the economic benefits of greener energy.’

RPO 10.20: ‘Support and facilitate the development of enhanced electricity and gas supplies, and associated networks, to serve the existing and future needs of the Region and facilitate new transmission infrastructure projects that might be brought forward in the lifetime of this Strategy. This Includes the delivery of the necessary integration of transmission network requirements to **facilitate linkages of renewable energy proposals to the electricity and gas transmission grid** in a sustainable and timely manner subject to appropriate environmental assessment and the planning process.’

RPO 10.22: ‘Support the reinforcement and strengthening of the electricity transmission and distribution network to facilitate planned growth and transmission/ distribution of a renewable energy focused generation across the major demand centres to support an island population of 8 million people**. Facilitate the delivery of the necessary integration of transmission network requirements to allow linkages of renewable energy proposals to the electricity transmission grid** in a sustainable and timely manner.’



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Local Planning Context

The Offaly County Development Plan 2021-2027 outlines the following policies relating to wind energy:

- **Policy CAEP-25**
  "It is Council policy to encourage and facilitate the production of energy from renewable sources, such as from bioenergy, waste material, solar, hydro, geothermal and wind energy, subject to proper planning and environmental considerations."
- **Policy CAEP-37**
  "It is Council policy to recognise the importance of wind energy as a renewable energy source which can play a vital role in achieving national targets in relation to reductions in fossil fuel dependency and therefore greenhouse gas emissions."
- **Policy CAEP-38**
  "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, the Interim Guidelines for Planning Authorities on Statutory Plans, Renewable Energy and Climate Change 2017 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) the impact of the proposed wind farm development on proposed Wilderness 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."
- **Policy CAEO-04**
  "It is an objective of the Council to ensure the security of energy supply by supporting the potential of the wind energy (and other renewable) resources of the. County in a manner that is consistent with proper planning and sustainable development of the area"

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Local Planning Context

The Kildare County Development Plan 2023-2029 outlines the following policies relating to wind energy:

- **Policy EC P2**
  "Promote renewable energy use generation and associated electricity grid infrastructure at appropriate locations within the built environment and open countryside to meet national objectives towards achieving a net zero carbon economy by 2050."
- **Policy EC 02**
  "Adopt an informed and positive approach to renewable energy proposals, having regard to the proper planning and sustainable development of the area, including community, environmental and landscape impacts and impacts on protected or designated heritage areas / structures."
- **Policy EC 03**
  "Support initiatives for limiting emissions of greenhouse gases through energy efficiency and the development of renewable energy sources which make use of the natural resources in an environmentally and socially acceptable manner."
- **Policy EC 066**
  "Facilitate the delivery of necessary integration of transmission network requirements to allow linkages of renewable energy proposals to the electricity transmission grid in a sustainable and timely manner."
- **Policy EC T1**
  "Support the target in the Climate Action Plan 2021 for a doubling of existing on-shore wind energy from circa 4GW (today) to 8GW by 2030."
- **Policy EC 070**
  "Facilitate the development of grid reinforcements including grid connections and a trans-boundary network into and through the county and between all adjacent counties. Such projects shall be subject to AA screening and where applicable, Stage 2 AA. The developments will have regard for protected species and provide mitigation and monitoring where applicable."

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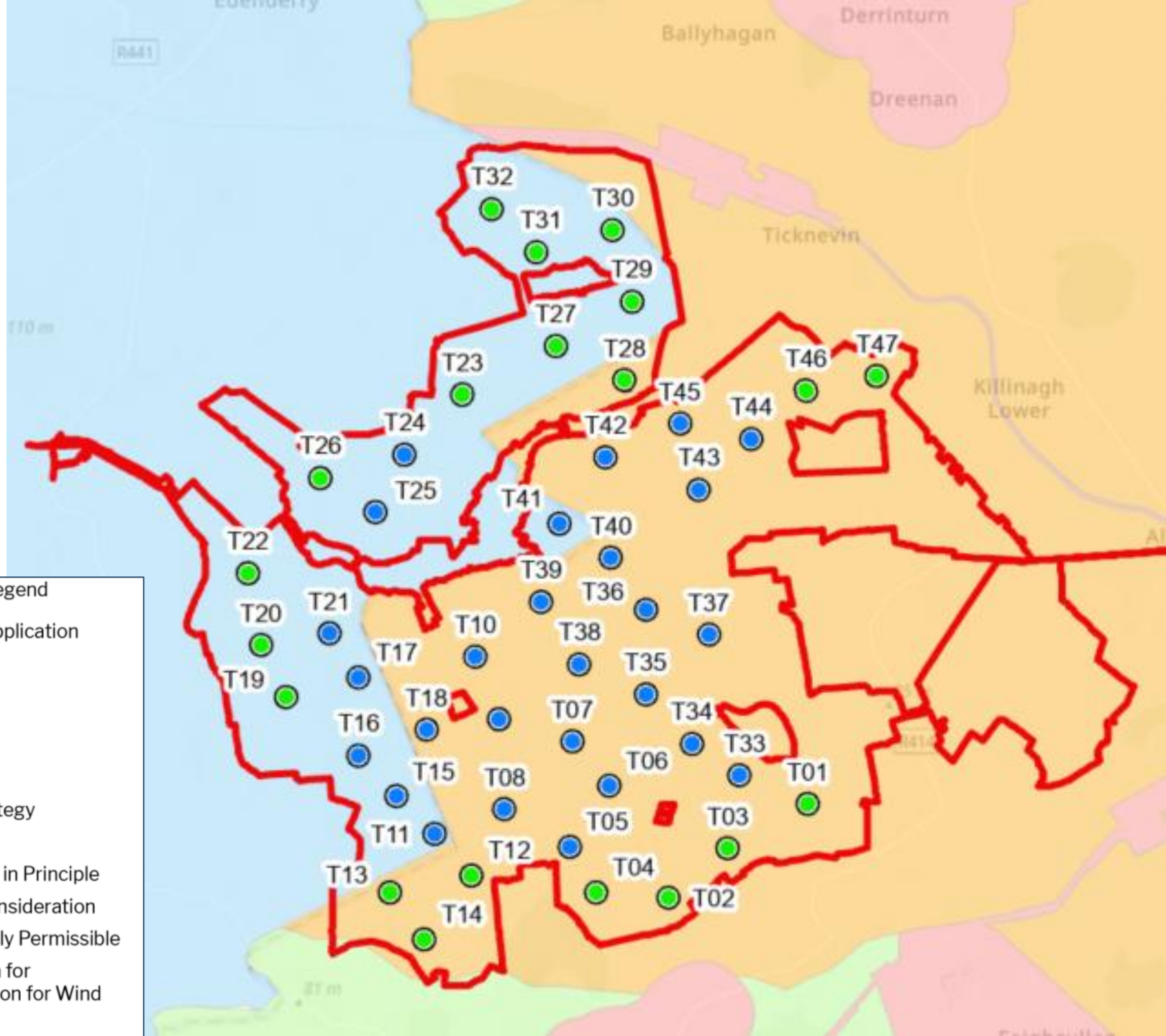
Local Wind Energy Zoning

County Offaly Local Authority Renewable Energy Strategy

- **Wind Energy Designations:**
  Areas Open for Consideration for Wind Energy

County Kildare Wind Energy Strategy 2023-2029

- **Wind Energy Designations:**
  Open to Consideration



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Landscape Designations

Offaly CDP 2021 – 2027

- Largely designated as 'Medium' Landscape Sensitivity
- *'Moderate sensitivity areas can accommodate development pressure but with limitations in the scale and magnitude. In this category of sensitivity, elements of the landscape can accept some changes while others are more vulnerable to change.'*
- *'some of these cutaway bogs may be appropriate for other sensitively designed and located developments including renewable energy (wind farms, biomass crops) and/or industrial use.'*

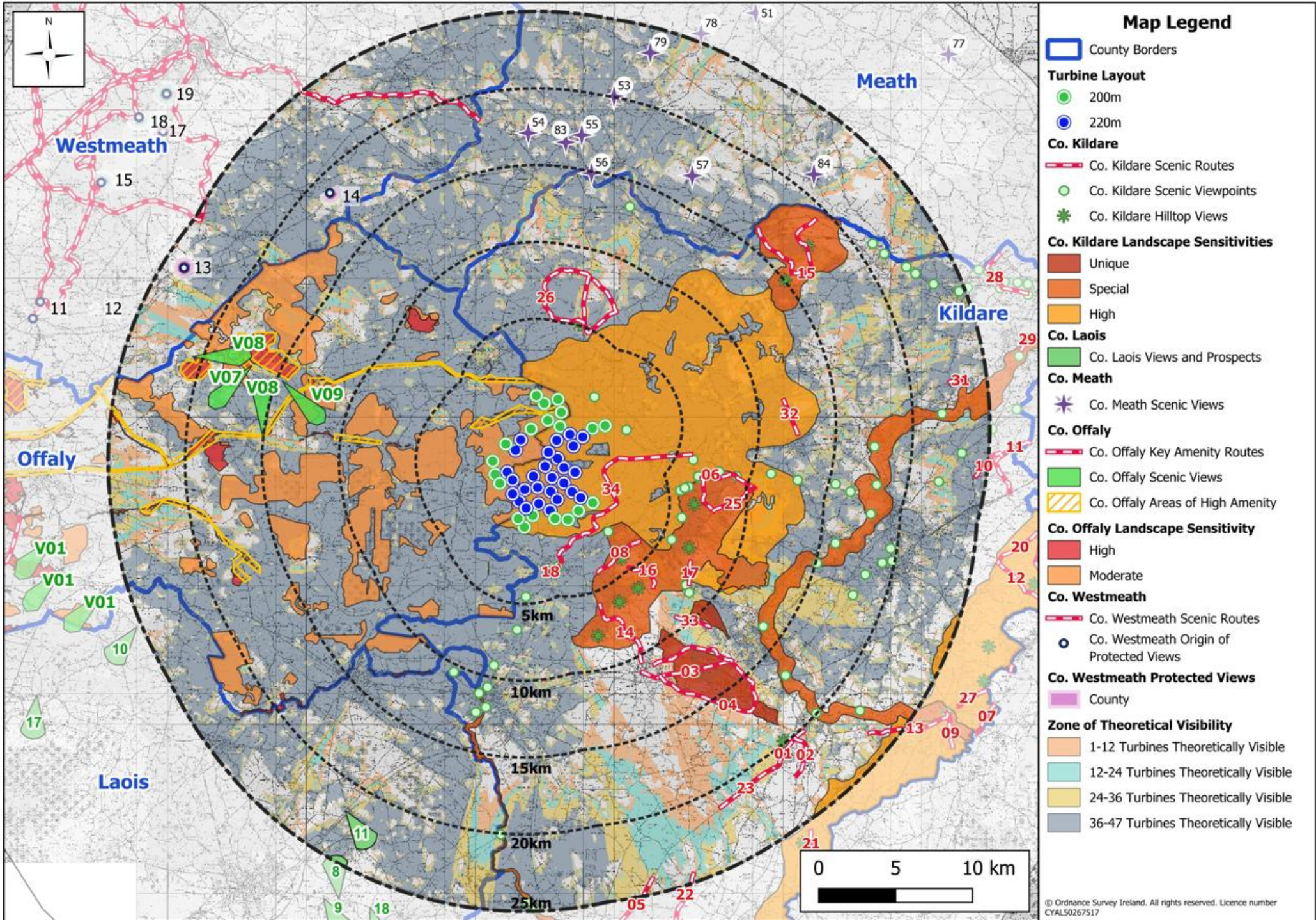
Kildare CDP 2023 – 2029

- Site designated as Class 3 of 5 'High Sensitivity'
- **Landscape Character Area:** Western Boglands - '*Medium*' compatibility with wind farm development
- **Sub-ordinate Landscape Area:** Allen Bog -'*Low*' compatibility with wind farm development
- **Compatibility to Principal Landscape Sensitivity Factors:** Peat Bogs – '*2 - Compatible only in certain circumstances*.'

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Landscape & Visual Assessment

- Landscape and Visual Impact Assessment (LVIA) commenced as part of early stage feasibility study
- Scenic routes, Protected views and amenity trails all being considered



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Consultation



- **EIA scoping / Scoping with Statutory Bodies**
  - A scoping document, providing details of the Ballydermot Wind Farm, was circulated to prescribed statutory bodies in December 2025 and previously in February 2021.
  - NPWS, BCI, IFI and the Department of Defence re-engaged and meetings to be held
  - Public Information Event scheduled for mid-May

- **Pre-planning consultation**
  - ACP: meeting held in July 2021
  - OCC: meeting held in April 2021, further consultations to take place
  - KCC: meeting held in April 2021, further consultations to take place
  - Traffic specific meetings held with OCC and KCC in August and September 2025

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Community and Stakeholder Engagement



Phase 1 Consultation – October 2020

*Introduction to Project

*Project website

* Virtual consultation room

*Door to Door

* Online appointments



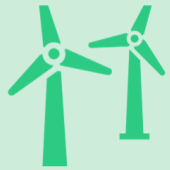
Phase 2 Consultation – June 2021

*Draft turbine layout

*Updated Project website

*Door to Door

*Appointment only clinics in Allenwood, Rathanagan and Clonbullogue



Phase 3 Consultation – August 2022

*Final turbine layout

*Consultation on Draft Amenity Plan

* Updated Website

*Door to Door



Other consultation activities

*Community & Environmental groups, *Elected Representatives meeting throughout the phases



Other community liaison activities (land access agreements, noise monitoring & survey consents)

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Strategic Infrastructure Criteria

Planning and Development Act 2000 (as amended)	SID Determination Criteria	Ballydermot Wind Farm (ABP-316466-23)
7th Schedule	An installation for the harnessing of wind power for energy production (a wind farm) with more than 25 turbines or having a total power output greater than 50MW	The Ballydermot Wind Farm will comprise up to 47 no. wind turbines with an installed capacity above 50MW. As such, the proposal exceeds the generating capacity thresholds specified in the 7th Schedule.
Section 37A(2) **One (or more) of which must be satisfied**	The development must be of strategic economic or social importance to the State or the Region in which it would be situate	Due to the scale of the proposal, it is our opinion that the project is of strategic economic and social importance to the Eastern and Midlands Region and the state. The capital investment required for a project of this scale will cumulatively represent a significant economic contribution to the Region and the State as a whole.
	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 in which it would be situate	The Ballydermot Wind Farm is in accordance with the promotion of renewable energy as set out in provisions of the Revised National Planning Framework (2025),Climate Action Plan (2025) and Eastern and Midlands Regional Spatial and Economic Strategy. The proposal will significantly contribute towards meeting sustainable renewable energy targets and objectives at Local, Regional and National Levels.
	The development would have a significant effect on the area of more than one planning authority	The Ballydermot Wind Farm is located within the functional area of two separate planning authorities, Kildare County Council and Offaly County Council.

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Proposed Project Timeline

Q1-2 2025

- Preparation of EIAR / NIS
- Pre-application Consultations
- Consultation with Statutory Bodies
- Ongoing Public Consultation
- SID pre-application close out
- Mandatory EIA scoping

Q3 2025

- Finalisation of EIAR / NIS & application documentation
- Ongoing Public Consultation
- Lodgement of planning application to An Coimisiún Pleanála



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Thank you

Discussion & Feedback

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