Ballydermot Wind Farm, Co. Offaly and Co. Kildare

SID Section 37B 3rd Pre-Application Consultation Meeting

An Coimisiún Pleanála

12th June 2026

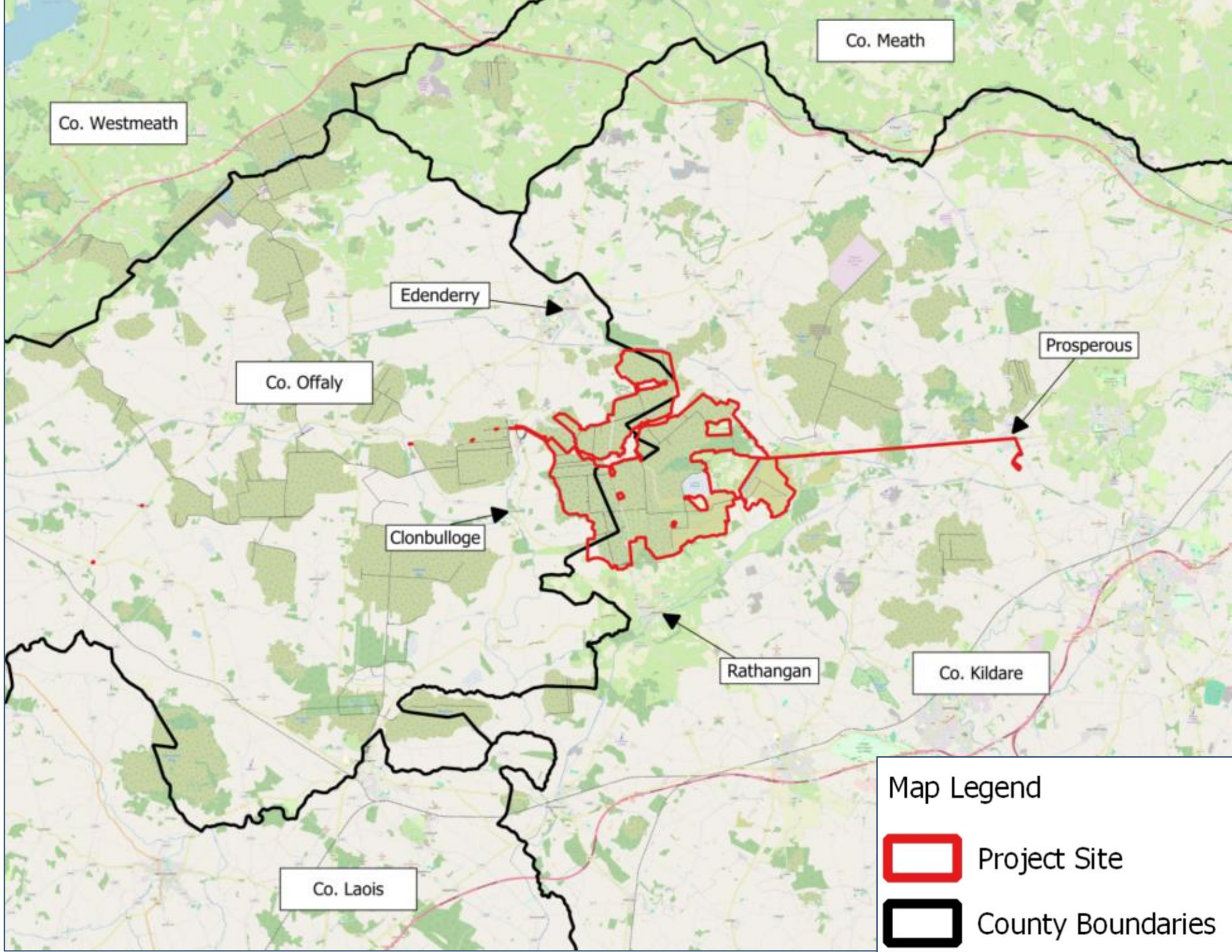
Meeting Agenda

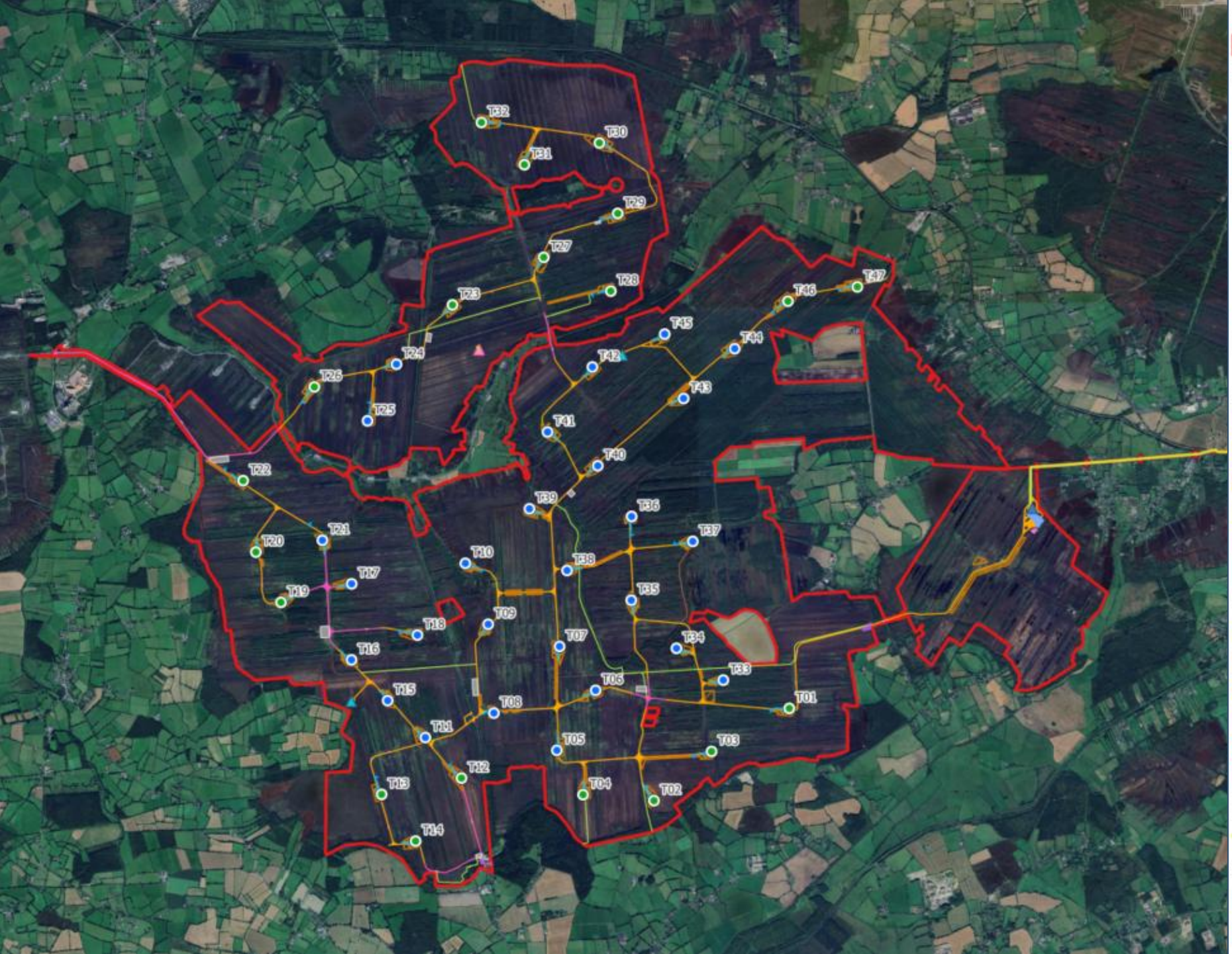
- Update on Development Proposal
- Update on the Baseline Environment
- Environmental Impact Assessment
  - Hydrology & Hydrogeology
  - Land & Soils - Peat
  - Biodiversity
  - Ornithology
- Feedback & Discussion



Update on Development Proposal – Site Background

- **47-no. turbine wind farm** (18 no. in Co. Offaly and 29 no. in Co. Kildare)
  - 20 no. turbines will have a blade tip height of 200m and 27 no. turbines will have a blade tip height of 220m
- Proposed onsite and offsite substations, 12.3km of underground cabling, and 0.12km of OHL connecting to the existing Maynooth–Dunstown 220kV line to connect to the national grid.
- Generating capacity of **c. 329MW**
- Updates:
  - Removal of Site Entrance at the Edenderry Power Plant
  - Inclusion of additional turbine accommodation areas in Ballinagar
  - Extension of Planning Application Boundary
  - Removal of Long Derries SAC from Planning Application Boundary





Map Legend

- Project Site

Proposed Turbine Layout

- 200
- 220
- Turbine Hardstands

Met Mast

- Met Mast
- Telecommunications Tower
- Relay Telecoms Mast
- JointBays
- Temporary Construction Compounds

Additional Information

- Car parking
- Met Mast Hardstand
- Peat and Spoil Management Areas
- Relay Mast Hardstand
- Security Hut
- Turbine Foundation

Access Road

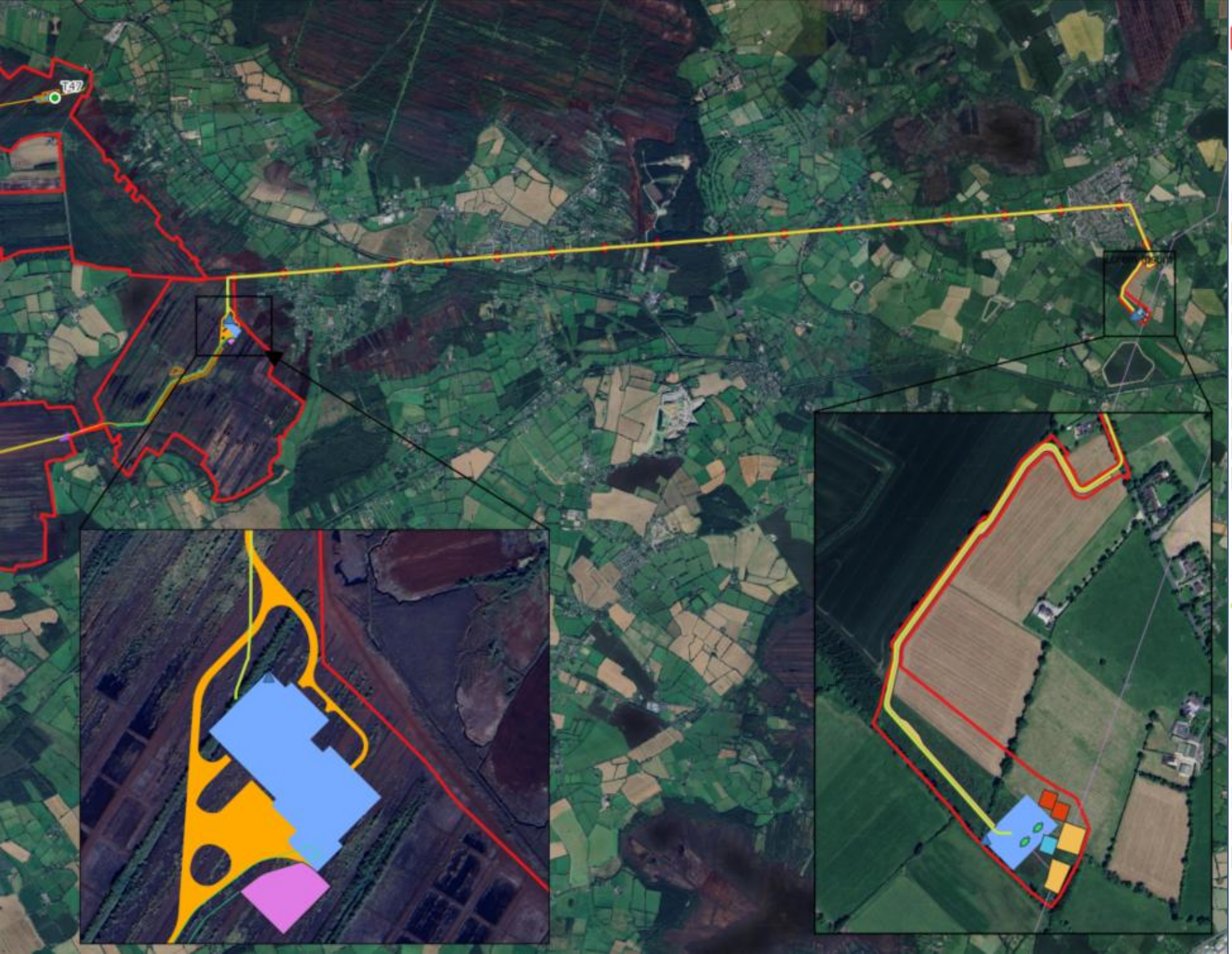
- Amenity Walkway
- Equestrian Amenity
- New Road
- Passing Bay
- Turning Bay
- Upgrade Road

Electrical Cabling

- Underground 220kV Cabling

Substation

- On Site 110kV GIS Substation
- On Site 220kV GIS Substation



Map Legend

Project Site

Proposed Turbine Layout

200

220

Additional Information

Car parking

Peat and Spoil Manag

Security Hut

Tower Build Area

Tempory Setdown Area

New Gantry Structure

Crane Pad

New Steel Mast

Excavator Work Zone

Existing Steel Mast

Electrical Cabling

Cable Trench

Overhead Line

Underground 220kV Cabling

Access Road

Amenity Walkway

Equestrian Amenity

New Road

Passing Bay

Turning Bay

Upgrade Road

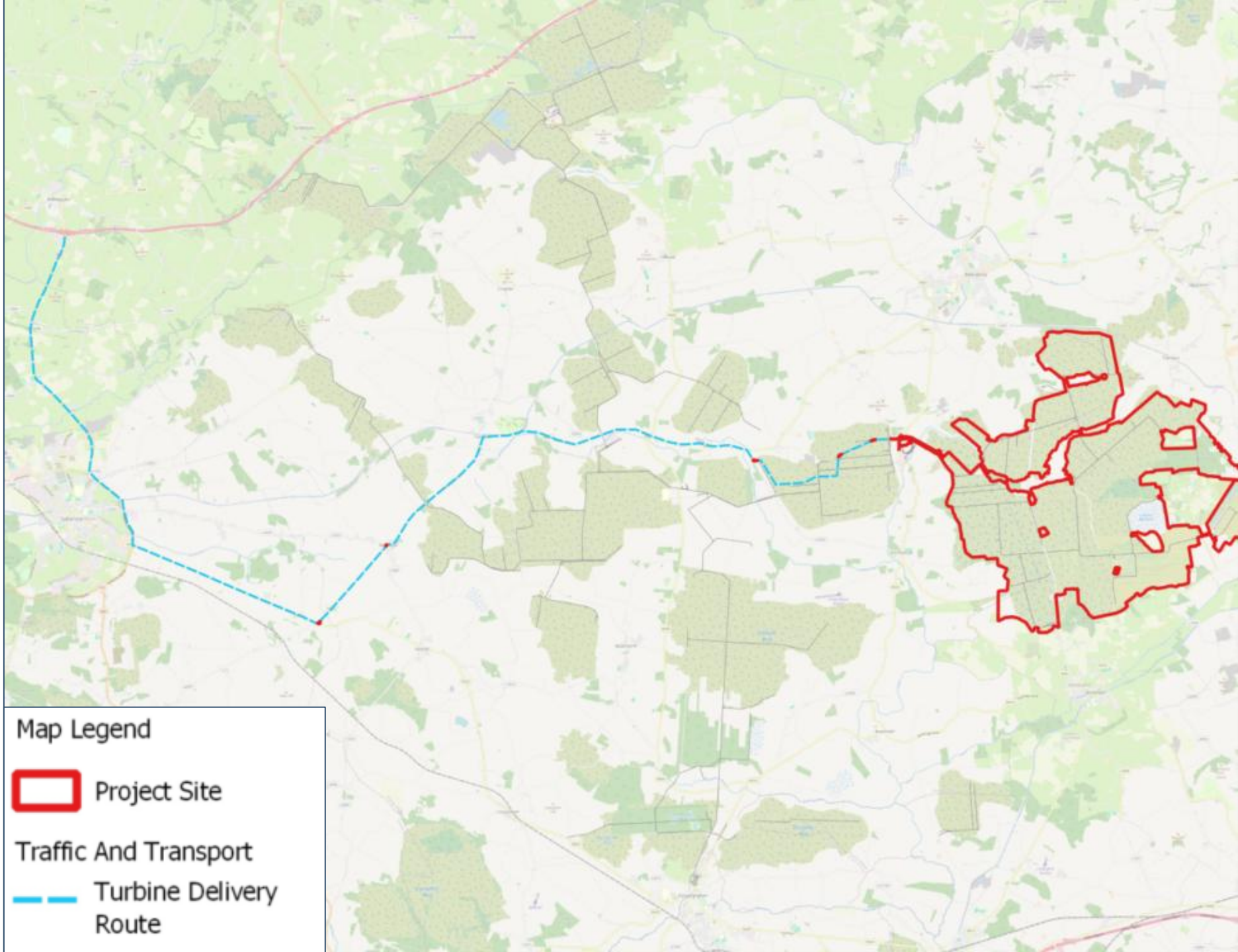
Off Site Substation Access Road

Masts

Telecommunications Tower

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
- The route will exit the existing Cloncreen Wind Farm and cross the R401 to enter into the Project Site



Baseline

- The Current Baseline is described within each impact assessment chapter within the EIAR
- The Future Baseline within the context of onsite activities (i.e., IPC Licence/Draft Rehabilitation Plans under Condition 10 and PCAS) is described within each impact assessment chapter within the EIAR
- The Do-Nothing Scenario is included within each impact assessment chapter within the EIAR
- All onsite activities (i.e., PCAS) and the proposals contained within the Draft Rehabilitation Plans are considered throughout the application

Hydrology & Hydrogeology

Baseline

- Baseline monitoring comprising detailed drainage mapping and surface water quality and flow monitoring (~50 samples plus IPC data)
- All water is currently being discharged in accordance with IPC Licence P0503-01
- The rehabilitation plans have been incorporated into the assessment, and the wind farm drainage design does not compromise long-term peatland restoration and rewetting objectives

Constraints Led Wind Farm Design

- Buffers applied to existing bog drainage infrastructure (main drains (10m), settlement ponds and pumping stations (20m))
- Natural watercourses (50m buffer except where crossings are required)
- Flood Zones (avoided where possible and/or mitigated where necessary)

Receptors

- Connected streams and rivers including the Figile and Slate Rivers and the River Barrow
- Underlying bedrock aquifers / GWBs
- Local groundwater supplies (public and private)
- Designated sites
  - Long Derries, Edenderry SAC/pNHA
  - River Barrow and River Nore SAC downstream

Hydrology & Hydrogeology

Key Issues to be Assessed Include

- Downstream surface water quality/quantity (construction and operation phase)
- WFD Compliance – peat is a significant pressure on several of the receiving SWBs / at risk SWBs identified and assessed
- Local groundwater quality/quantity – including an assessment of piled foundations (on GW quality and GW flows)
- Flood Risk assessment complete for all elements of the Proposed Project
- Watercourse Crossings – Demolition and construction of 2 no. clear span crossings (Section 50 consent and IFI/OPW guidance)
- Designated Sites
- Several designated sites and water resources are located along the Proposed Grid Connection underground electrical cabling route

The EIAR will be accompanied by Site-Specific Drainage Drawings (including existing and proposed settlement ponds), a WFD Compliance Assessment and 2 no. Flood Risk Assessments (one for the WF and onsite substation and one for the Proposed Grid Connection underground electrical cabling route).

The implementation of tried and tested, best practice mitigation measures will ensure the protection of the surface water and groundwater environment.

Land & Soils - Peat

- Between March 2022 and November 2025, 974 no. peat depth readings were taken within the Project Site
- Peat depth range from 0.1 to 5.8m with an average peat depth of 1.6m.

Stability

- Slope inclinations at the main infrastructure locations range from 2 to 5 degrees.
- Stability Analysis complete on 768 locations throughout the Project Site
- Results identify a Factor of Safety above the minimum acceptable value of 1.3
- Conclusion the Project Site has an acceptable margin of safety and is considered to be at low risk of peat failure
- Dedicated assessment included as an appendix to Chapter 8 Land Soils and Geology

Peat and Spoil Management

- All excavated peat and overburden will be placed/spread alongside the excavations for the infrastructure elements
    - Peat and Spoil management Areas are located within the Project Site and proposed locations are a minimum of 50m from watercourse/drainage
- The peat/spoil placed adjacent to the proposed infrastructure elements will be restricted to a maximum height of 1.5m over a 20m wide corridor on both sides of the proposed access roads, or up to a 50m wide area around hardstands
- There is sufficient capacity within the Proposed Wind Farm to manage all excavated peat and spoil from the Proposed Project
- Dedicated assessment included as an appendix to Chapter 4 Description of the Proposed Project



Photo 1: Partially revegetated worked peatland



Photo 2: Open worked peatland

Biodiversity

European-Designated Sites

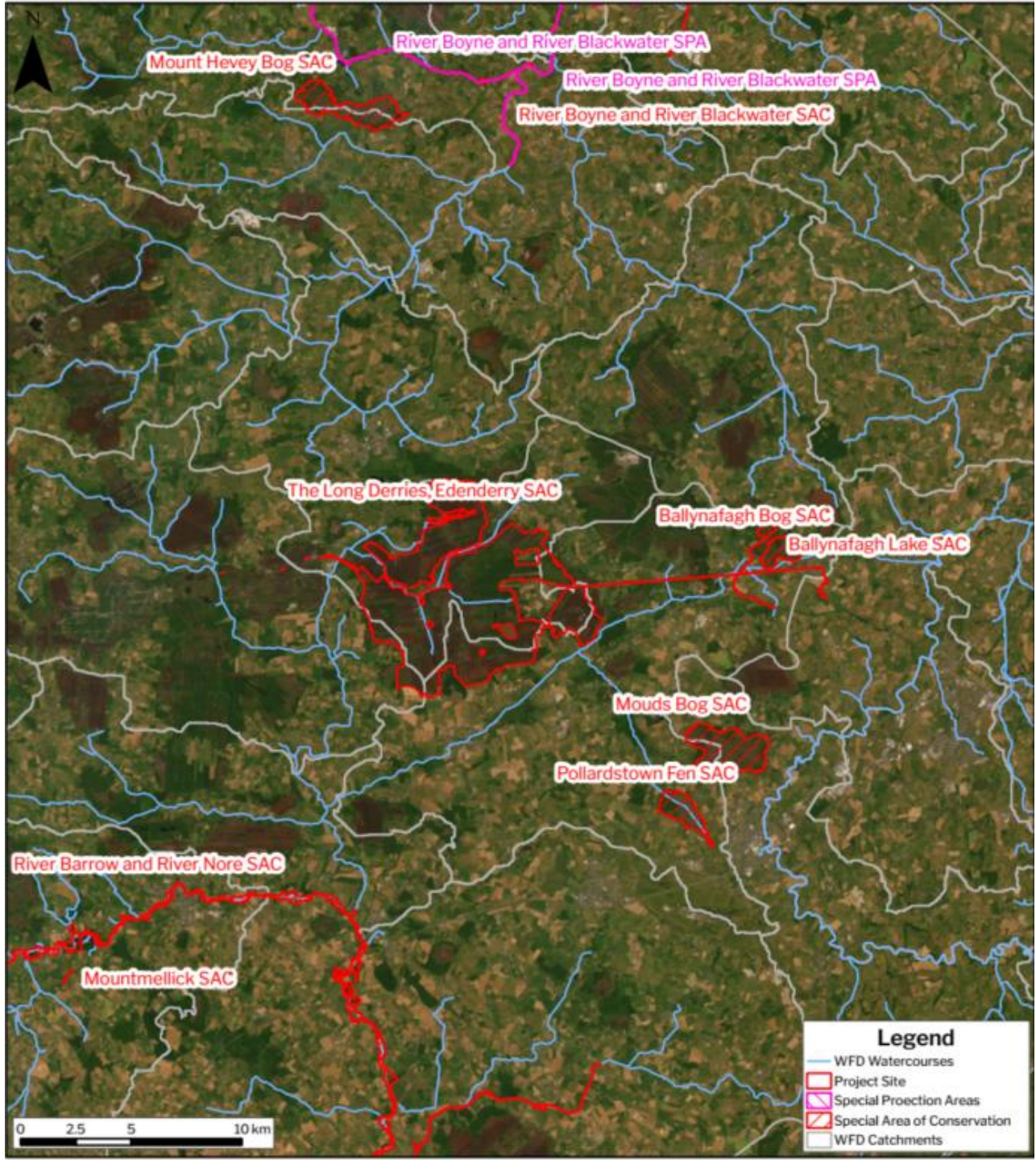
The nearest **Special Areas of Conservation (SAC)** is the Long Derries, Edenderry SAC which is adjacent to the Planning Application Boundary at the Proposed Wind Farm, and Ballynafagh Lake SAC which overlaps with the Planning Application Boundary at the Proposed Grid Connection.

The nearest **Special Protection Areas (SPA)** are the Slieve Bloom Mountains SPA, River Boyne and River Blackwater SPA and Poulaphouca Reservior SPA, all of which are over 20km from the Planning Application Boundary.

There is downstream hydrological connectivity to the following European Designated Sites:

- **River Barrow and River Nore SAC**
- **River Boyne and River Blackwater SAC**
- **River Boyne and River Blackwater SPA**

A Natura Impact Statement (NIS) has been prepared in line with the Habitats Directive and will accompany the planning application. The NIS concludes that the Proposed Project, individually or in-combination with other plans or projects, will not adversely affect the integrity of any European Site.



Biodiversity

Nationally Designated Sites

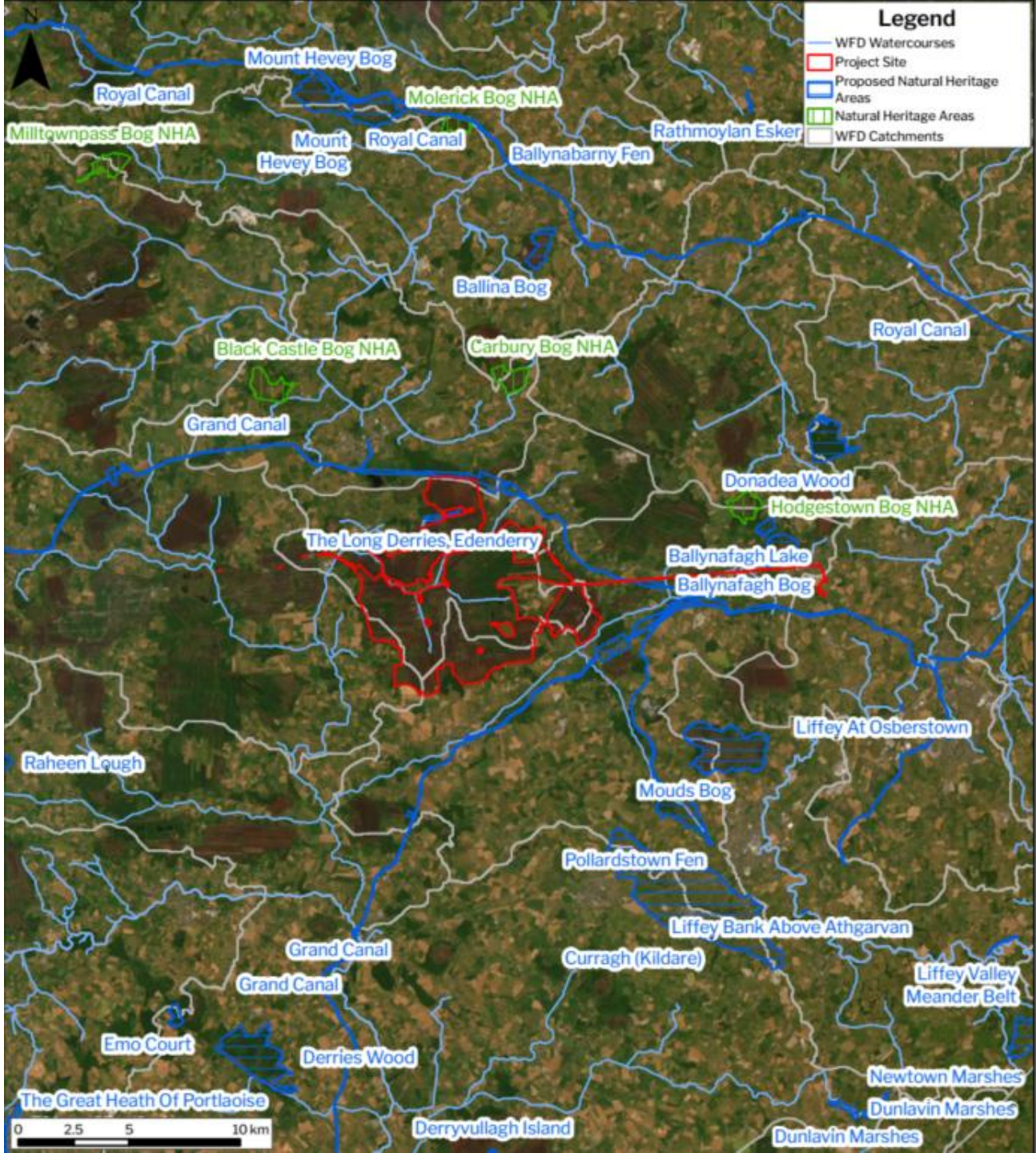
The nearest pNHA is The Long Derries, Edenderry pNHA which is adjacent to the Planning Application Boundary . The Grand Canal pNHA is located directly adjacent to the northmost boundary of the site.

There is hydrological connectivity between the Proposed Project site and the following pNHAs:

- **The Long Derries, Edenderry pNHA**
- **The Grand Canal pNHA**
- **The Royal Canal pNHA**
- **Barrows Valley at Tankardstown Bridge pNHA**

There is no connectivity between any Natural Heritage Area (NHA) and the Proposed Project Site.

Impacts on Nationally Designated Sites located within the Zone of Influence will be fully assessed in the Biodiversity Chapter of the EIAR.



Biodiversity

Surveys Undertaken since 2020 (Excluding Ornithology)

- Multidisciplinary walkover surveys
- Habitat Mapping
- Bat Surveys – bat habitat appraisal, potential roost inspections, manual transects, seasonal static detectors
- Mammal Surveys i.e. Otter, Badger
- Marsh Fritillary Surveys
- Invasive Species Surveys
- Round-Leaved Wintergreen Surveys
- Basil Thyme Surveys
- Aquatic (fisheries and macro-invertebrate)

Survey Methodologies

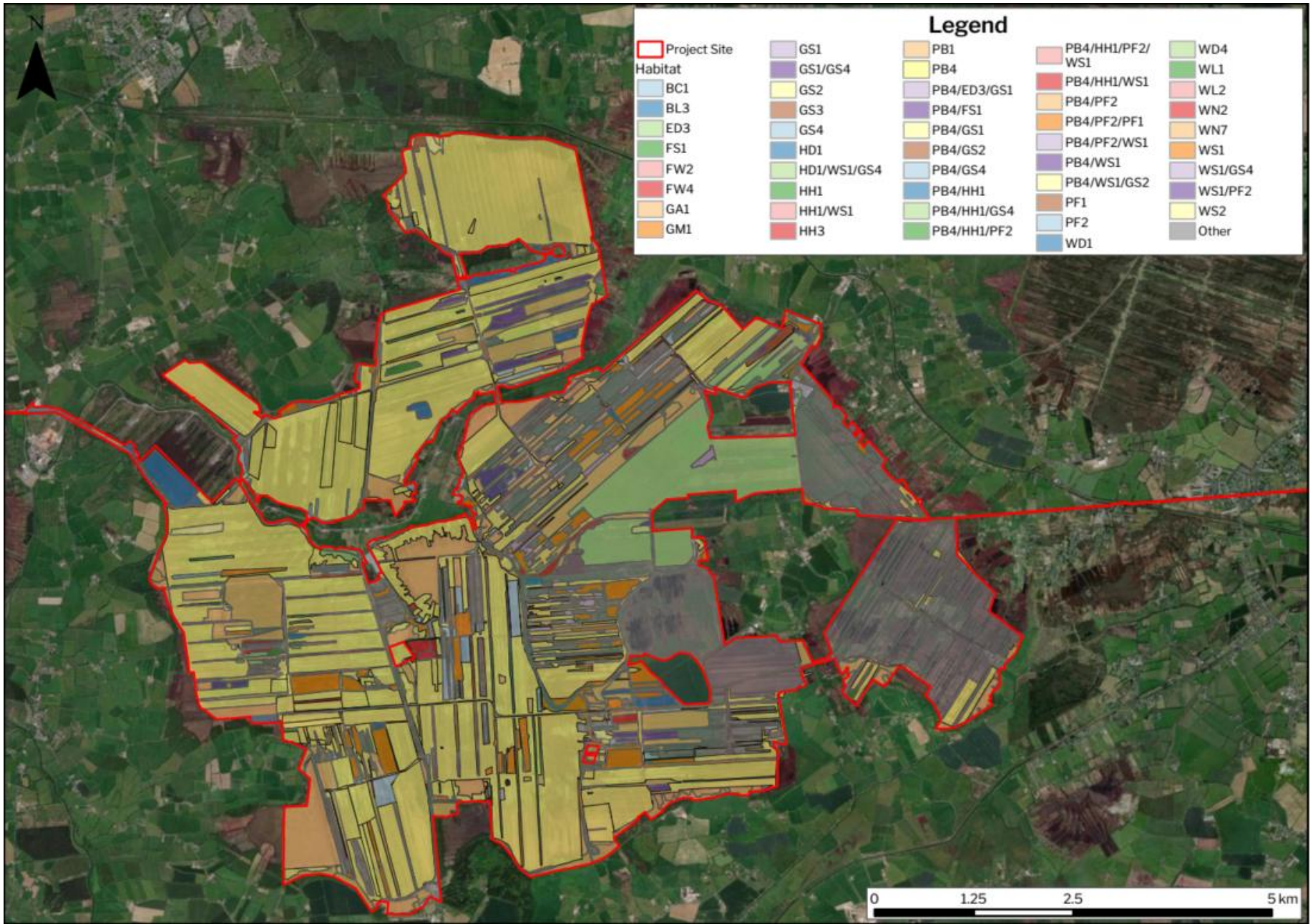
- Survey methodologies in line with relevant best practice guidelines for habitats, bats, mammals and other protected species

Biodiversity – Baseline Habitats

Habitats

- Cutover bog (PB4) and associated secondary habitats
  - Poor fen (PF2)
  - Heath type communities (HH1/HH3)
  - Bog Woodland (WN7)
  - Scrub (WS1)
- Raised bog (PB1)
- Eroding/upland rivers (FW1)/Depositing lowland rivers (FW2)
- Reed and large sedge swamps (FS1)
- Improved agricultural grassland (GA1)
- Amenity grassland (improved) (GA2)
- Marsh (GM1)
- Dry calcareous and neutral grassland (GS1)
- Dry meadows and grassy verges (GS2)
- Dry humid acid grassland (GS3)
- Wet grassland (GS4)
- Dense bracken (HD1)
- Hedgerows (WL1)
- Treelines (WL2)
- (Mixed) broadleaved woodland (WD1)
- Conifer plantation (WD4)
- Oak-ash-hazel woodland (WN2)
- Immature woodland (WS2)
- Arable crops (BC1)
- Buildings and artificial surfaces (BL3)
- Recolonising bare ground (ED3)

Habitats Recorded within the Proposed Wind Farm



Biodiversity – Baseline Flora and Fauna

Flora

- Basil Thyme and Round-leaved wintergreen which are listed as Near Threatened on the Ireland Red List have been recorded within the Project Site.
- No Flora Protection Order (FPO) 2022 species or Annex II flora species.

Invasive Species

- Japanese knotweed (*Reynoutria japonica*) was recorded outside of the Planning Application Boundary. No invasive species have been recorded within the Project Site.

Mammals

- Four potential badger setts were recorded.
- Indications of hare, deer, otter, Irish stoat, pine marten and red squirrel.

Bats

- All structures and bridges/culverts identified within the Project Site will be assessed. No bat roosts have been identified during the surveys to date.
- At least 6 species: Common pipistrelle, soprano pipistrelle, Nathusius' pipistrelle, Leisler's bat, brown long-eared bat and *Myotis* spp.

Marsh fritillary

- Suitable habitat with devil's bit scabious present in multiple areas throughout the Project Site.
- Marsh fritillary larval webs were recorded east of T09, west of T17, north of T29, T32 and T37, southwest of T11 and T33 and adjacent to the TDR.

Aquatic Species

- Brown trout *(Salmo trutta)*
- Atlantic salmon *(Salmo salar)*
- Lamprey ammocoetes (*Lampetra* sp.)
- European eel (*Anguilla Anguilla*)

Amphibians

- Common frog

No requirement for derogation license

Biodiversity - Key Ecological Receptors Identified

- European and Nationally designated sites
- Bog Woodland, (Mixed) Broadleaved Woodland and Scrub
- Cutover Bog and associated fen and heath type communities
- Treelines and Hedgerows
- Rivers, Streams and drainage ditches
- Aquatic and Fisheries Species
- Badger
- Pine Marten
- Marsh Fritillary
- Bird Species (discussed below)
- Otter
- Bat Species

The Proposed Project layout and design has been constraints led. It has been developed to avoid or reduce impacts to these receptors

Biodiversity - Potential Significant Effects and Proposed Mitigation

Most ecological impacts are not significant prior to mitigation due to:

- The development footprint predominantly overlapping with habitats of lower ecological value
- Limited suitability for and presence of protected species within or adjacent to the Proposed Project.
- Design avoidance of KER features and higher-value habitat

The potential significant impacts identified prior to mitigation are:

- Loss of woodland, scrub, fen and treelines
- Effects on water-quality and aquatic fauna
- Effects on fauna including badger, otter, marsh fritillary, bats, pine marten

Following implementation of best-practice mitigation, no significant residual effects are predicted.

Biodiversity - Proposed Ecological Enhancement Measures

Native woodland planting and felling of conifers

- Enhancement of recolonising cutover bog habitat.
- Planting of native species (birch, willow, oak) suited to peatland conditions.

Management of marsh fritillary habitat areas

- Active management to maintain and enhance existing suitable habitat.
- Ongoing monitoring of habitat condition and larval web presence.

Linear connectivity enhancement for pollinators

- Creation of a diverse linear habitat suitable for a range of pollinators.

Peatland enhancement

- A suite of enhancement and rewetting measures to improve the quality.

Ornithology

6 years completed (April 2020 – March 2026) – 6 breeding seasons and 6 non-breeding seasons

- Vantage Point Surveys
- Breeding Walkover Surveys
- Breeding Raptor Surveys
- Breeding Woodcock Surveys
- Breeding Barn Owl Surveys
- Breeding Nightjar Surveys
- Winter Walkover Surveys
- Hen Harrier Roost Surveys
- Waterbird Distribution and Abundance Surveys
- Wintering Golden Plover Surveys

Ornithology - Baseline Bird Surveys

Target species recorded during surveys:

Annex I

- Crane*
- Golden Plover
- Great Northern Diver*
- Great White Egret*
- Greenland White-fronted Goose*
- Hen Harrier
- Kingfisher
- Little Egret
- Merlin
- Nightjar*
- **Peregrine Falcon**
- Red Kite*
- Short-eared Owl*
- White-tailed Eagle*
- Whooper Swan

Red-Listed

- **Barn Owl**
- **Curlew**
- Grey Partridge*
- Grey Wagtail
- **Kestrel**
- **Lapwing**
- **Meadow Pipit**
- Redshank*
- Redwing
- Shoveler*
- **Snipe**
- Stock Dove*
- Swift
- Whinchat
- **Woodcock**
- **Yellowhammer**

Other

- **Buzzard**
- Hobby*
- **Long-eared Owl**
- **Sparrowhawk**

*Birds seen infrequently
Bold = breeding birds

Ornithology - Potential Significant Impacts

- **Collision Risk**
  - Golden Plover
    - Potentially **significant collision risk** impacts will be mitigated through **deterring** site use and **attracting birds to low-risk areas** (e.g. offsetting areas).

- **Habitat Loss**
  - Potentially significant habitat loss impacts: **Golden Plover (roosting), Whooper Swan (roosting), Hen Harrier (roosting)** and **Breeding waders**.
  - This will be offset through a combination of **enhancement and compensation**.
  - It is envisaged that all the above enhancement and compensation can be achieved in the **same areas.**

Ornithology - Proposed Mitigation

- **Mitigation – up to 250m from turbine bases (wintering golden plover)**
  - **Integrated mitigation approach to deter golden plover and avoid attracting bats.**
  - It had been proposed to encourage scrub within 250m of turbines, but outside the proposed bat buffers.
  - Bat buffer– Areas within bat buffer need to be **maintained as open habitat** to discourage bat flight activity around turbines. It is not anticipated that golden plover will use the areas less than 10 hectares (Leitão & Peris, 2015). Bat buffer less than 10ha.
  - Bat buffer-250m - A **mosaic habitat including scrub** is to be established around each turbine to make the area less attractive to golden plover and to decrease the associated flight activity.
  - Offsetting areas to attract golden plover away from turbines, i.e. into **low-risk areas**.

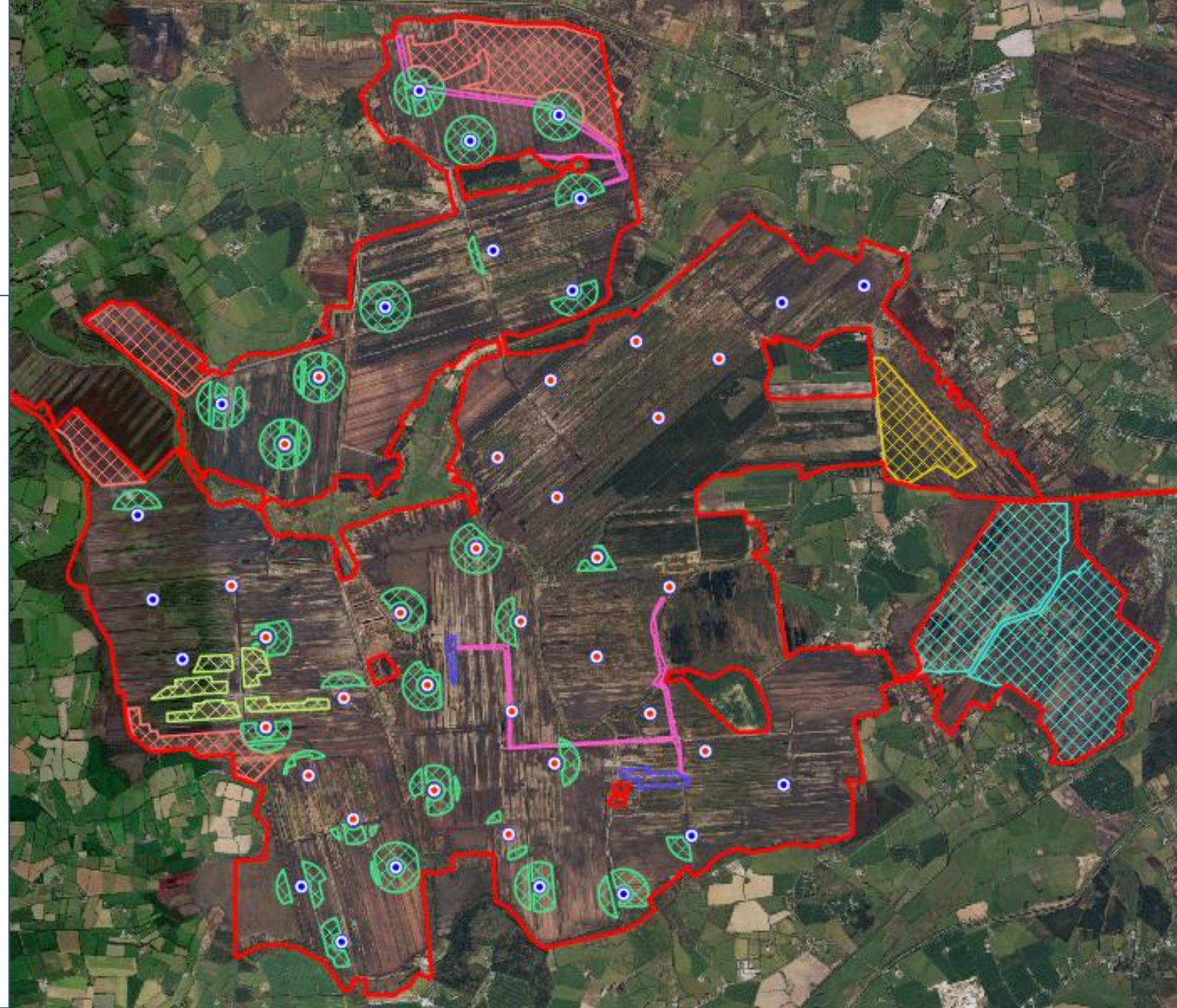
Ornithology - Proposed Offsetting Measures

An integrated approach to compensation and enhancement:

- **Offsetting – Lodge Bog (breeding waders, wintering golden plover, whooper swan and hen harrier)**
  - Measures proposed for these species at Lodge Bog are **scrub removal and management** to create/maintain open habitat, addition of **open water habitats** and **scrapes** and **erection of predator-proof fencing** in wader breeding areas (e.g. PCAS cells, historical breeding wader enhancement area in NW of Lodge Bog).

- **Offsetting – Killina Bog (breeding waders and wintering golden plover)**
  - Suitable open habitat is to be created in Killina Bog, which would include the **removal of forestry** from this area.
  - Ongoing **mowing** and **scrub management** will be required.
  - Other measures could include the creation of small areas of open water, e.g. **wader scrapes**.

Summary of Enhancement Measures



Proposed Project Timeline

June to August 2026

- Preparation of EIAR, NIS & planning documents ongoing
- Pre-application Consultations with KCC and OCC
- 4th Pre-app meeting and SID close out
- Consultation with Statutory Bodies
- Ongoing Public Consultation

September 2026

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



Thank you

Discussion & Feedback

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