

Irish Water,  
PO Box 86,  
South City Delivery Office,  
Cork City

27 January 2022

Our Ref: P2114/Lett/EH/JOH

**Re: Planning Application for a Wind Farm Development (and all associated works) within the townlands of Annagannihy, Aughinida, Ballynagree East, Ballynagree West, Bawnmore, Caherbaroul, Carrigagulla, Carrigduff, Clonavrick, Derryroe, Drishane More, Dromagh, Drominahilla, Dromskehy, Finnanfield, Inchamay South, Kilberrihert, Knocknagappul, Rahalisk and Tullig, Co. Cork.**

Dear Sir/Madam,

On behalf of our client, Ballinagree Wind DAC, please find enclosed an application for planning consent for the proposed construction of a wind energy development (and all associated infrastructure) within the townlands of Annagannihy, Aughinida, Ballynagree East, Ballynagree West, Bawnmore, Caherbaroul, Carrigagulla, Carrigduff, Clonavrick, Derryroe, Drishane More, Dromagh, Drominahilla, Dromskehy, Finnanfield, Inchamay South, Kilberrihert, Knocknagappul, Rahalisk and Tullig, Co. Cork.

This planning application is being submitted directly to An Bord Pleanála as 'Strategic Infrastructure Development' (SID) under the provisions of Section 37E of the Planning and Development Act 2000 as amended. This position was confirmed by An Bord Pleanála to the applicant on the 20<sup>th</sup> of August 2021, following pre-application consultation with the Board (Case Number PC04.306948). A copy of the noted correspondence is enclosed with this letter for completeness. An Bord Pleanála have required that we directly consult Irish Water as a prescribed body. As such we have attached 1 no. digital copy of the submitted documentation as previously communicated to your office. All documentation can also be found at <https://ballinagreeplanning.ie/>

The development description as per the public notices is as follows:

In accordance with section 37E of the Planning and Development Act 2000 (as amended) we, Ballinagree Wind DAC, give notice of our intention to make an application to An Bord Pleanála for permission for a period of 10 years, for development comprising the construction of a wind farm and related works within the townlands of Annagannihy, Aughinida, Ballynagree East, Ballynagree West, Bawnmore, Caherbaroul, Carrigagulla, Carrigduff, Clonavrick, Derryroe, Drishane More, Dromagh, Drominahilla, Dromskehy, Finnanfield, Inchamay South, Kilberrihert, Knocknagappul, Rahalisk and Tullig, Co. Cork.

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The proposed development will constitute the provision of the following:

- Construction of 20 no. wind turbines with a blade tip height range from 179m to 185m, a hub height range from 102.5 to 110.5m and a rotor diameter range from 149m to 155m;
- Construction of turbine foundations and crane pad hardstanding areas including associated drainage infrastructure;
- Construction of new permanent site tracks and associated drainage infrastructure;
- Upgrading of existing tracks and associated drainage infrastructure;
- Upgrade of 2 no. existing forestry and agricultural access junctions for construction and operational access from 1) the Local Roads L2750-0/L1123-62 in the townlands of Finnanfield and Ballynagree East and 2) from the Local Road L7461-0 in the townland of Ballynagree West, Co. Cork;
- Upgrade of 2no. existing forestry access junctions for temporary construction access from the Local Road L7461-17 in the townland of Knocknagappul, Co. Cork;
- Use of 1 no. existing forestry and agricultural access junction for operational access only from the Local Road L-7461-44 in the townland of Knocknagappul, Co. Cork;
- Installation of new permanent watercourse and drain crossings and the reuse and upgrade of existing internal watercourse and drain crossings to include 1) the replacement of an existing stone bridge structure with a new clear span concrete bridge structure along the Local Road L-7461-0 in the townland of Ballynagree West and 2) a new clear span concrete bridge structure along a proposed new track in the townland of Carrigagulla, Co. Cork;
- 3 no. on site borrow pits and associated ancillary drainage within the townlands of Carrigagulla and Knocknagappul, Co. Cork;
- 2 no. Temporary construction site compounds and associated ancillary infrastructure including parking within the townlands of Ballynagree West and Carrigagulla, Co. Cork;
- Use of proposed wind farm access tracks and existing forestry and agricultural tracks as permanent recreational amenity trails for community use including the installation of associated signage and information boards and; the partial reinstatement and re-purposing of the proposed temporary construction compound as a permanent trail head car park and picnic area including associated landscaping within the townland of Ballynagree West;
- Construction of 1 no. permanent on-site 110kV electrical substation including control buildings, electrical plant and equipment, welfare facilities, carparking, water and wastewater holding tanks, security fencing, lightening protection and telecommunications masts, security cameras, external lighting and, all associated infrastructure within the townland of Ballynagree East, Co. Cork;
- Installation of medium voltage underground electrical and communication cabling connecting the wind turbines to the proposed on-site substation and associated ancillary works;

- Installation of permanent high voltage 110kV underground electrical and communication cabling between the proposed on-site substation within the townland of Ballynagree East to the boundary of the existing Clashavoon substation within the townland of Aughinida, Co. Cork. The cabling will be laid primarily within the public road in the townlands of Knocknagappul, Ballynagree East, Ballynagree West, Bawnmore, Clonavrick, Derryroe, Rahalisk, Kilberrihert, Caherbaroul and Aughinida, Co. Cork. Associated works including the installation of 15 no. pre-cast joint bays and communication chambers; and horizontal directional drilling under 4 no. watercourse crossings in the townlands of 1) Knocknagappul, 2) Knocknagappul and Rahalisk, 3) Rahalisk and Bawnmore and 4) Bawnmore and Clonavrick;
- Tree felling to accommodate the construction and operation of the proposed development;
- Erection of 2no. meteorological masts with a height of 100m above existing ground levels for the measuring of meteorological conditions within the townlands of Ballynagree East and Carrigagulla, Co. Cork. A lightning rod will extend above the masts by 4 meters;
- Temporary accommodation works at 6 no. locations adjacent to the public roads to facilitate delivery of turbine components to site within the townlands of Dromagh, Dromskehy, Liscahane, Tullig, Drominahilla, Finnanfield and Ballynagree East, Co. Cork. These works will primarily relate to trimming of trees and hedgerows, temporary lowering of boundary walls, temporary removal of boundary walls, temporary ground reprofiling and installation of temporary stone hard standing;
- Installation of a temporary off-site staging area for turbine components within the curtilage of Drishane Castle which is a Recorded Protected Structure (00319) and National Monument (296), within the townland of Drishane More. The works will include removal of a masonry wall and installation of temporary stone hard standing area and associated access track and entrances to and from the public road R583;
- All related site works and ancillary development including landscaping and drainage;
- A 35 year operational life from the date of commissioning of the entire wind farm is being sought.

An Environmental Impact Assessment Report (EIAR) and a Natura Impact Statement (NIS) have been prepared in relation to the project and accompanies this planning application.

The following documents are included in the application pack:

- **Planning Application Documentation**
  - Planning Application Form
  - Site Notice, Erected 27th January 2022
  - Newspaper Notices in Irish Examiner and The Corkman dated 27th January 2022
  - Planning Cover Letter
  - Schedule of Drawings
  - Letters of Consent from Relevant Landowners
  - Letter from Ballinagree Wind DAC pursuant to Article 22
  - Schedule of Consultation
  - List of Prescribed Bodies and Copy of Notification Letters Sent to Prescribed Bodies
  - EIAR Portal Conformation (2022005)
  - Proof of payment of SID Planning Application Fee of €100,000.00 to An Bord Pleanála (Paid by EFT)
- **Planning Application Drawings (See schedule attached to application form)**
- **Environmental Impact Assessment Report (EIAR)**
  - Volume 1- Non-Technical Summary (NTS)
  - Volume 2- EIAR
  - Volume 3- EIAR Appendices
  - Volume 4- Photomontages
- **Appropriate Assessment Screening & Natura Impact Statement (NIS)**

You are advised that the Board may in respect of an application for permission/approval decide to -

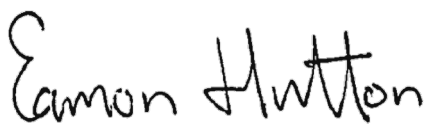
1. grant the permission/approval, or
2. make such modifications to the proposed development as it specifies in its decision and grant permission/approval in respect of the proposed development as so modified, or
3. grant permission/approval in respect of part of the proposed development (with or without specified modifications of the forgoing kind), and any of the above decisions may be subject to or without conditions, or
4. refuse to grant the permission.

Submissions or observations may be made only to An Bord Pleanála ("the Board") 64 Marlborough Street, Dublin 1 (and may also be made online at [www.pleanala.ie](http://www.pleanala.ie)) relating to:

- i. The implications of the proposed development for proper planning and sustainable development of the area concerned, and
- ii. the likely effects on the environment of the proposed development, and
- iii. the likely significant effects of the proposed development on a European site, if carried out.

Any submissions/observations must be received by the Board no later than 5.30 p.m. on the 25<sup>th</sup> of March 2022.

Yours sincerely,



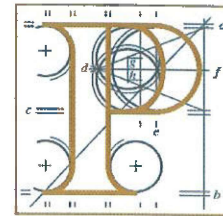
Eamon Hutton  
for and on behalf of **Fehily Timoney and Company**

Encls.

**Appendix A: Determination of Pre-application Consultation and List of Prescribed  
Bodies Received from An Bord Pleanála.**

**Our Case Number:** ABP-306948-20

**Your Reference:** Ballinagree Wind DAC (for & on behalf of Coillte CGA and Brookfield Renewable Ireland Limited)



**An  
Bord  
Pleanála**

Eamon Hutton  
Fehily Timoney  
Core House  
Pouladuff Road  
Cork  
Co. Cork

**Date:** 20 August 2021

**Re:** The construction of up to 24 wind turbines, 110kV on-site substation and associated connection to the national grid.  
Ballinagree, Co. Cork.

Dear Sir,

Please be advised that following consultations under section 37B of the Planning and Development Act, 2000 as amended, the Board hereby serves notice under section 37B(4)(a) that it is of the opinion that the proposed development falls within the scope of paragraphs 37A(2)(a) and (b) of the Act. Accordingly, the Board has decided that the proposed development would be strategic infrastructure within the meaning of section 37A of the Planning and Development Act, 2000, as amended. Any application for permission for the proposed development must therefore be made directly to An Bord Pleanála under section 37E of the Act.

Please also be informed that the Board considers that the pre-application consultation process in respect of this proposed development is now closed.

Attached is a list of prescribed bodies to be notified of the application for the proposed development.

In accordance with section 146(5) of the Planning and Development Act, 2000 as amended, the Board will make available for inspection and purchase at its offices the documents relating to the decision within 3 working days following its decision. This information is normally made available on the list of decided cases on the website on the Wednesday following the week in which the decision is made.

The attachment contains information in relation to challenges to the validity of a decision of An Bord Pleanála under the provisions of the Planning and Development Act, 2000, as amended.

If you have any queries in relation to the matter please contact the undersigned officer of the Board.

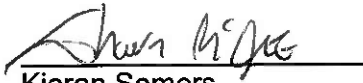
<b>Tel</b>	<b>Tel</b>	(01) 858 8100
<b>Glaó Áitiúil</b>	<b>LoCall</b>	1890 275 175
<b>Facs</b>	<b>Fax</b>	(01) 872 2684
<b>Láithreán Gréasáin</b>	<b>Website</b>	<a href="http://www.pleanala.ie">www.pleanala.ie</a>
<b>Ríomhphost</b>	<b>Email</b>	<a href="mailto:bord@pleanala.ie">bord@pleanala.ie</a>

64 Sráid Maoilbhríde  
Balle Átha Cliath 1  
D01 V902

64 Marlborough Street  
Dublin 1  
D01 V902

Please quote the above mentioned An Bord Pleanála reference number in any correspondence or telephone contact with the Board.

Yours faithfully,



Kieran Somers  
Executive Officer  
Direct Line: 01-8737250

PC09

**Teil**  
**Glaao Áitiúil**  
**Facs**  
**Láithreán Gréasáin**  
**Ríomhphost**

**Tel**  
**LoCall**  
**Fax**  
**Website**  
**Email**

(01) 858 8100  
1890 275 175  
(01) 872 2684  
[www.pleanala.ie](http://www.pleanala.ie)  
[bord@pleanala.ie](mailto:bord@pleanala.ie)

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D01 V902

64 Marlborough Street  
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**ABP-306948-20**

The following is a schedule of prescribed bodies considered relevant by the Board:

- Cork County Council
- Minister for Housing, Local Government and Heritage
- Minister for Tourism, Culture, Arts, Gaeltacht, Sport and Media
- Minister for Agriculture, Food and the Marine
- Minister for Environment, Climate and Communications
- Minister for Transport
- Southern Regional Assembly
- Irish Water
- Inland Fisheries Ireland
- Transport Infrastructure Ireland
- Environmental Protection Agency
- The Heritage Council
- An Taisce
- An Chomhairle Ealaíon
- Fáilte Ireland
- Irish Aviation Authority
- Health & Safety Authority
- Office of Public Works