Killoshulan Wind Farm and Grid Connection
Co. Kilkenny

Section 37B Pre-application Consultation - 2nd Meeting

22nd June 2026

Meeting Agenda

- Introduction
- Project Progress
- Update on Development Proposal
- Policy Context – Strategic Infrastructure Criteria
- Policy Context – Renewable Energy Directive III
- Policy Context – Planning
- Policy Context – Local Policy
- Policy Context – Wind Strategy Areas
- Consultation with Statutory Bodies & the Public Bodies
- Consideration of Connectivity to European Sites
- Environmental Impact Assessment
- Planning Application & Completeness Check
- Project Timeline
- Feedback & Discussion



Introduction

The Applicant

- The Applicant for the Proposed Project, **Killoshulan Renewable Energy Limited**, is a subsidiary of AIR which is an Irish-owned, Limerick-based company.

- AIR invests in infrastructure projects across Ireland. Their projects help deliver high-quality infrastructure assets that are essential to society and the communities where they are located. AIR helps bridge funding, capacity, and delivery gaps and provides critical infrastructure ahead of when others might have been able to so.

Project Team

- **MKO:** Planning and Environmental lead
- **Tobar**: Archaeological Consultants
- **Alan Lipscombe**: Traffic and Transport Consultant
- **TNEI**: Noise Consultants
- **HES**: Hydrological and Hydrogeological Consultants
- **Fehily Timoney**: Geotechnical Consultants

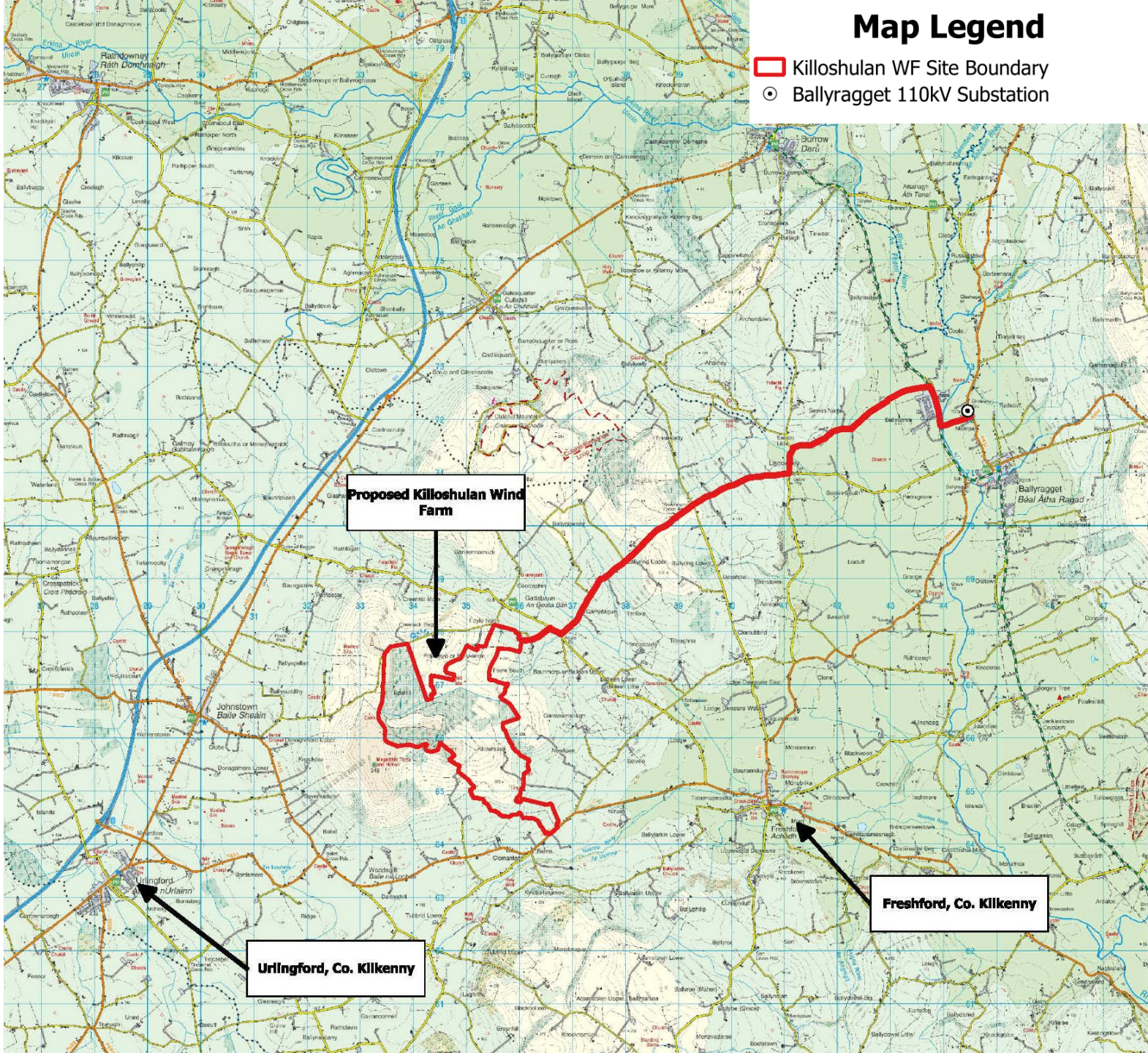
Project Progress

Q3 2022	• 1st Section 247 pre-application consultation meeting with Kilkenny County Council
Q4 2022	• 1st Section 37B pre-application consultation meeting with An Coimisiún Pleanála
2024	• Project placed on hold
Q1 2026	• Project recommenced; Community consultation started



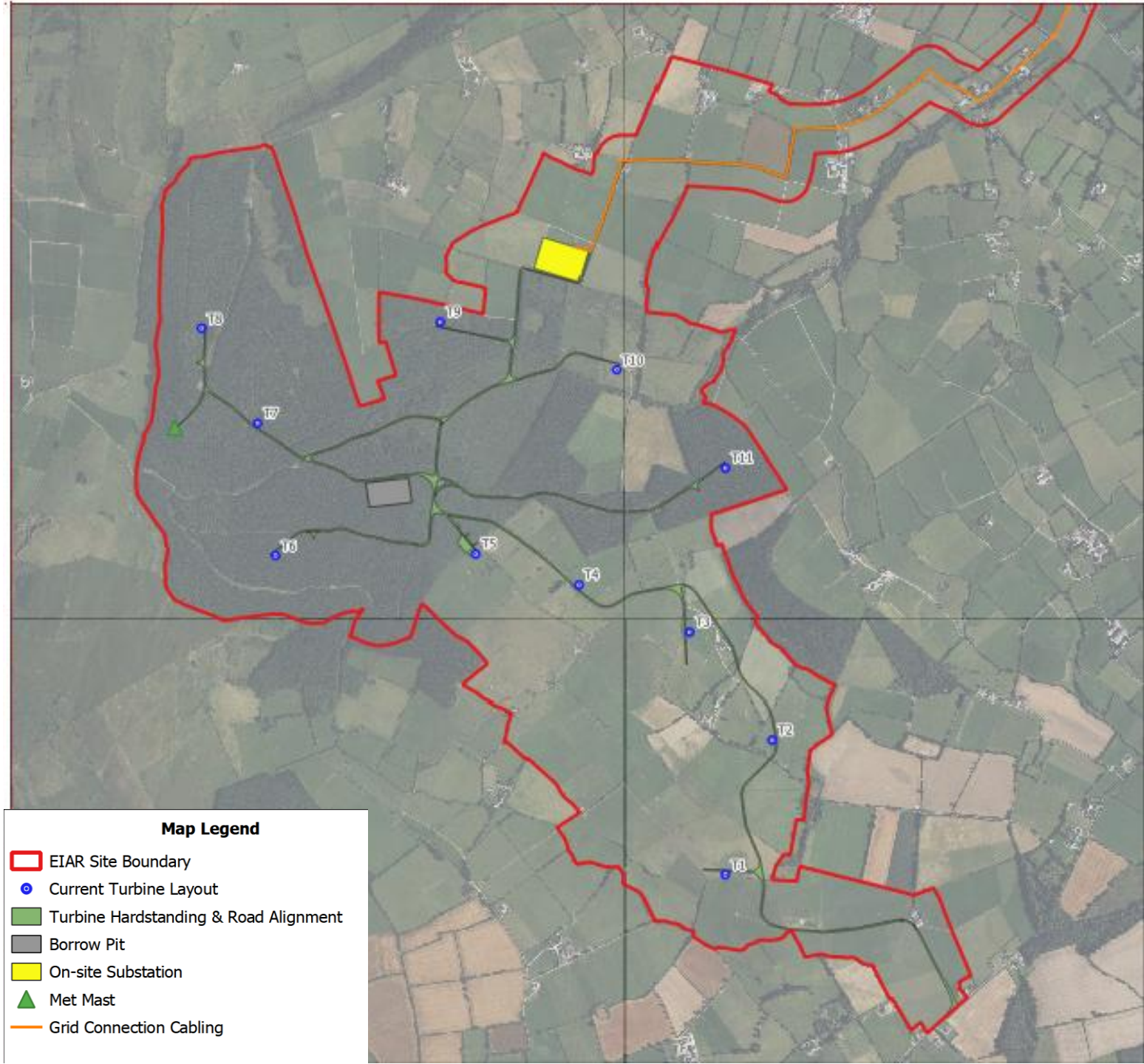
Update on Development Proposal – Site Background

- The Proposed Wind Farm is located within a rural area, approximately 3.3 kilometres (km) east of Johnstown and approximately 4 km west of Freshford, Co. Kilkenny.
- The Proposed Project site area measures approximately 598 hectares (ha) in total.
- The Proposed Wind Farm site topography ranges from approximately 344 metres above ordnance datum (mAOD) at its highest point in the west of the site and approximately 123 mAOD at its lowest point in the south of the site.



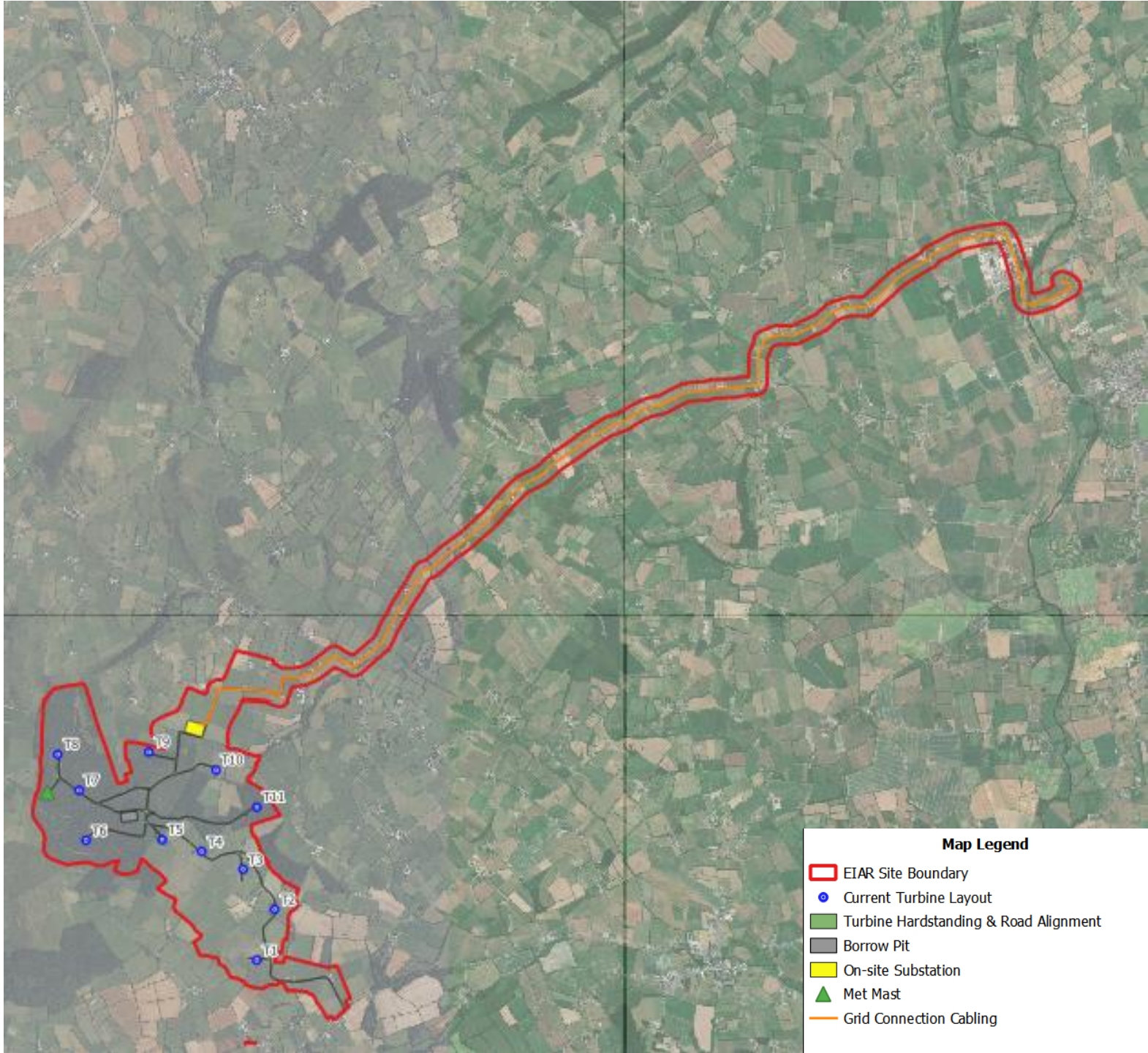
Update on Development Proposal – Proposed Wind Farm

- 11 no. wind turbines,
  - Tip height 185 metres (m)
  - Rotor diameter 163 m
  - Hub height 103.5 m
- Associated foundations and hard standing areas
- A meteorological mast of 103.5 m in height
- 3 temporary construction compounds
- 1 borrow pit
- Spoil management
- Turbine delivery route accommodation works and upgrading existing entrance off the R693
- Site drainage
- Tree felling, hedgerow removal and biodiversity enhancement



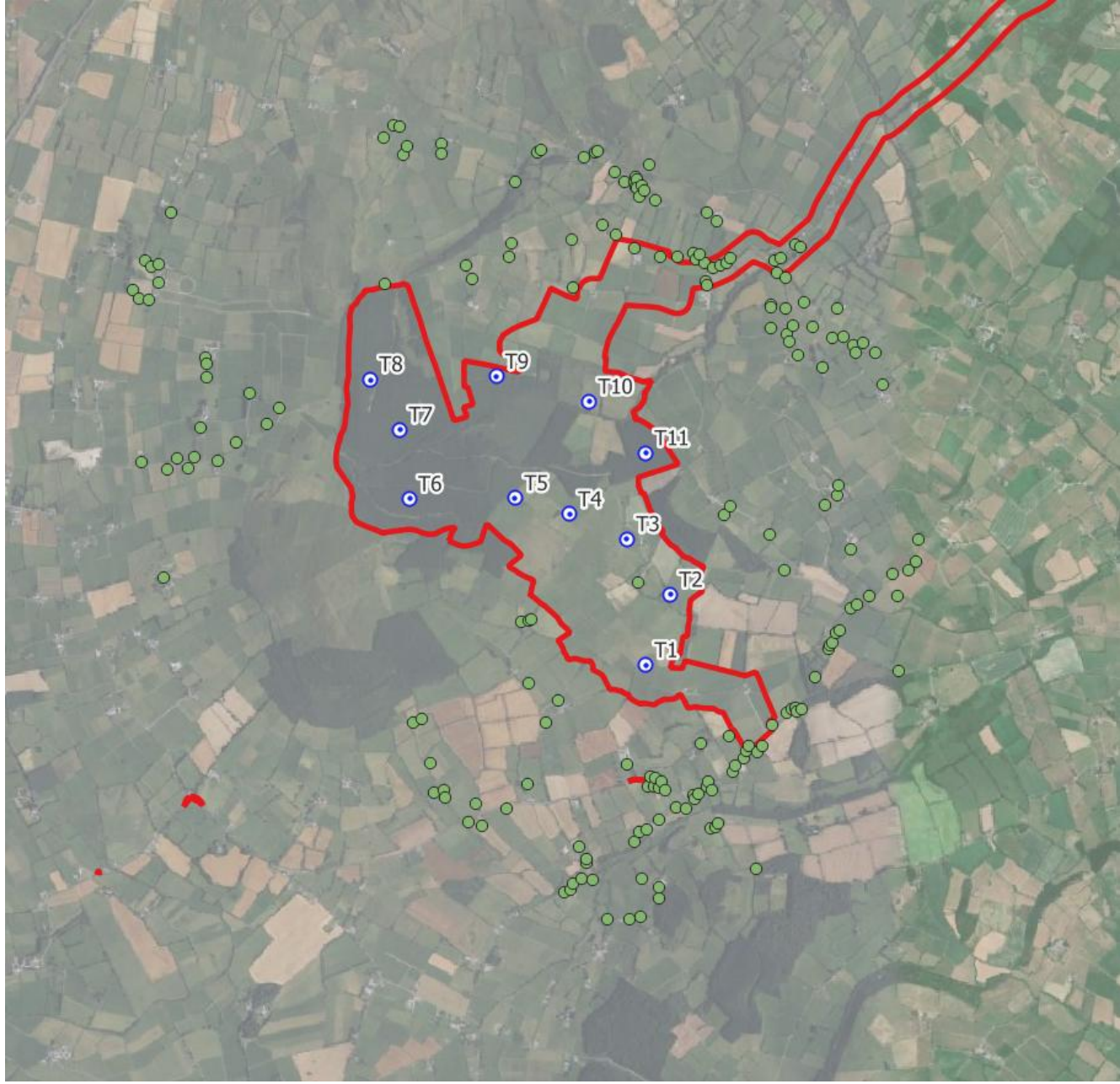
Update on Development Proposal – Proposed Grid Connection

- A permanent 110kV substation compound and associated infrastructure
- Battery Energy Storage System
- Underground electrical (110kV) and communications cabling from the proposed on-site substation to the existing Ballyragget 110kV electrical substation in the townland of Moatpark, Co. Kilkenny
- Grid cabling mostly on local roads – 1km within the corridor of N77
- Provision of 18-19 (to be confirmed) no. joint bays



Community Engagement

- Public Consultation
  - Launched in April 2026 with the project website: **https://www.killoshulanwindfarm.com/**
  - Door-knock exercise carried out at houses within 1.5km of the Site in April 2026 by Community Liaison Officer. Information Leaflets distributed.
  - Follow-up phone calls with local people on May 10th as per the requests received during the door knock exercise.
  - Some households revisited on request
  - Engagement with local schools, businesses & clubs.
  - Intention to hold a Public Information Event in August 2026.



Policy Context - Strategic Infrastructure Criteria

Planning and Development Act 2000, as amended	SID Determination Criteria	Proposed Project
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 Proposed Project will comprise 11 no. wind turbines with an installed capacity of 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 Proposed Project is of strategic economic and social importance to the Southern 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 Proposed Project is in accordance with the promotion of sustainable energy development as set out in provisions of the Revised National Planning Framework, Climate Action Plan 2025 and Southern Regional Spatial and Economic Strategy. The Proposed Project 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 Proposed Project is located on lands entirely within Co. Kilkenny and it is not anticipated that the proposal will give rise to significant effects on the area of any other planning authority with the exception of increasing the nationally available renewable energy resource.

Policy Context – Renewable Energy Directive III

European Union (Planning and Development) (Renewable Energy) Regulations 2025

- More extensive pre-application consultation
- Completeness check
- Limited opportunity for Further Information Requests
- Mandatory EIA Scoping – effective from November 2026

Items for discussion at Pre-Application Stage to inform the post submission completeness check

- Policy context justification
- Direction and focus of the EIAR
- Surveys and survey methodologies
- Drawings and scales

Policy Context - Planning

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

- Climate neutrality by 2050.
- 51% greenhouse gas emissions reduction by 2030.

Climate Action Plan 2025

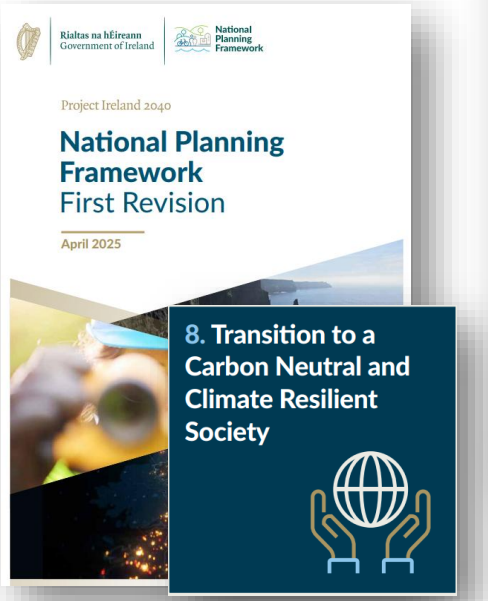
- **Key Targets**
  - 9 GW of onshore wind by 2030.
  - 80% renewable electricity share by 2030.

National Planning Framework – First Revision

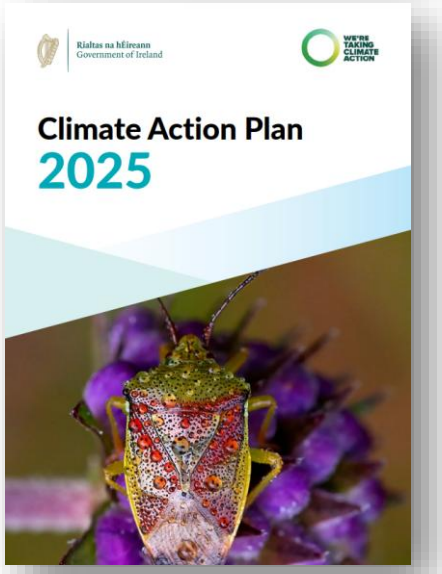
- **National Strategic Outcome 8:** Transition to a Low Carbon And Climate Resilient Society.
- **National Policy Objective 70:** Promote renewable energy use and generation at appropriate locations within the built and natural environment to meet national objectives towards achieving a climate neutral economy by 2050.

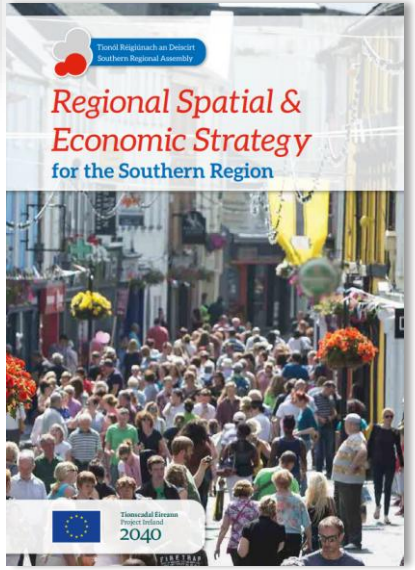
Southern Regional and Spatial Economic Strategy:

- **Regional Policy Objective 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."*









Policy Context - Local Policy

The Kilkenny City and County Development Plan 2021-2027 (KCCDP) outlines the following policies and objectives relating to climate action and wind energy:

Climate Change – Strategic Aim:
To provide a policy framework with objectives and actions in this City and County Development Plan to facilitate the transition to a low carbon and climate resilient County with an emphasis on reduction in energy demand and greenhouse gas emissions, through a combination of effective mitigation and adaptation responses to climate change.

- **2B:** *"To support the implementation of the National Climate Action Plan and the National Climate Action Charter for Local Authorities, and to facilitate measures which seek to reduce emissions of greenhouse gases by embedding appropriate policies within the Development Plan."*

- **2C:** *"To promote, support and direct effective climate action policies and objectives that seek to improve climate outcomes across the settlement areas and communities of County Kilkenny helping to successfully contribute and deliver on the obligations of the State to transition to low carbon and climate resilient society."*

Renewable Energy– Strategic Aim:
"To generate 100% of electricity demand for the County through renewables by 2030 by promoting and facilitating all forms of renewable energies and energy efficiency improvements in a sustainable manner as a response to climate change in suitable locations having due regard to natural and built heritage, biodiversity and residential amenities."

- **11A:** *"To support and facilitate the provision of energy in accordance with Ireland's transition to a low carbon energy future by means of the maintenance and upgrading of electricity and gas network grid infrastructure and by integrating renewable energy sources and ensuring our national and regional energy system remains safe, secure and ready to meet increased demand as the regional economy grows over the period of the plan."*

- *"Support alternative forms of renewable energy for the electricity, heat, and transport sectors."*

- *"Support the sustainable development, maintenance and upgrading of electricity and gas network grid infrastructure to integrate a renewable energy sources and ensure our national and regional energy system remains safe, secure and ready to meet increased demand as the regional economy grows."*

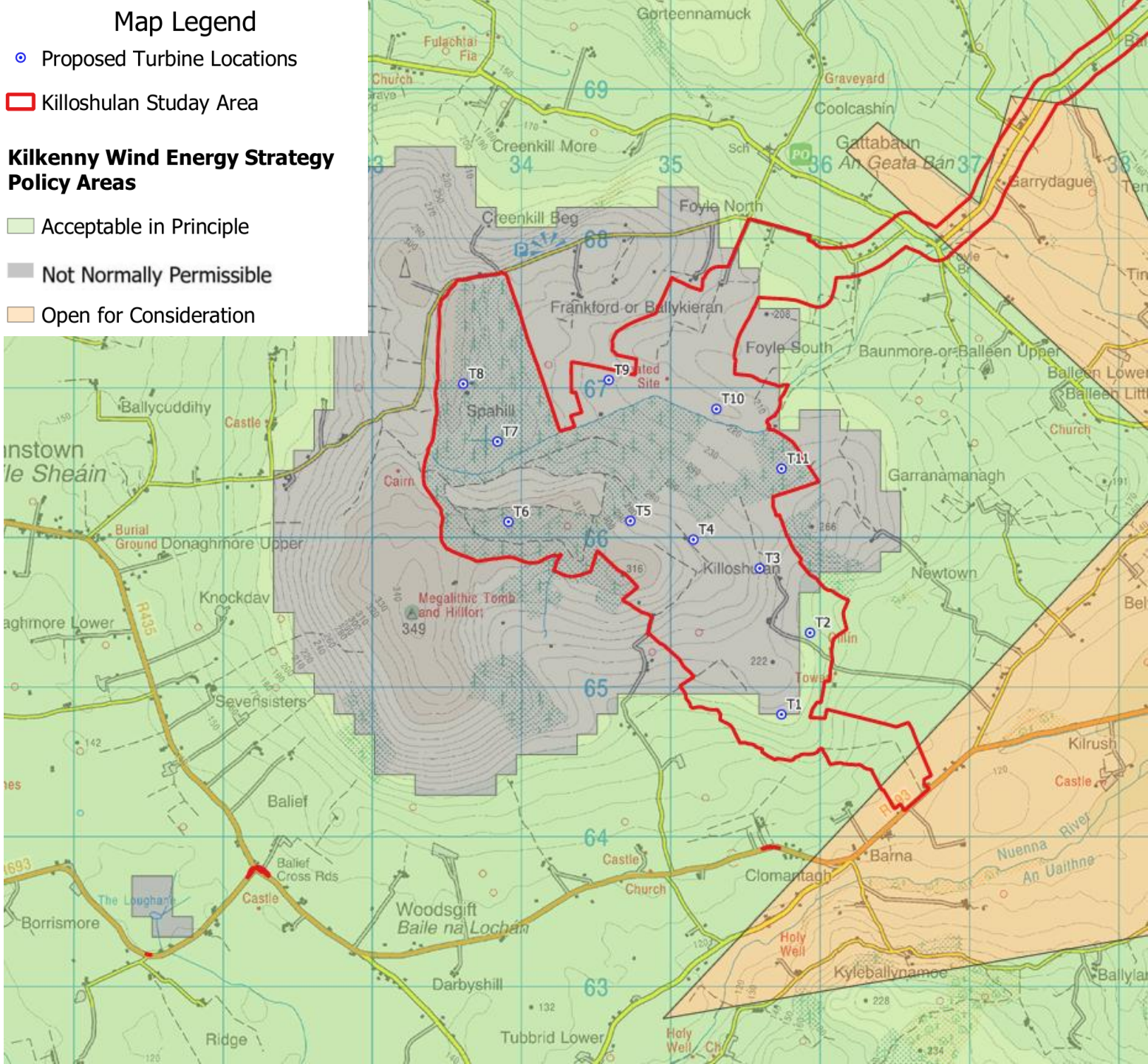
Policy Context - Wind Strategy Areas

Draft Ministerial Direction

- In accordance with Section 31(4) of the Planning and Development Act 2000, those parts of the Kilkenny City and County Development Plan 2021 – 2027 Plan referred to in the notice shall be taken not to have come into effect, been made or amended; namely;
  - Chapter 11 Renewable Energy:
    - Section 11.4 Kilkenny Targets
    - Section 11.5.1 Current status and targets
    - Figure 11.4 Wind Strategy areas.

Wind Strategy Areas

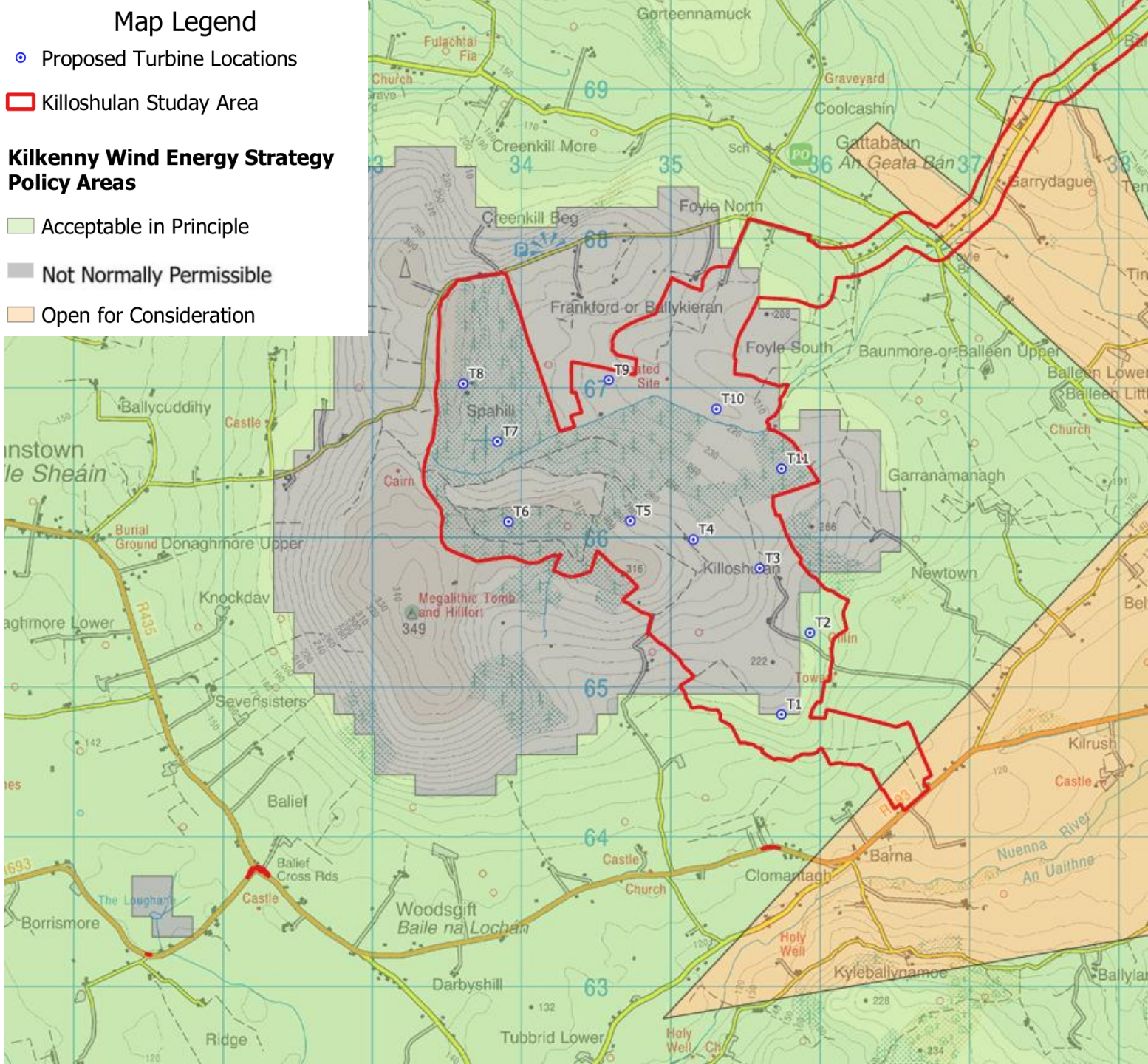
- T1 – Located in between 'Acceptable in Principle' and ' Not Normally Permissible' areas.
- T2 – Located in an 'Acceptable in Principle' area.
- T3-T11 – Located in a 'Not Normally Permissible' area.



Policy Context - Wind Strategy Areas

Planning Policy Compliance

- The KCCDP Wind Strategy Areas are taken to not have come into effect.
- As such, Proposed Wind Farm will be assessed against the following:
    - Wind Energy Development Guidelines 4-step guide for identifying suitable locations for wind energy as outlined in the KCCDP
    - Relevant KCCDP Policies and Objectives
    - Relevant KCCDP Development Management Standards
- The EIAR will asses the likely significant effects of the Proposed Project on the environment.
- The NIS will assess all potential direct or indirect adverse effects on European Sites.



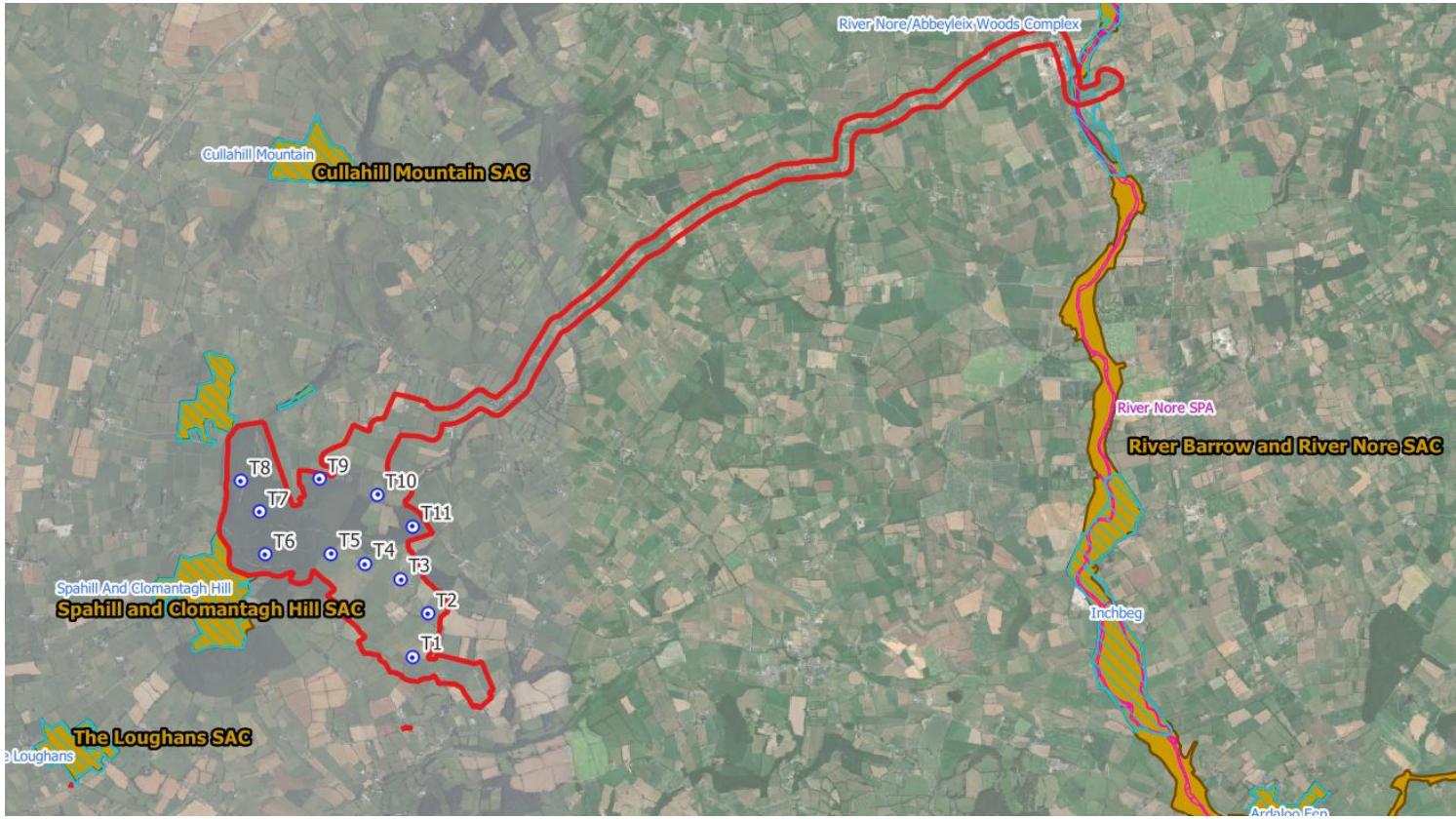
Consultation with Statutory & Public Bodies EIA scoping

- EIA Scoping/ Scoping with Statutory Bodies - A Scoping document, providing details of the Proposed Project, was circulated in September 2022
- An updated scoping document was issued to consultees in May 2026
- Consultation meeting with National Parks and Wildlife Service had on 9th June 2026.
- Pre-application meeting with An Coimisiún Pleanála will occur on 22nd June 2026.

Key Responses	Key topics/concerns raised	Where considered in EIAR
Irish Aviation Authority	• In the event of planning consent being granted, the applicant should be conditioned to contact the Irish Aviation Authority to: ✓ agree an aeronautical obstacle warning light scheme for the wind farm development; ✓ provide as-constructed coordinates in WGS84 format together with ground and blade tip height elevations at each wind turbine location and; ✓ Notify the Authority of intention to commence crane operations with at least 30 days prior notification of their erection.	▪ Chapter 15 Material Assets
Transport Infrastructure Ireland	▪ Potential impacts along national road network, visual and cumulative ▪ Potential impact on local/regional/national road network due to construction	▪ Chapter 13 Landscape and Visual ▪ Chapter 15 Material Assets

Connectivity to Designated Sites

- The nearest Natura 2000 site to the Proposed Wind Farm, i.e., Special Area of Conservation (SAC) or Special Protection Area (SPA) is the **Spahill and Clomantagh Hill SAC**, which borders the site boundary to the west.
- The nearest Natura 2000 to the Proposed Grid Connection is the **River Barrow and River Nore SAC** which the grid cabling will traverse via HDD.
- The nearest national designated site to Proposed WF, i.e,. Natural Heritage Area (NHA) or proposed Natural Heritage Area (pNHA) to the Site is the **Spahill and Clomantagh Hill pNHA** which borders the site boundary to the west.
- The nearest NHA/pNHA to the Proposed Grid Connection is the **River Nore/Abbeyleix Woods Complex NHA** which the grid cabling will traverse.



Biodiversity

Ecological Surveys Undertaken to Date (Excluding Ornithology Surveys)

- Multi-disciplinary walkover surveys and habitat mapping
- Detailed botanical surveys
- Dedicated Bat and mammal surveys
- Aquatic surveys (including fisheries habitat survey, biological water quality sampling, white clawed crayfish invertebrate survey, eDNA analysis (for FWPM, WC crayfish and crayfish plague) and otter surveys))

Survey Methodologies

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

Proposed Bio-Enhancement Measures

- Proposed Bolstering of existing hedgerows and the creation of new hedgerow habitats

Biodiversity - Baseline

The Proposed Project site is dominated by highly modified habitats, namely Conifer plantation (WD4) and Improved agricultural grasslands (GA1), both of which present limited ecological value. The Proposed Project has been designed to utilise these habitats where possible, negating the requirement for important habitat losses.

Key Ecological Receptors recorded to date

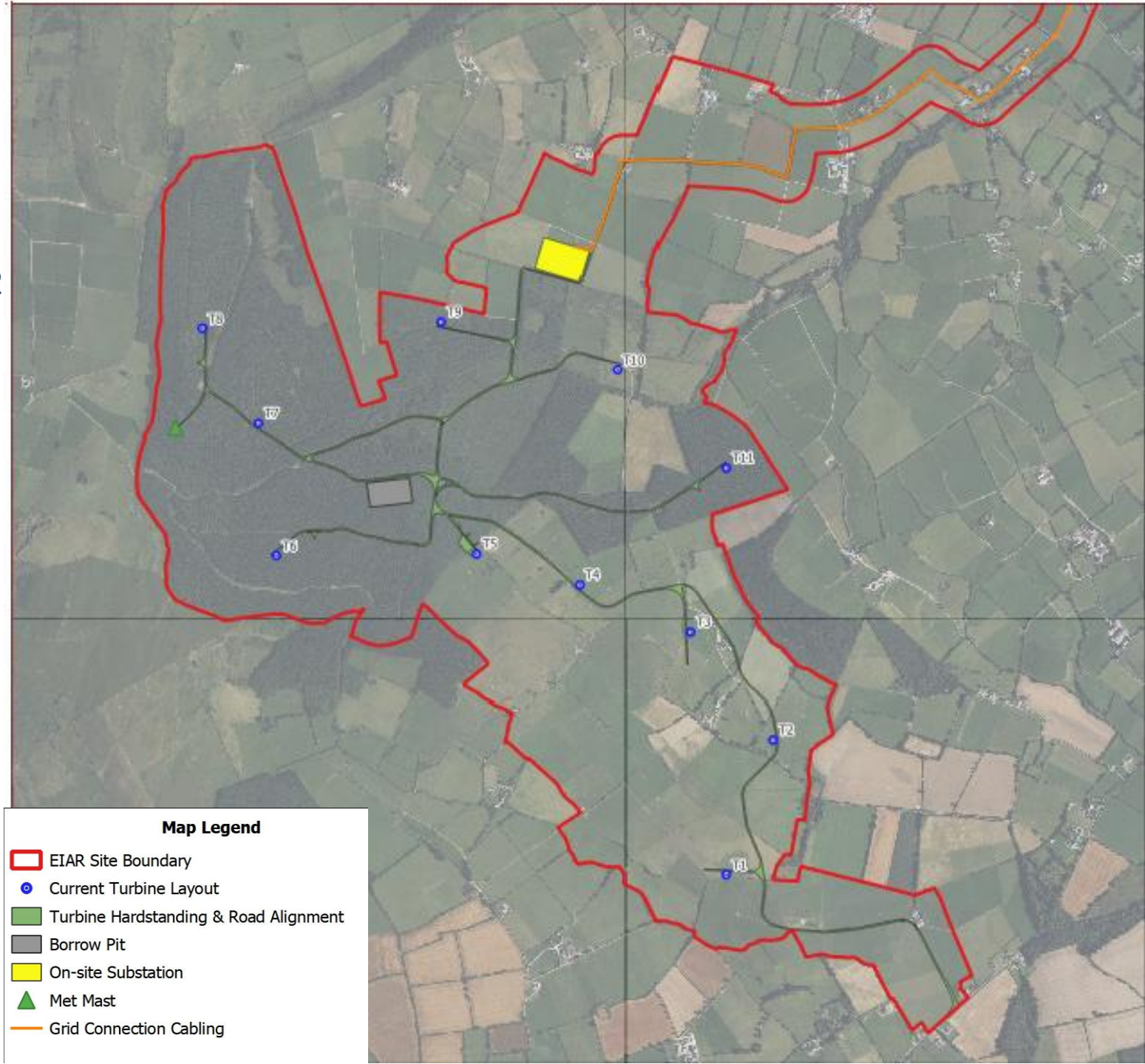
- Downstream and Adjacent Designated Sites
- Bats and non-volant Mammals
- Protected habitats and/or habitats of local importance (higher value)
- Aquatic receptors

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Ornithology

Baseline Surveys: October 2020- September 202
October 2025 – March 2026

- **4 breeding seasons & 5 non-breeding seasons**
  - Vantage Point Surveys
  - Breeding Walkover Surveys
  - Breeding Raptor Surveys
  - Breeding Woodcock Surveys
  - Winter Walkover Surveys
  - Hen Harrier Roost Surveys
  - Waterbird Distribution And Abundance Surveys



Ornithology - Key Ornithological Receptors and Potential Impacts

- Golden Plover
- Hen Harrier
- Merlin
- Peregrine Falcon
- Whooper Swan
- Barn Owl
- Kestrel
- Snipe
- Woodcock
- Buzzard
- Sparrowhawk

- Key Findings: Peregrine, Barn Owl and Kestrel all breeding in the wider surroundings. To the east (c. 1.7km), south west (c. 2.8km) and north-west (<500m), respectively.

Hydrology

Catchments
- Nore (15)

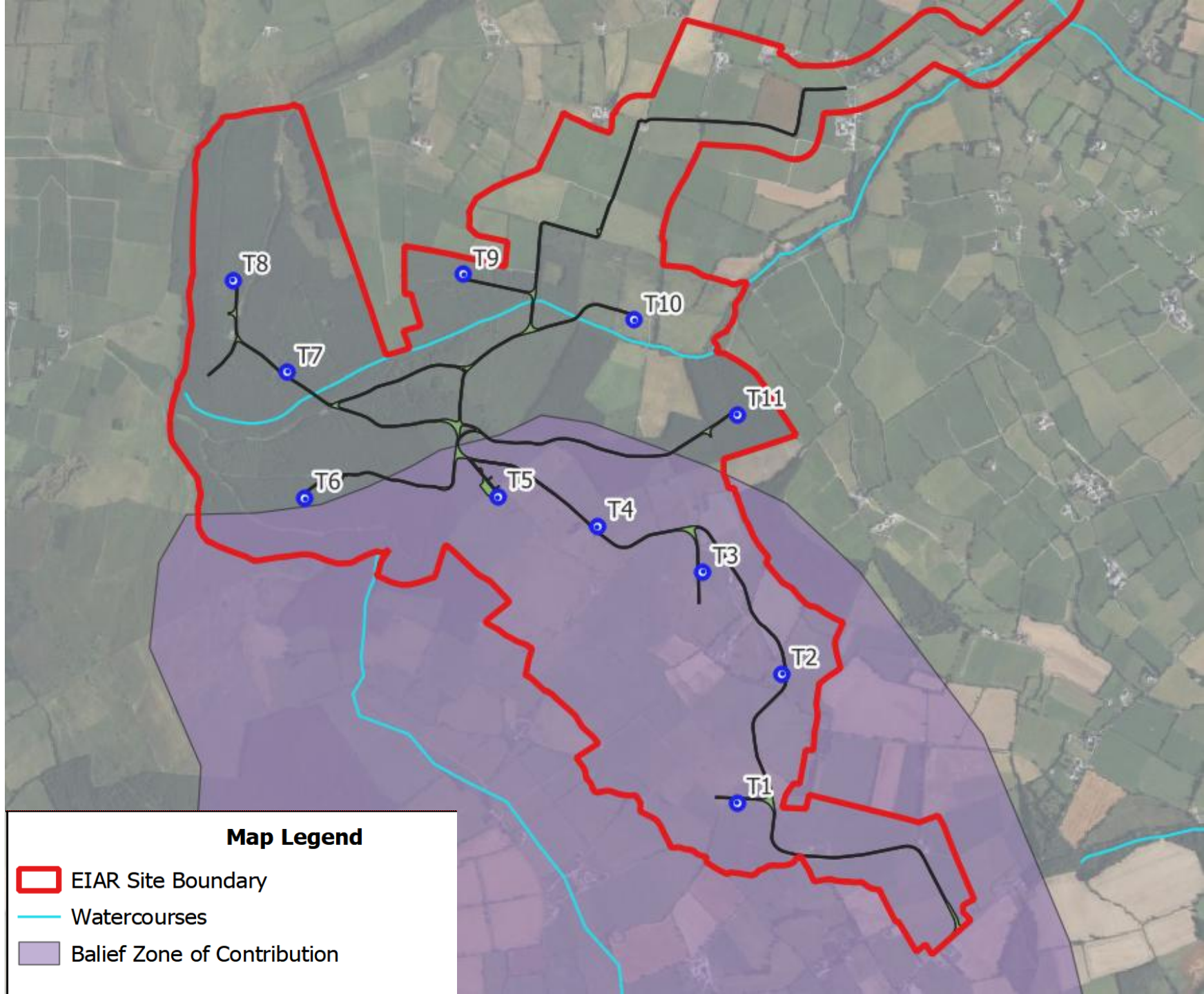
River Sub-Basins
- Nuenna_010
- Nuenna_020
- Gorteenahilla_010
- Goul_040
- Nore_120
- Nore_140
- Nore_150
- Lisdowney_010

Closest EPA mapped watercourse is Foyle_South which traverses the wind farm

The Loughans Turlough located c. 245m from nearest proposed infrastructure

Balief Zone of Contribution present in the southern portion of wind farm site

Surveys and Methodology
- Hydrological site walkovers
- Surface water monitoring
- Groundwater monitoring



Geology & Karst Investigations

Full suite of site investigations across the Proposed Project site included the following:

Trial Pits

- 1-no. round of geotechnical ground investigations, consisting of trial pitting, was undertaken in November 2022, under the supervision of Gavin Doherty Geo-solutions (GDG)

- A total of 13-no. trial pits were carried out at all proposed turbine locations and at other key locations to investigate the underlying mineral soil lithology and subsoil/bedrock interface.

Karst Investigations

- First round of geotechnical ground investigations, consisting of Borehole Drilling & installation of standpipes in two locations, was undertaken in January 2026, under the supervision of Hydro-Environmental Services (HES)
- Second round of investigations, consisting of Borehole Drilling (8-no. Locations), Geophysics Surveying (11-no. Locations) & installation of standpipes (2-no. Locations), was undertaken in May 2026 under the supervision of GDG & HES.
- Laboratory testing currently being conducted on borehole cores. Interpretation work on Geophysics survey also underway.

Noise and Shadow Flicker

Noise

- Baseline noise survey completed
- Software will be used to predict noise levels at Noise Sensitive Receptors within 1-2km of proposed turbines
- Cumulative noise assessment
- Turbine Control Measures (i.e. noise modes) can ensure compliance with both current or any future limits.

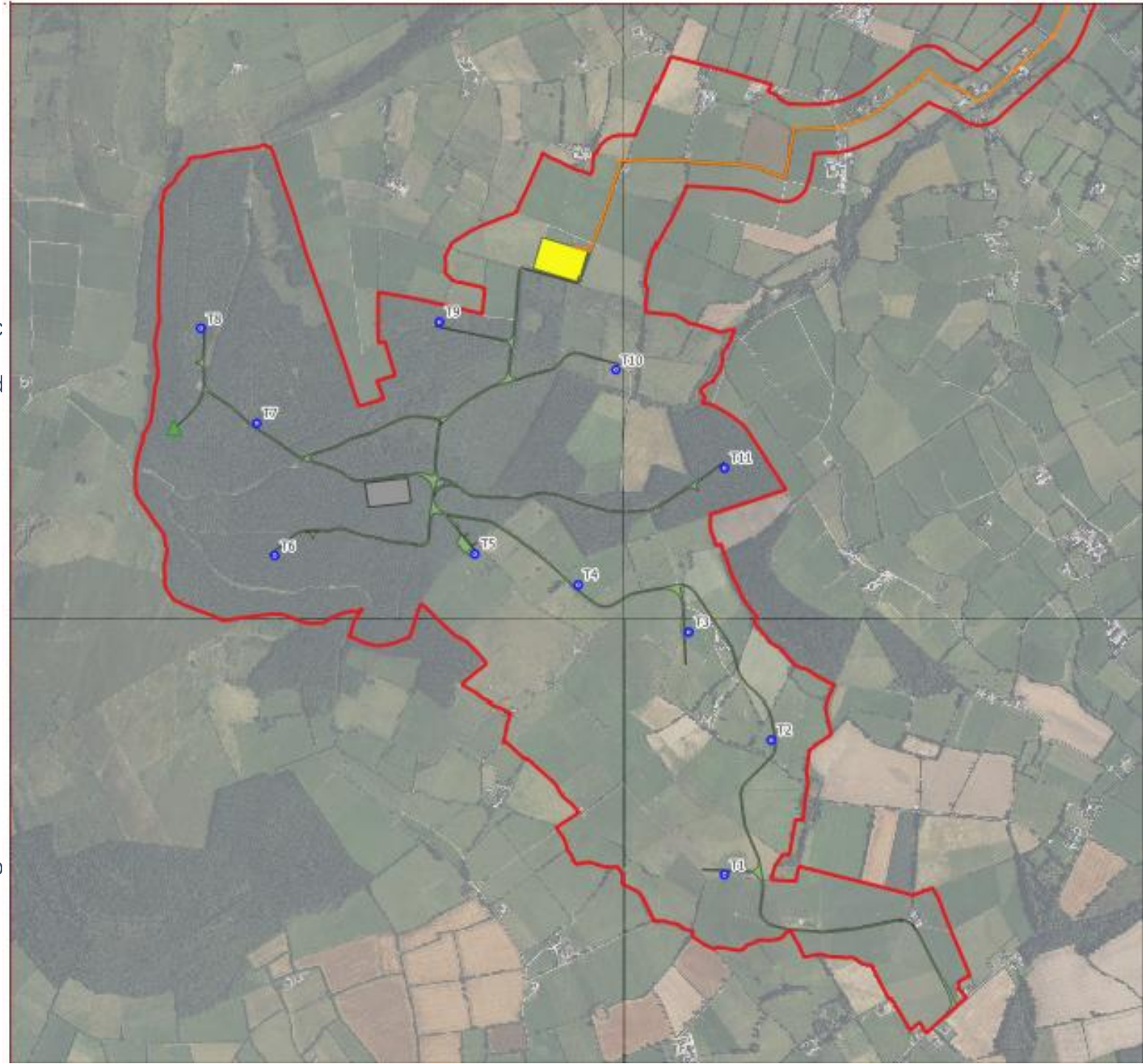
Shadow Flicker

- Software will be used to predict potential shadow flicker durations on Sensitive Receptors within 10 times RD of turbines (i.e., 1.63km)
- Shadow Flicker survey to be conducted once wind farm is operational to confirm predictions
- Mitigation measures to ensure compliance with thresholds include installation/planting of screening and / or wind turbine control

Landscape and Visual Assessment

LVIA Methodology will include:

- Determine **LVIA Study Area** in line with WEDGs and best prac
- Consider **Landscape Policy and Designations** in baseline and assessments
- **Visual receptors**, including residential receptors in close proximity, scenic routes, protected views, and amenity trails
- **Zone of Theoretical Visibility (ZTV) & Receptor Mapping**
  - Bare-earth Digital Terrain Model ZTV
- **Route Screening Analysis** for real-world visibility
- **Site Visits**
- **Photomontages** to represent both landscape and visual receptors
- Impact assessment process balancing **sensitivity** with **magnitude of change** according to EPA Guidelines (2022)
- **Cumulative** assessment with other existing, permitted and proposed wind energy developments

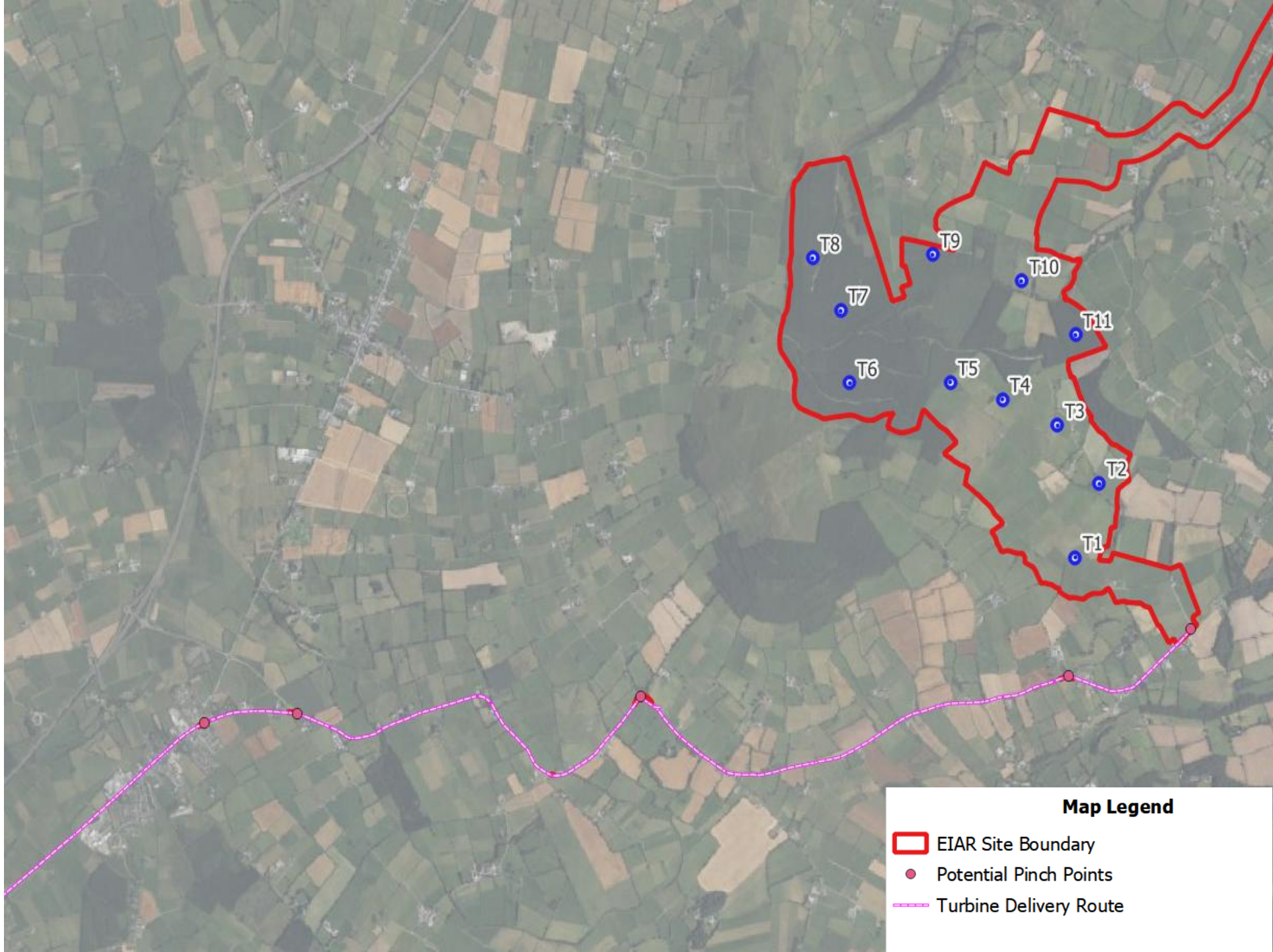


Other Material Assets

- **Traffic and Transport**
  - Construction haul and turbine delivery route assessment
    - Traffic counts
    - Swept path analysis
    - Traffic Management Plan
- **Other Materials Assets**
  - Telecommunications and Aviation Assessment
  - Telecoms Impact Assessment
  - Built Services

Transport Delivery Route

- Turbine infrastructure is proposed to be delivered from Port of Cork (Ringaskiddy) to **Cashel Junction 7,** Co. Tipperary via the N28 and N40 National Roads and the M8 Motorway
- The route continues from the M8 in Cashel through the R639 and R693 Regional Roads before reaching the proposed site entrance
- Detailed autotrack assessment s have been undertaken at 5-no. pinchpoints identified along the TDR to identify any accommodation works required.
- All accommodation works required along the TDR will be assessed in the EIAR & KCC consulted with.



Proposed Site Entrance

- The proposed site entrance will be off the R693 Regional Road in the townland of Barna
- The access point will be reduced in width for operational phase; while maintained if needed for a turbine blade replacement.



Application Contents - Planning Documents

- Cover Letter
  - RED III - Compliance with Schedule of Information to inform the Completeness Check
  - Confirmation of SID Planning Application Fee Payment
  - Agreement of SID Planning Application Drawing Scales with An Coimisiún Pleanála
- SID Planning Application Form
  - Schedule of SID Planning Application Drawing
  - Landowner Letters of Consent
  - Pre-Application Consultation
  - SID Status Confirmation
  - Prescribed Body Letters
  - EIA Portal ID Confirmation
- Site Notice
- National Newspaper Notice
- Local Newspaper Notice
- Planning Report
  - Planning Policy Compliance Statement
- SID Planning Application Drawings
  - Drawing scales to be agreed with An Coimisiún Pleanála prior to lodgement.

Application Contents - Planning Drawings

Site Location Maps and Site Layout Plans

- Location Context Map
- Site Location Key Map
- Site Location Map Sheets
- Site Layout Key Plan
- Site Layout Plan Sheets
- Turbine Layout Key Plan
- Turbine Layout Sheets

Detail/ Technical Drawings

- Turbine Elevation and Plan
- Turbine Foundation
- Temporary Construction Compounds
- Met Mast
- Borrow Pits
- Access Tracks Detail
- Cable Trench Detail
- Access Junction Detail
- Biodiversity Enhancement and Management Proposals
- Drainage Detail
- Spoil Areas Details
- Substation layout, section and elevations
- Grid Connection Details
- Ancillary works details (signage, gates, wheel wash,
- site offices, etc.)

Application Contents - Environmental Impact Assessment Report

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 Project
- Chapter 5: Population and Human Health (inc. Shadow Flicker)
- Chapter 6: Biodiversity: Flora and Fauna
- Chapter 7: Birds
- Chapter 8: Land, Soils and Geology
- Chapter 9: Water
- Chapter 10: Air Quality
- Chapter 11: Climate
- Chapter 12: Noise and Vibration
- Chapter 13: Landscape and Visual
- Chapter 14: Archaeological, Architectural and Cultural Heritage
- Chapter 15: Material Assets (including Traffic & Transport)
- Chapter 16: Vulnerability to Major Accidents and Natural Disasters
- Chapter 17: Interaction of the Foregoing
- Chapter 18: Schedule of Mitigation and Monitoring Measures

Volume 2: Photomontage Booklet

Volume 3: EIAR Appendices

Application Contents - Natura Impact Statement

Natura Impact Statement with Appropriate Assessment Screening Report

Expected Supporting Documents:

- Detailed Site Layout Drawings
- Site Drainage Drawings
- Cumulative List
- Construction and Environmental Management Plan
- Chapter 9: Water and accompanying hydrological assessments
- Decommissioning Plan

Project Timeline

Q3 2026

- Finalisation of EIAR, NIS and planning documents and drawings
- Public Information Event

Q3-Q4 2026

- Lodgement of SID Application to An Coimisiún Pleanála



Thank you

Discussion & Feedback

091 735 611

info@mkoireland.ie

MKOireland.ie