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Garryhinch Wind Farm

SID Pre-Application Consultation Meeting # 2

An Coimisiún Pleanála

ACP Ref. ABP 315157-22

29th January 2026

Agenda

- The Applicant
- Update on the Development Proposal
 - Grid Connection and TDR
- Planning and EPA Licence Status
- Policy Context
- Consultation with Statutory Bodies & the Public
- Consideration of Connectivity to European Sites
- Environmental Considerations
- Other Matters



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THE APPLICANT

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The Applicant



- Garryhinch Wind Farm DAC - a 50/50 joint venture between BnM and SSE Renewables formed in 2024.

- FT is an Irish civil and environmental engineering, scientific and planning consultancy. FT are coordinating the EIAR in conjunction with:
 - MacroWorks - LVIA Specialists
 - JCA - Archaeology
 - TNEI Group – Noise and Shadow Flicker
 - AiBridges – Telecoms and Aviation
 - Ecofact – Aquatic Ecology
 - Pell Frischmann - TDR





OUTLINE OF DEVELOPMENT PROPOSAL

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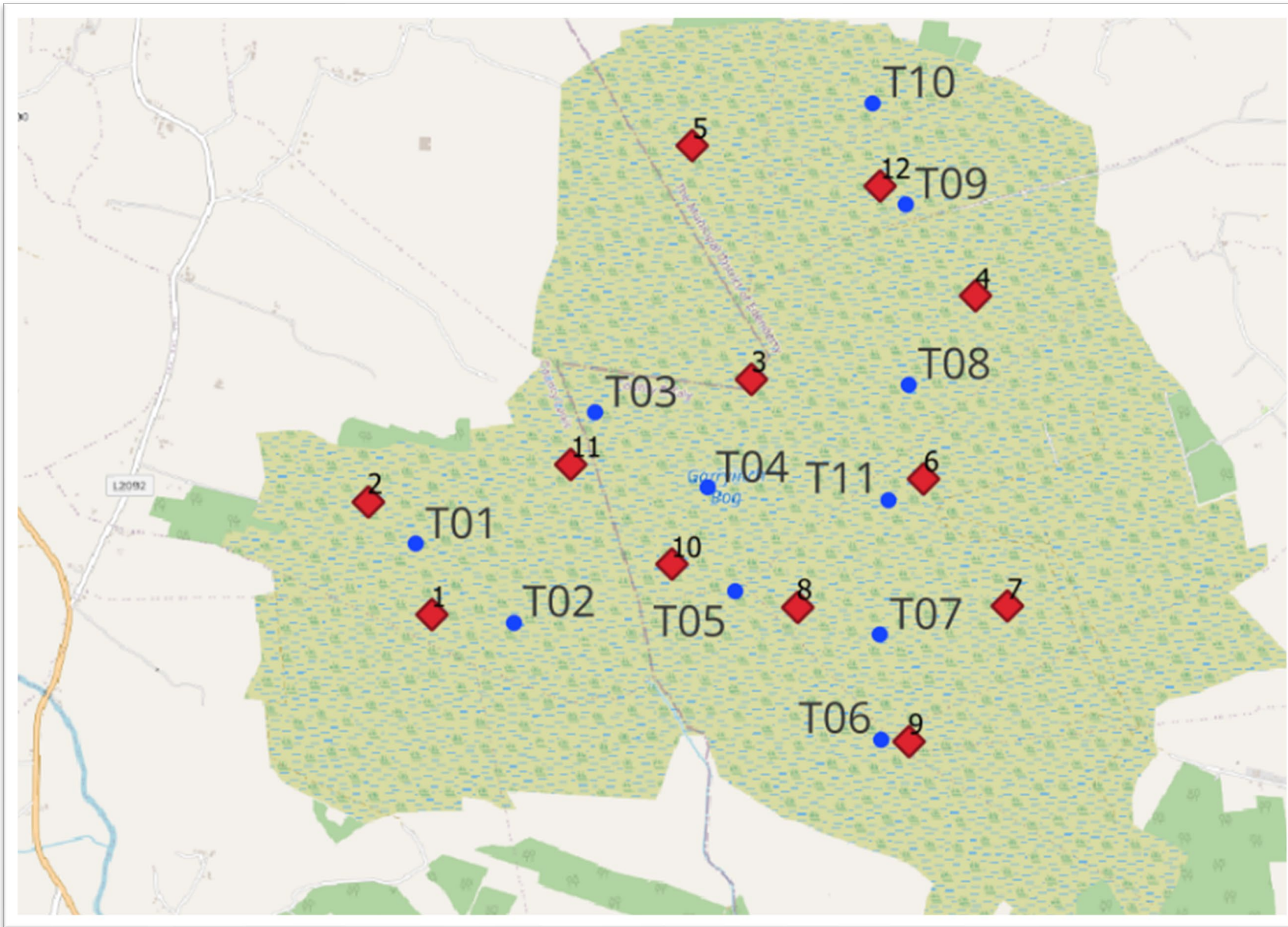
Development Proposal

- 11 wind turbines (TH 220m, HH 135.5m, BL 84.5m)
- Internal access tracks
- 2no. site accesses (1 new , 1 existing)
- Permanent met mast of 120m height
- 1no. on site 110kV substation
- Grid Connection to Bracklone
- Biodiversity Mitigation and Enhancements
- 1no. on site borrow pit and 1 no. borrow pit in third party lands
- On site peat deposition areas.
- 4 temporary construction compounds
- Amenity Area



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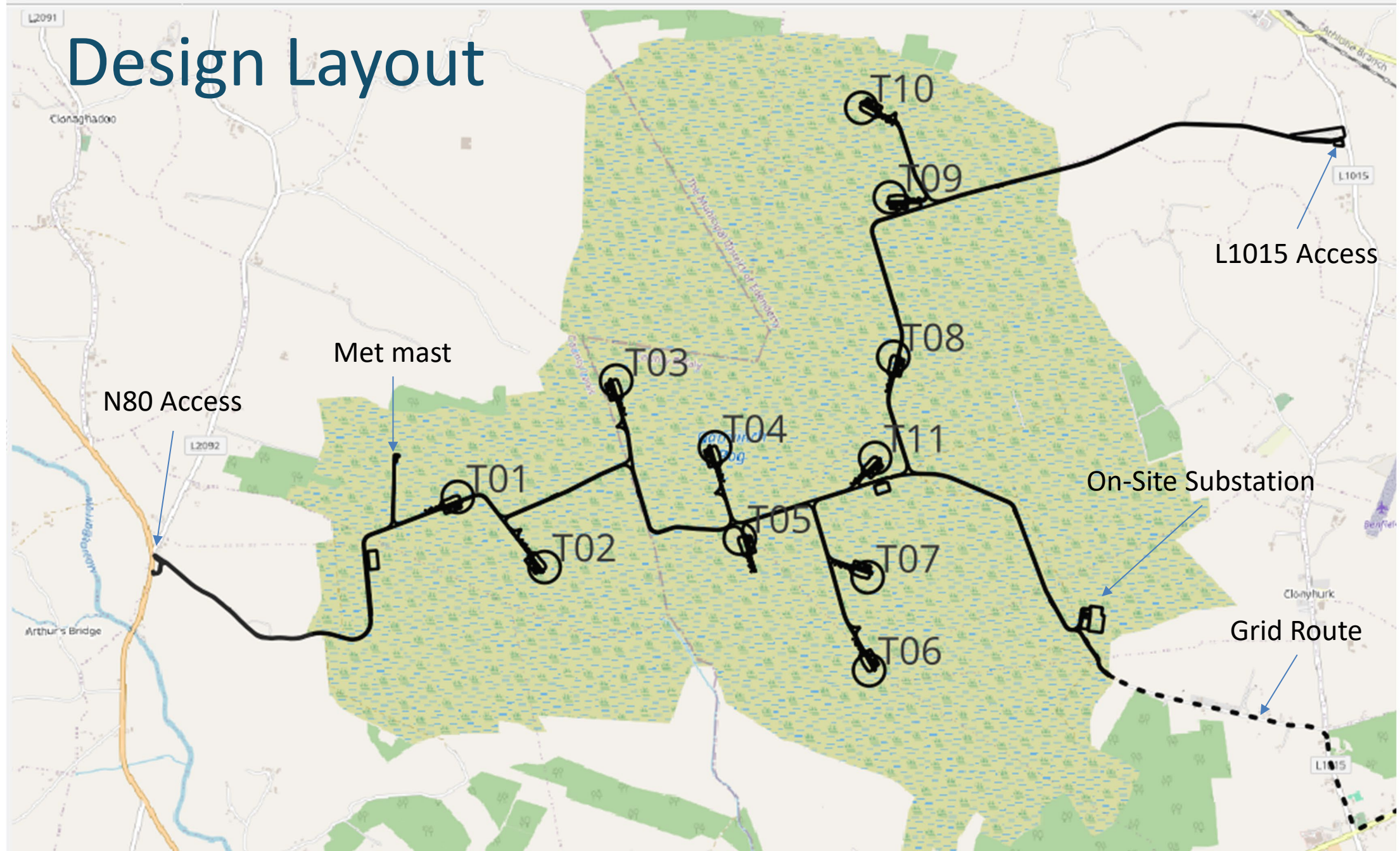
Comparative Site Layouts



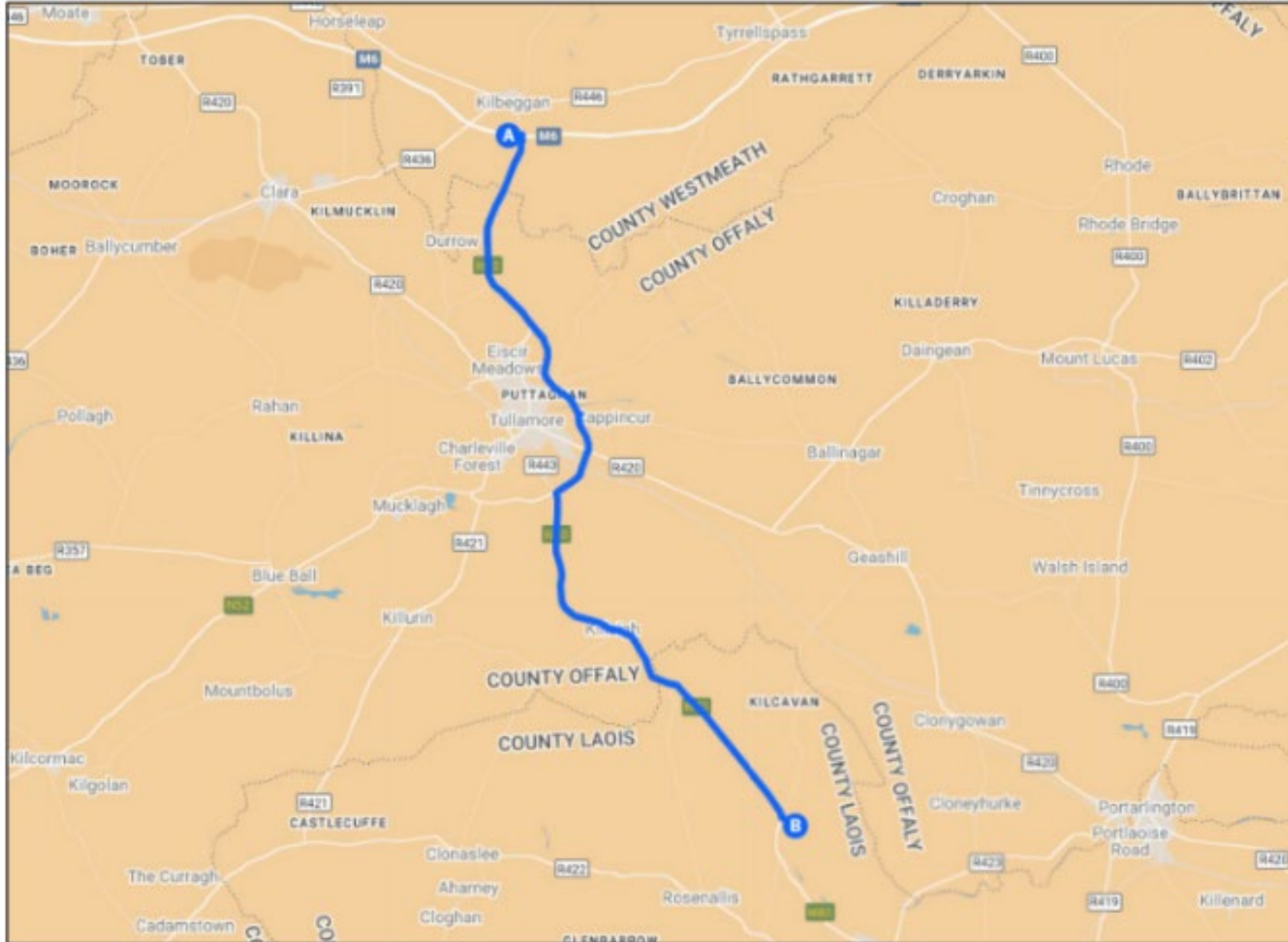
Design was developed following a constraint led approach.

Constraints were updated on an ongoing basis through the design process.

Design Layout



Turbine Delivery Route



- Loads would exit the M6 and turn right onto the N52 southbound;
- Loads will depart the N52 by taking the first exit at Clonminch Roundabout and enter the N80 southbound;
- Loads will turn off the N80 at newly designed junction at Dernacart, after which they will continue eastbound towards the proposed site access.

Turbine Delivery Route Accommodation Works N80



V172 Blade & Tower

A swept path assessment has been undertaken and loads will oversail the northern verge of the carriageway, where two chevron signs, one road sign and two utility poles should be removed and vegetation should be trimmed.

N80 South of Creagh Right Bend



Turbine Delivery Route Accommodation Works Junction



N80 Derincart Junction



Site Access – N80



Existing trees/hedgerow may need to be cut back or removed to achieve RHS 215m visibility splay

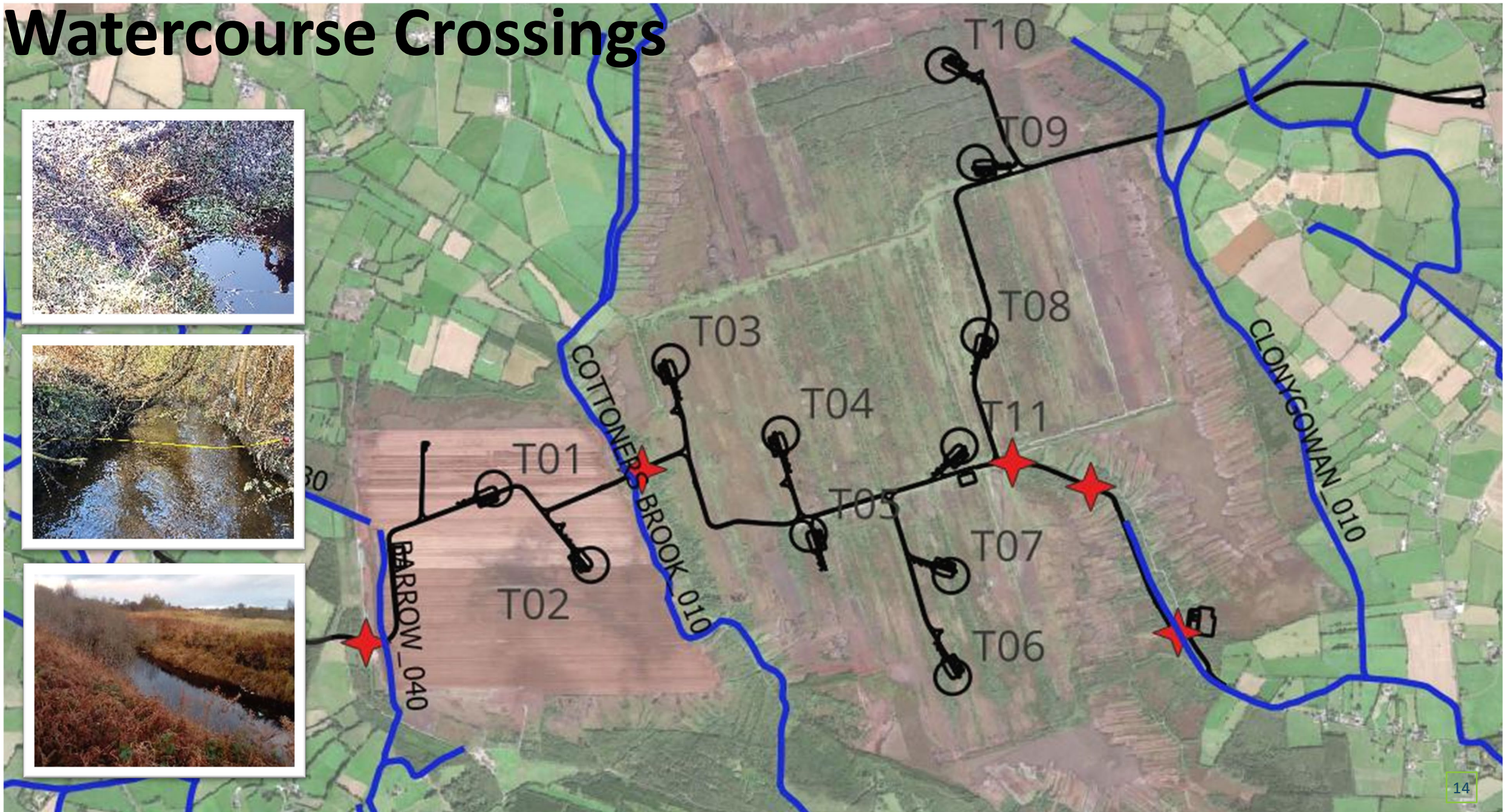


Site Access – L1015

Existing visibility to the left is currently very good, a sightline of 160m can be achieved at 'X' = 0m in both directions. With some hedgerow trimming a sightline of 160m can be achieved at 'X' = 3m in both directions.



Watercourse Crossings



- [illegible]

Grid Route

On site sub-station

Clontarf

R423

L105

County Dubh

County Leitrim

Clontarf Wood

L10130

Grid Route

On site sub-station

Clontarf

L105

R423

County Dublin

County Wick

[illegible]



PLANNING AND EPA STATUS

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Design Flexibility

Not being sought. Fixed turbine dimensions

Substitute Consent

- Application for Substitute Consent for historical peat extraction and ancillary activities since 1988 – being prepared concurrently for submission to ACP
- Planning report will demonstrate exceptional circumstances for granting of permission
- Will be accompanied by a Remedial EIAR and Remedial NIS

Integrated Pollution Control (IPC) Licence – Ref P0503-01

- Application granted in April 2000 for an IPC licence for the Allen Bog Group within which Garryhinch and Garrymore Bogs are located.
- The IPC Licence is managed by BnM Compliance Officers who manage the day-to-day compliance requirements
- IPC licence Condition 10 - decommissioning and rehabilitation - will facilitate rehabilitation of the Application Site in conjunction with future uses
- Draft Cutaway Bog Decommissioning and Rehabilitation Plans for both Garryhinch and Garrymore bogs have been prepared for agreement with the EPA (and will accompany EIAR).

POLICY CONTEXT

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Key National Policy

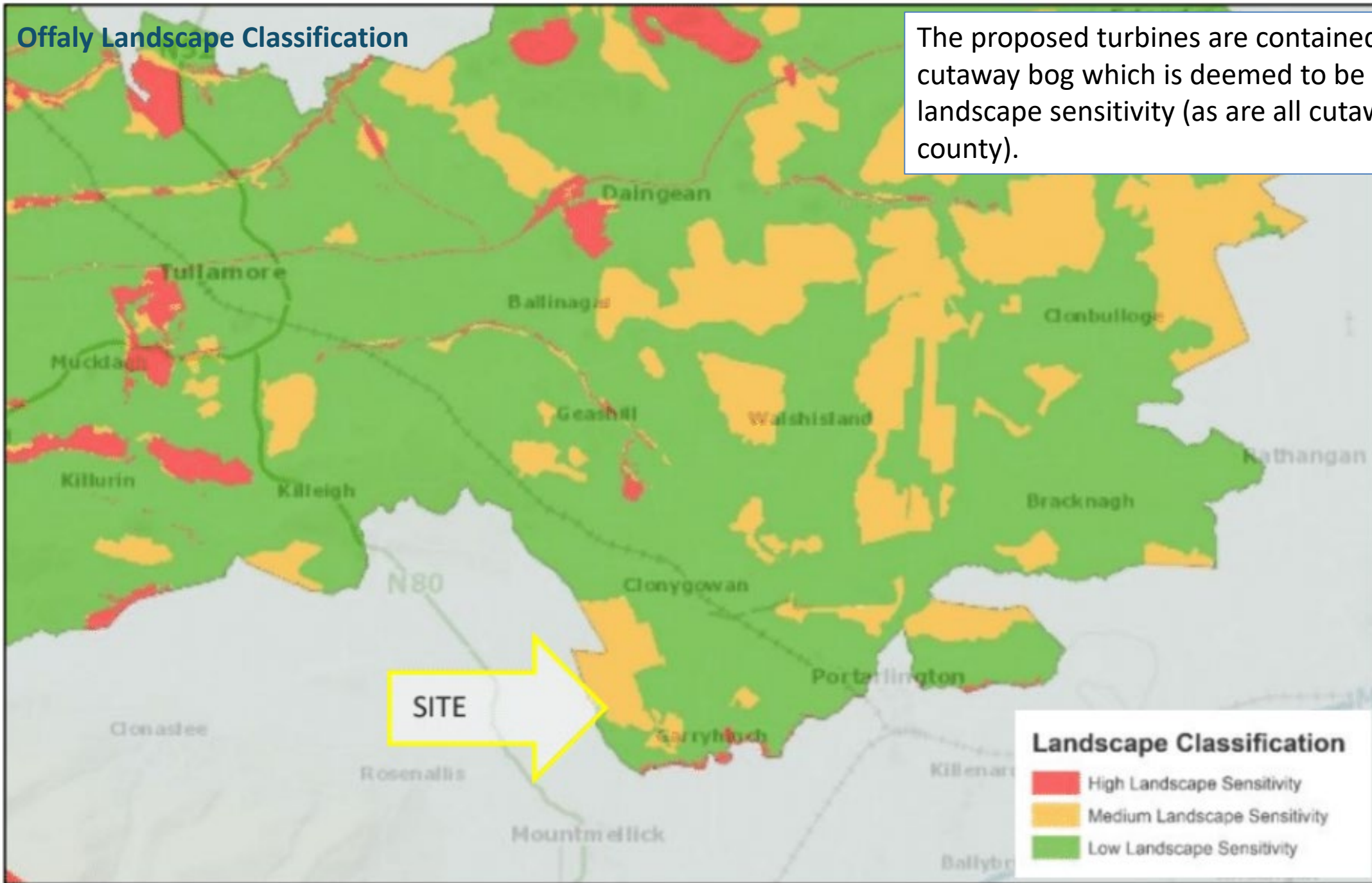
- The **Climate Action Plan 2024** and **Climate Action Plan 2025**, which must be read together, state the following commitments:
 - To achieve 80% renewable electricity by 2030;
 - Deliver 9 GW of onshore wind by 2030;
 - Hold at least one RESS auction per year;
 - Prioritising and increase investment in the electricity grid; and
 - Develop a policy to address repowering and extend the life of existing onshore wind farms
- **Project Ireland 2040:** National Development Plan 2021 – 2030 (NDP) and the National Planning Framework (NPF). These policy documents outlined the following key policies:
 - **NPO70:** *“Promote renewable energy use and generation at appropriate locations within the built and national environment to meet national objective towards achieving a climate neutral economy by 2050.”*
 - **NPO71:** *“Support the development and upgrading of the national electricity grid infrastructure, including support the delivery of renewable electricity generating development.”*
- **Renewable Energy Directive III (REDIII):** The recent transposition of the REDIII Directive into Irish Legislation has introduced statutory timelines to arrive at a decision in respect of renewable energy developments. This highlights the governments continued commitment to delivering further renewable energy development, achieving the statutory targets outlined above, and actively fighting against climate change.

Key Offaly County Development Plan Policies

- CAEP 16 It is Council policy to support the preparation of a comprehensive after use framework plan for the industrial peatlands and associated workshops, office buildings and industrial sites in the midlands and adjacent parts of the north west and southern regions, which meets the environmental, economic and social needs of communities in these areas, and also demonstrating leadership in climate change mitigation and land stewardship. The Council recognises that the industrial peatlands in the midlands are a significant resource will transition to after uses ranging from amenity, tourism, biodiversity services, 'wild areas', flood management, climate mitigation, energy development, industry, education, conservation and many more.
- 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.

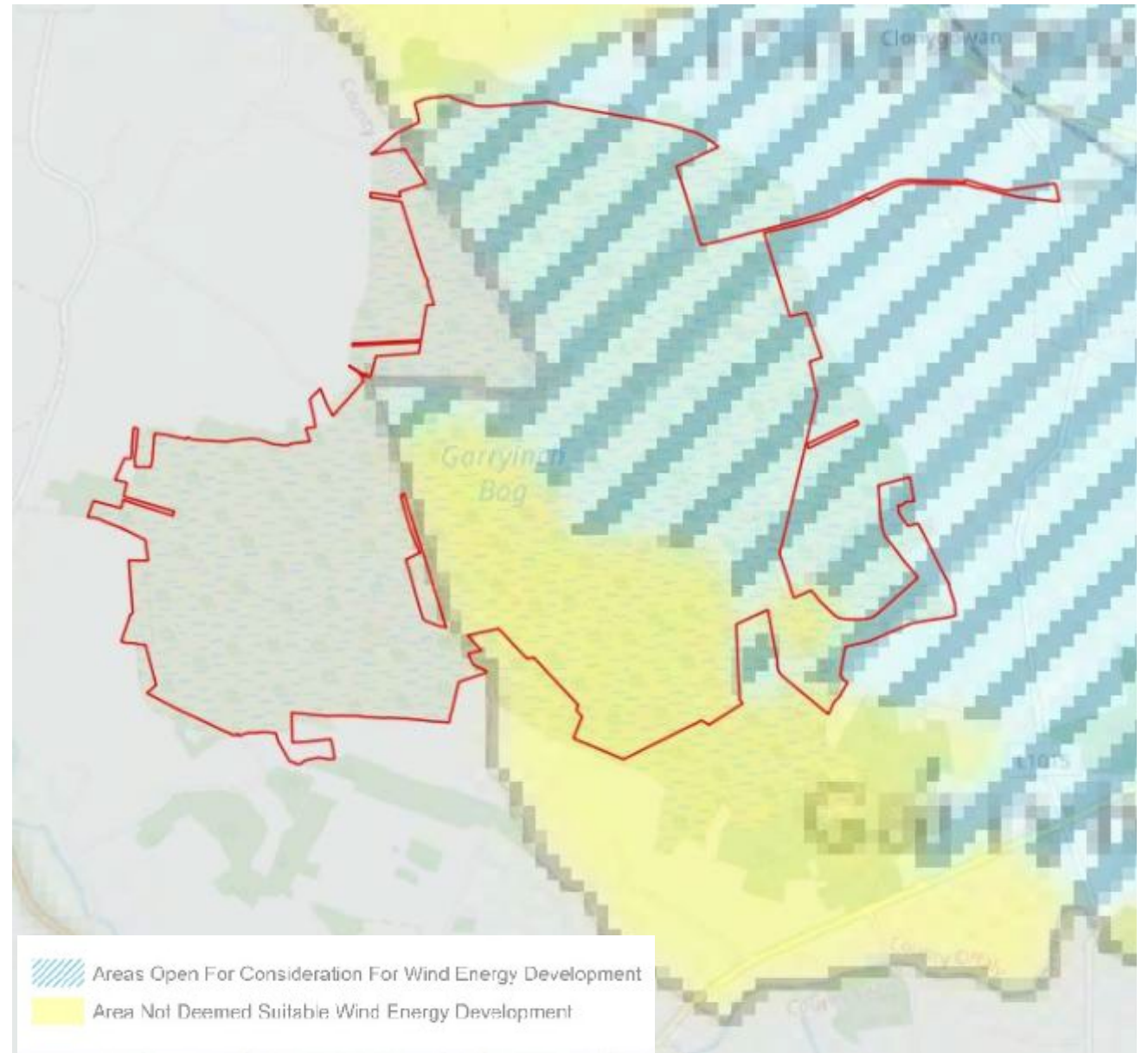
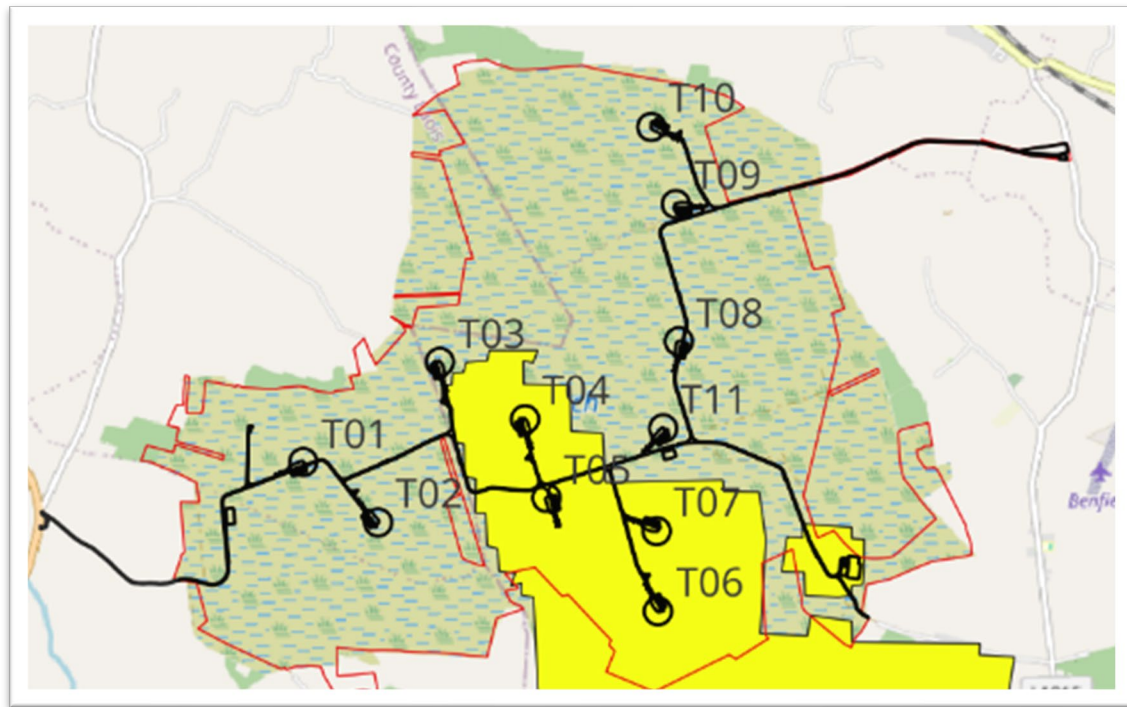
Offaly Landscape Classification

The proposed turbines are contained within an area of cutaway bog which is deemed to be of 'Medium' landscape sensitivity (as are all cutaway bogs in the county).



Offaly Wind Energy Strategy

- Areas Open for Consideration
- Areas Not Deemed Suitable - based upon wind speed
 - *'wind speeds over 7.5 m/s available at hub height of 100 metres'*



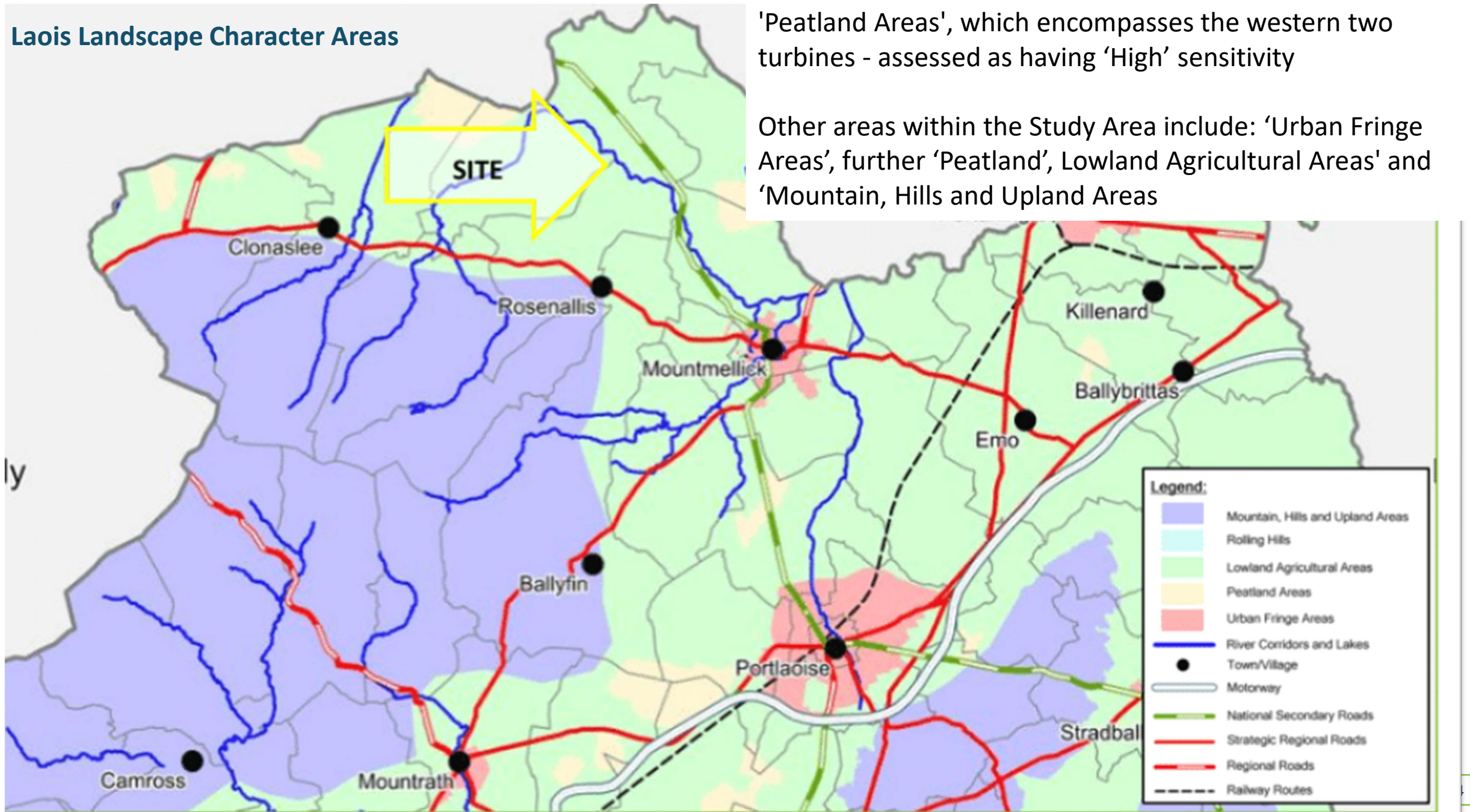
Key Laois County Development Plan Policies

- RL 10 Support the longer-term strategic planning for industrial peatland areas, which should include a comprehensive after-use framework plan for the industrial peatlands and associated infrastructure which addresses environmental, economic and social issues including employment and replacement enterprise reflecting the current transition from employment based around peat extraction.
- CM RE 2 Promote and encourage the development of energy from renewable sources such as hydro, bio-energy, wind, solar, geothermal and landfill gas subject to compliance with normal planning and environmental criteria in co-operation with statutory and other energy providers.



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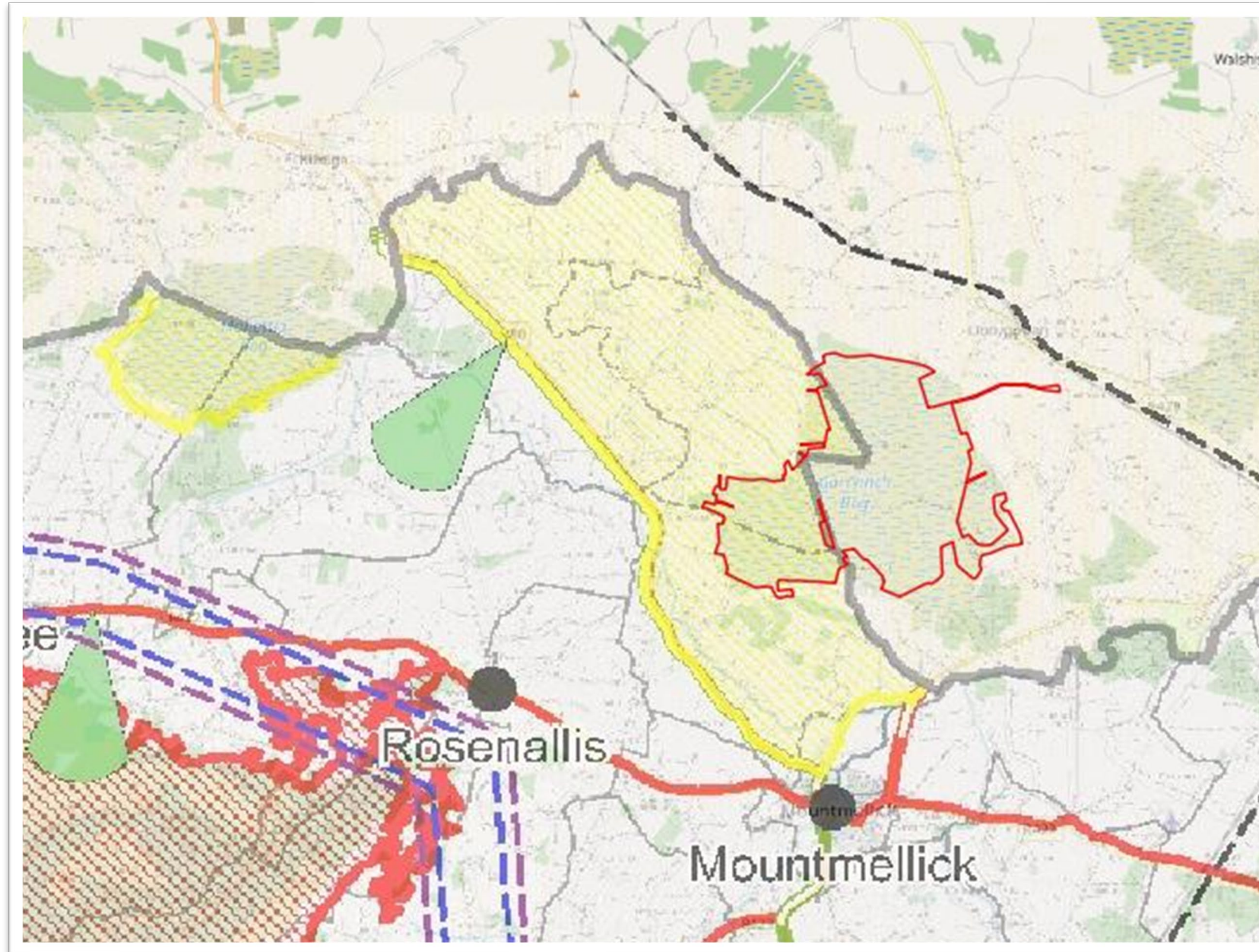
Laois Landscape Character Areas



Laois Wind Energy Strategy

- Open to consideration

Future Publication of the
Renewable Energy Plan for
the Midlands Region





CONSULTATION WITH STATUTORY BODIES & THE PUBLIC

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Ongoing Consultation

- Scoping consultation commenced in June 2022
 - Scoping report issued to technical and environmental consultees
- Initial meeting with Laois County Council – July 2022,
Initial meeting with Offaly County Council – October 2022
- Pre-application consultation – February 2023



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Scoping Responses (2022)

- **Laois County Council** - Potential for impacts on roads at junctions & new access, robust documentation of design iterations (and why arrived at final design) is required, potential for cumulative effects on raptors
- **Offaly County Council** - Potential for impacts on roads
- **Inland Fisheries Ireland** – water quality and opportunity for restoration of waterbodies.
- **Irish Red Grouse Association**- request that heather should be reseeded in this area following the completion of works to support the conservation of the red grouse
- **OPW** - Partially located in lands that benefit from the Barrow Drainage District. Need for access to maintenance channels. Need for S50 applications.
- **Forestry Division, DAFM** - Need for felling licence and need to consider felling and replanting in the EIA / NIS
- **DAU/NPWS** – Acknowledged scoping request.
- **IHHWG** – Teams meeting to discuss scope of HH survey



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Previous ACP Comments

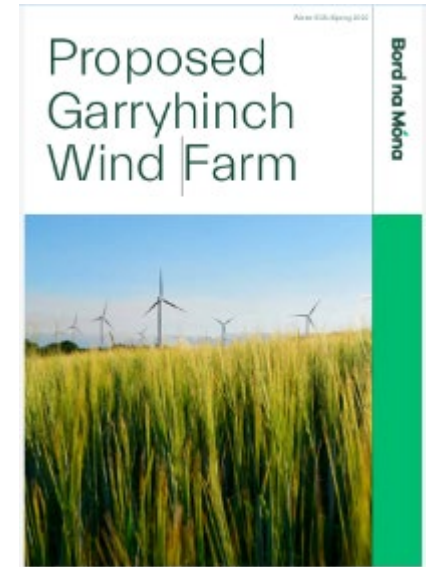
- Sufficient details of the turbine output ratings required
- Be cognizant of the potential impacts on bats with reference to tree felling. Mitigation measures should also be included for otter.
- Importance of consulting with the National Parks & Wildlife Service prior to submitting the planning application.
- Advised providing viewpoints from high density population areas fully assess
- the borrow pit locations in relation to the depth, amount of peat removal and volume of extraction
- peat stability assessment required
- Invasive Species Management Plan required
- refer to any concurrent substitute consent application within the SID cover letter to ensure that there was clarity around the approach to development of the site being undertaken
- In relation to the designations within the Offaly Wind Energy Strategy, the Board's representatives advised consulting with the council prior to submitting the planning application and stated that any application would need to present a strong justification why the wind energy strategy should be contravened.

NPWS Consultation - 09/09/2025

- Satisfied with the level and extent of survey carried out
- Pointed out the location of the pNHA at Raheen Lough, there are Whoopers at that location, so awareness is needed of any interconnectivity between Garryhinch and the pNHA.
- Impacts on waders from construction activity to be addressed in EIAR
- Habitat assessment to be clear on whether there are Annex 1 habitats in site
- Hen Harrier set back area was discussed. NIS will need to discuss connectivity to SPA.

Public Consultation

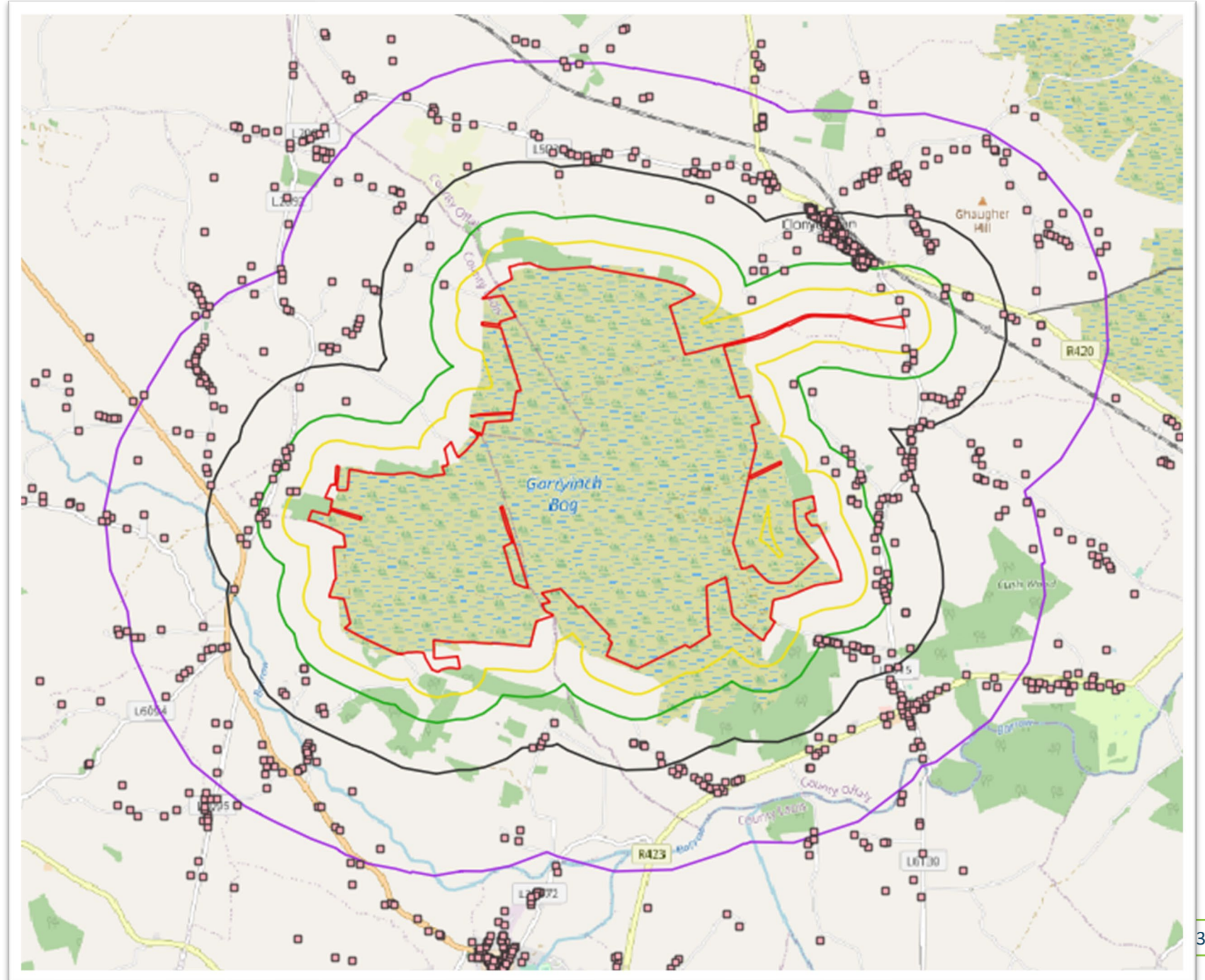
- Dedicated CLO appointed at project outset
- Dedicated project website that went live Nov 2021.
- House to house activity conducted within 2km of the site
- 1st Public consultation held in Jan 2022, 130 in attendance.
- 2nd Public consultation held in Nov 2022, 100 in attendance
- Summary of feedback: Questions around the location number, size and noise of turbines. Site security and potential amenity. Land title queries.
- 2026: Further engagement proposed when design is finalized.



Local Context

Distance between **development boundary** and existing dwellings indicated:

- C 250 dwellings within 1km.
- C. 580 dwellings within 2km





CONSIDERATION OF CONNECTIVITY TO EUROPEAN SITES

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European Sites

-



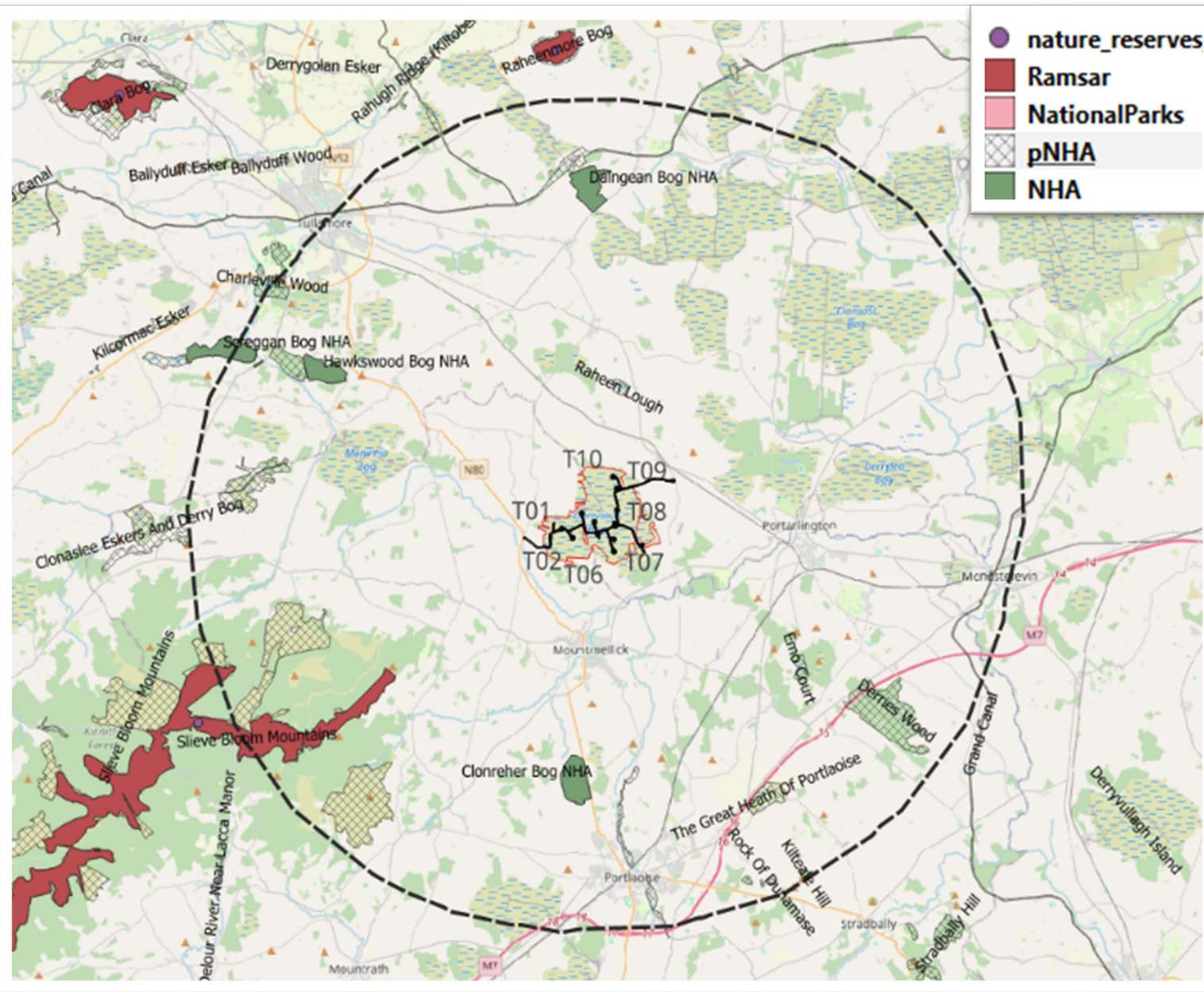
ENVIRONMENTAL CONSIDERATIONS

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National Sites (15km)



4 NHAs

- Scraggan Bog NHA
- Daingean Bog NHA
- Hawkswood Bog NHA
- Clonreher Bog NHA

12 pNHA

- The Great Heath Of Portlaoise
- Slieve Bloom Mountains (also RAMSAR and nature reserve)
- Rock Of Dunamase
- Ridge of Portlaoise
- Raheen Lough
- Kilteale Hill
- Grand Canal
- Emo Court
- Dunamase Woods
- Derries Wood
- Clonad Wood
- Annaghmore Lough Fen

Biodiversity

■ Surveys to date:

- ✓ Wintering Birds – continuous since 2020
- ✓ Breeding Birds – continuous since 2020
- ✓ Hen Harrier Dusk Surveys (2020/21, 2021/22 and 2024/25)
- ✓ Interim CRM models (2024 and 2025)
- ✓ Bat Surveys (2022, 2024 and 2025)
 - ✓ Static bat detector, preliminary roost assessment and monitoring at height

- ✓ Terrestrial Habitats (2021-2025)
 - ✓ Detailed Relevé Surveys
 - ✓ Annex I assessments
- ✓ Marsh Fritillary (2022, 2024, 2025)
 - ✓ NBDC habitat assessment
 - ✓ Larval Web searches
- ✓ Aquatic Ecology (2022 and **2026**)
 - ✓ Q-sampling
 - ✓ Electrofishing
 - ✓ Sweep netting
- ✓ Invasive Species



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T1 and T2
Bare Peat



T3, T4, T5, T6, T7, T8
Cutover Bog / Heath



T9 and T10
Bog woodland



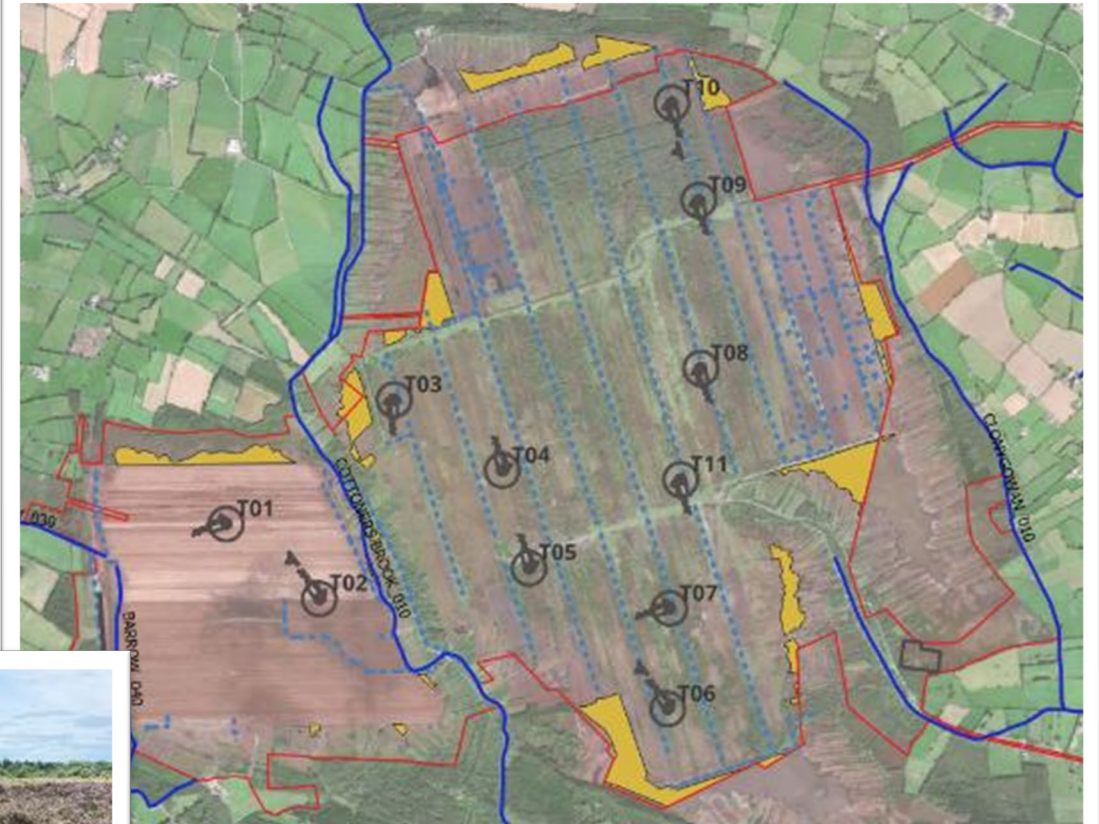
T11
Neutral Grassland



Biodiversity – Habitats – Raised Bog

HES Peat Hydrology Study:

- Without blocking or management, field drains can influence peat water levels at a distance of up to 30m.
- Deep perimeter bog drains can have an influence on peat water levels at a distance of ~50m.
- We have applied a minimum 80m buffer from turbine hardstands to areas of raised bog.



Mammals

Otter signs on Cottoner's Brook

Collapsed badger sett – in use by rabbits, near T10

No Breeding or Resting Places

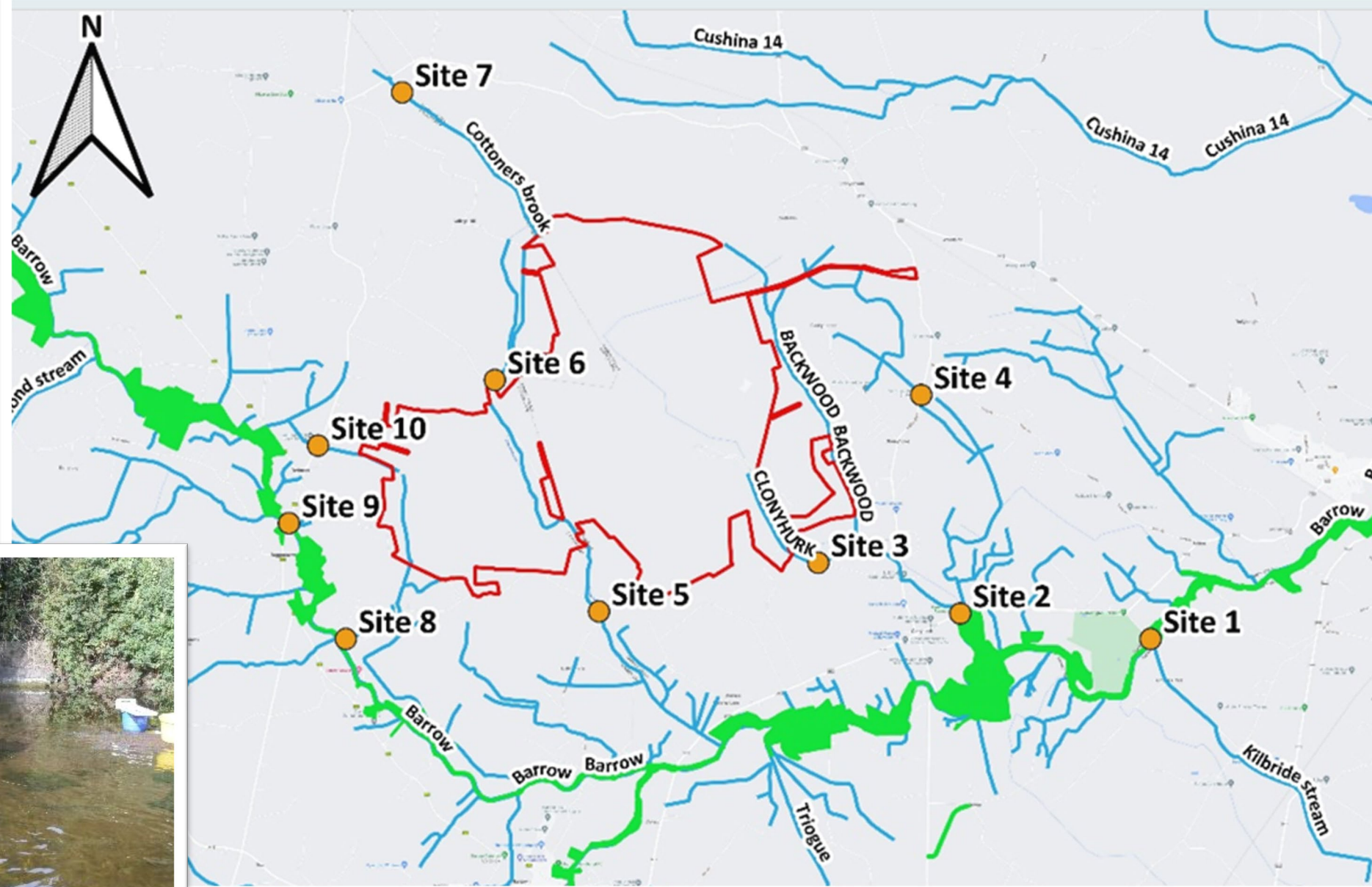


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Aquatic Features

There are a number of stream in the vicinity.

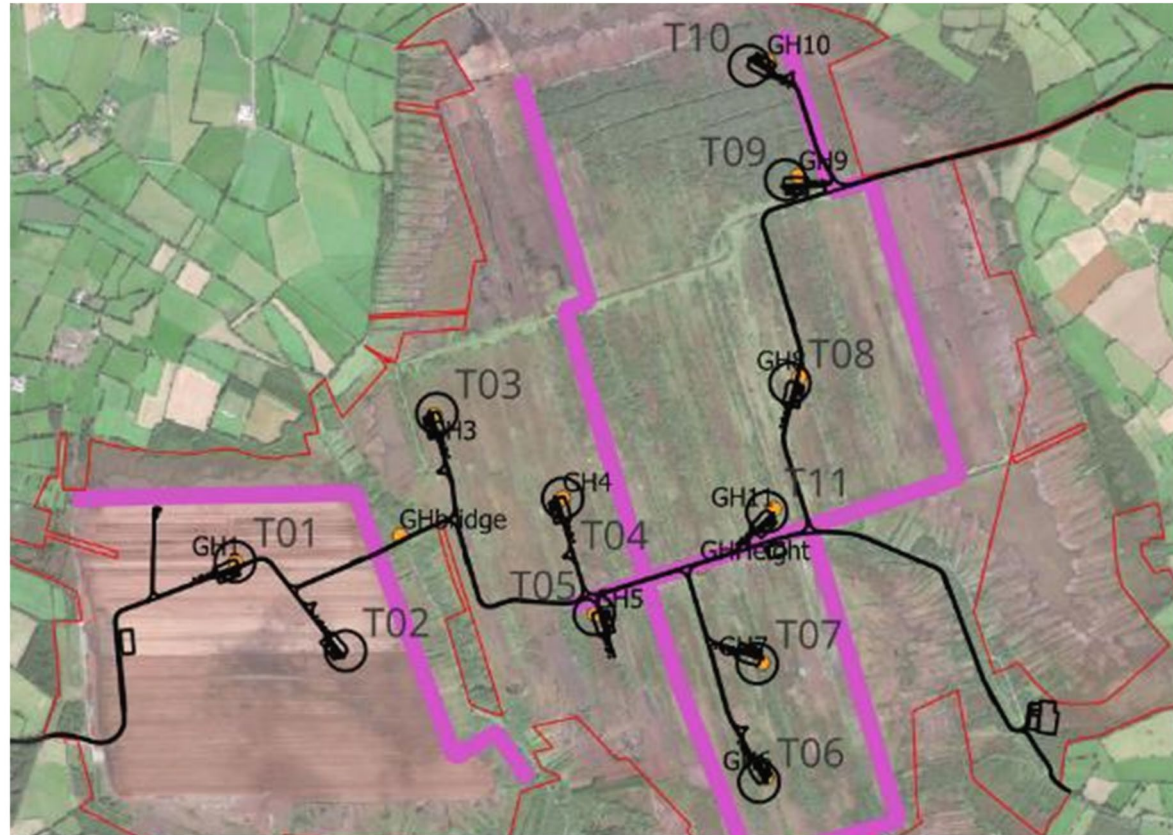
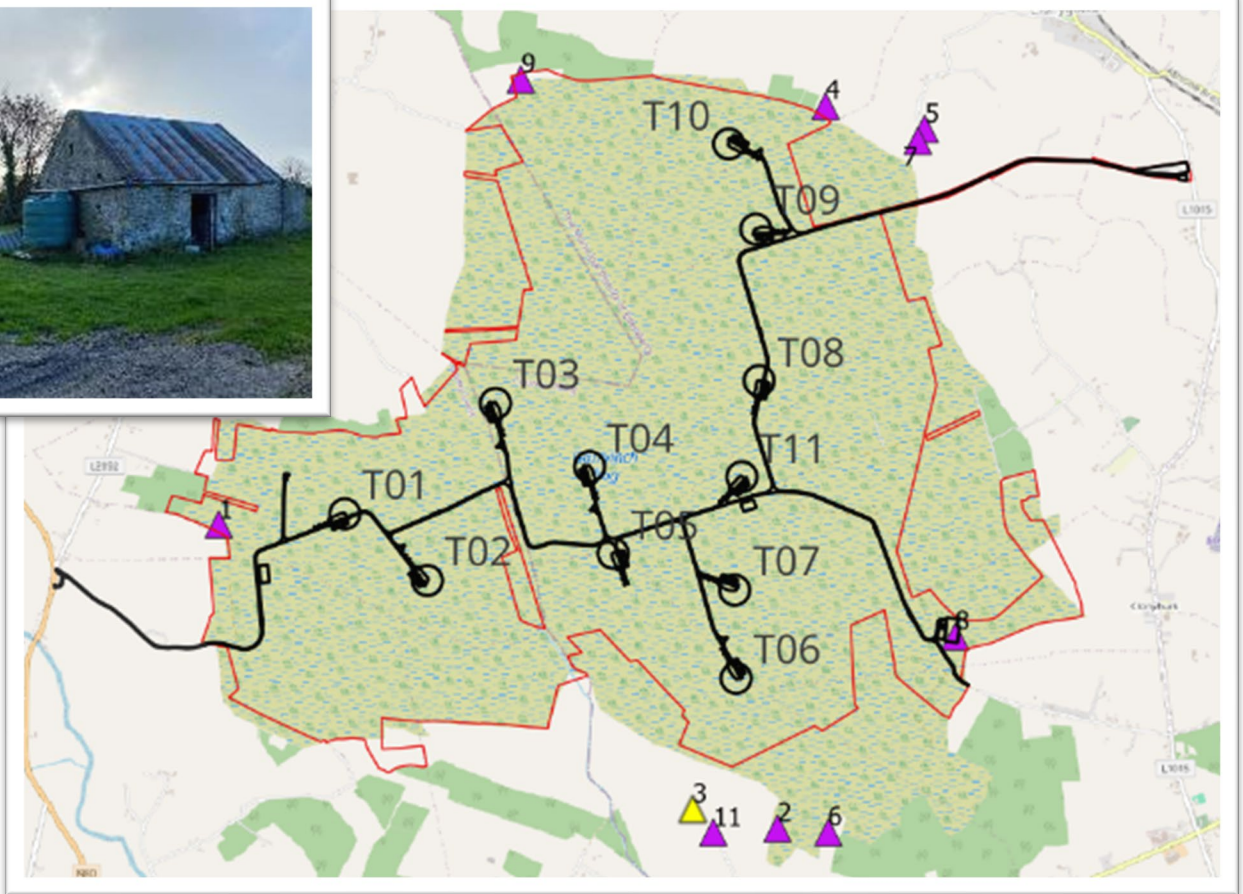
Any potential impacts that the project would have on these watercourses can be fully avoided or minimised with standard best practice mitigation measures



Bats

Bat Survey - 2022 and 2024,
with 2025/26 ongoing

Confirmed Roost located 693m
from T6

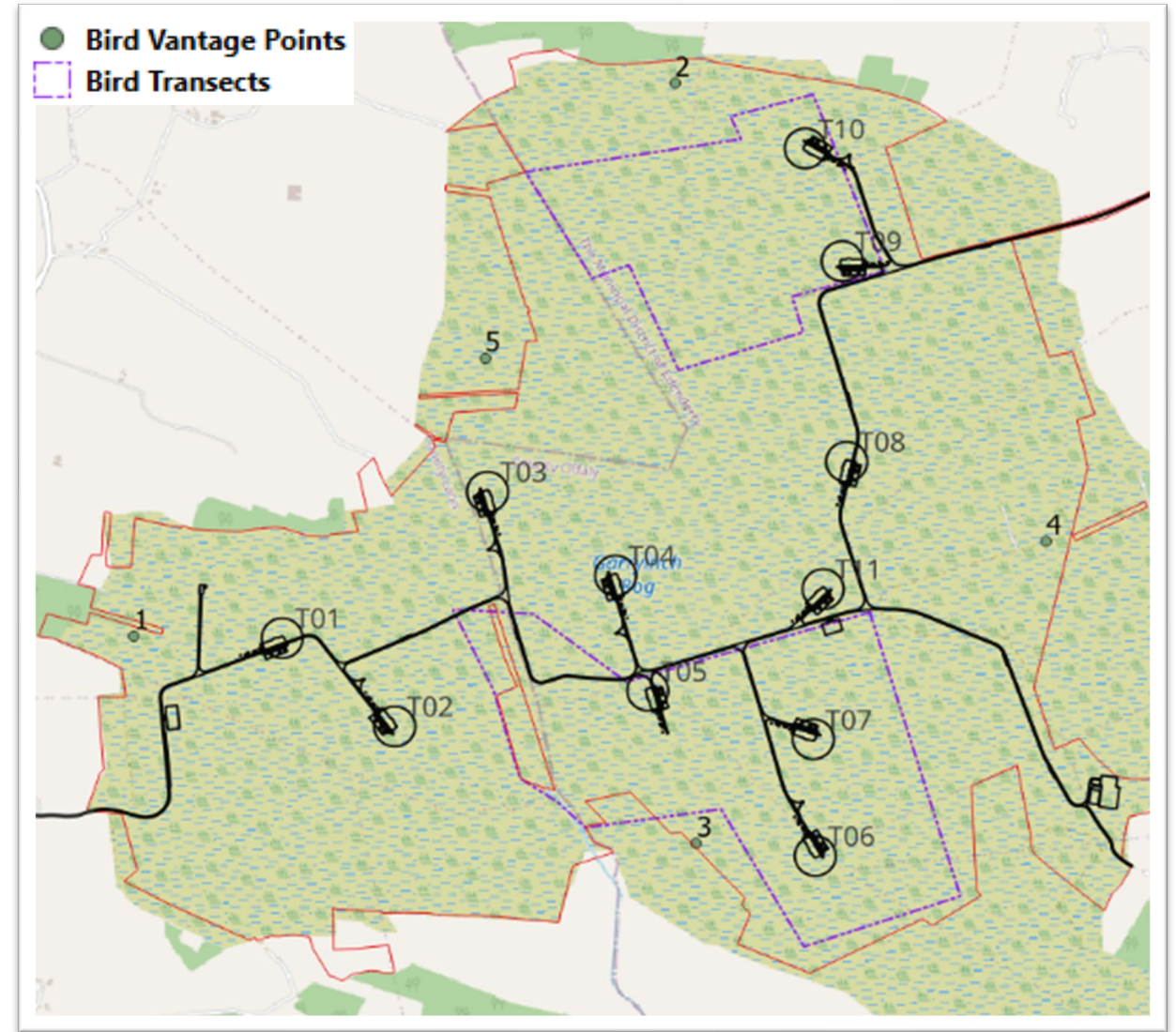
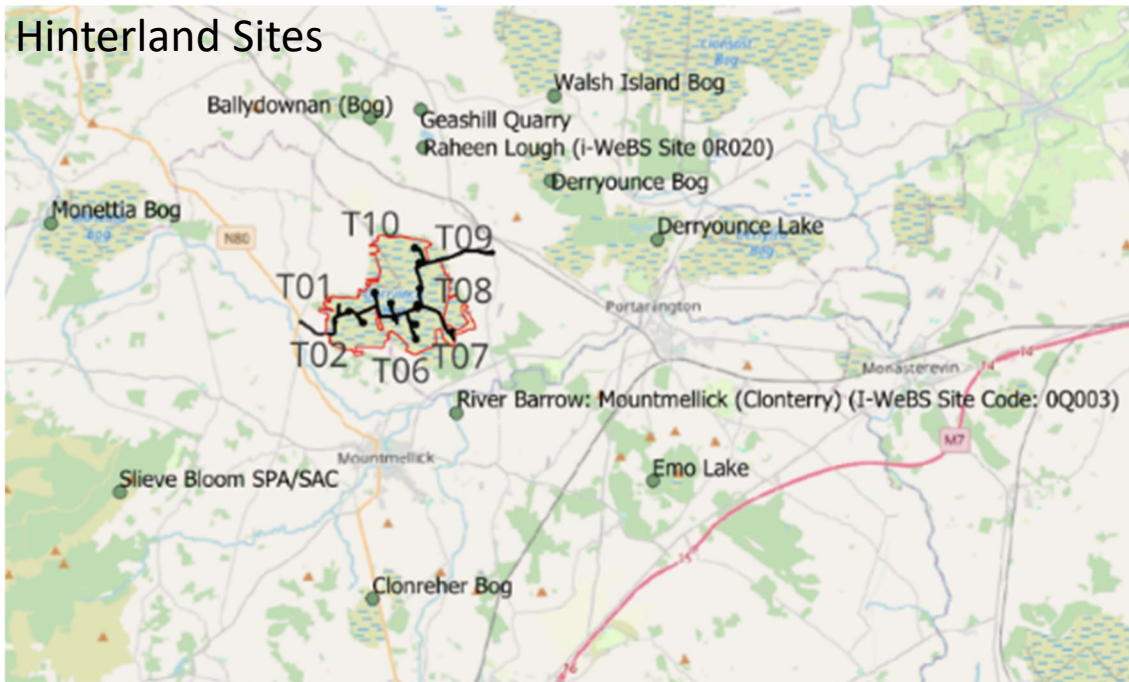


Ornithology

SNH Recommended bird survey methods to inform impact assessment of onshore windfarms

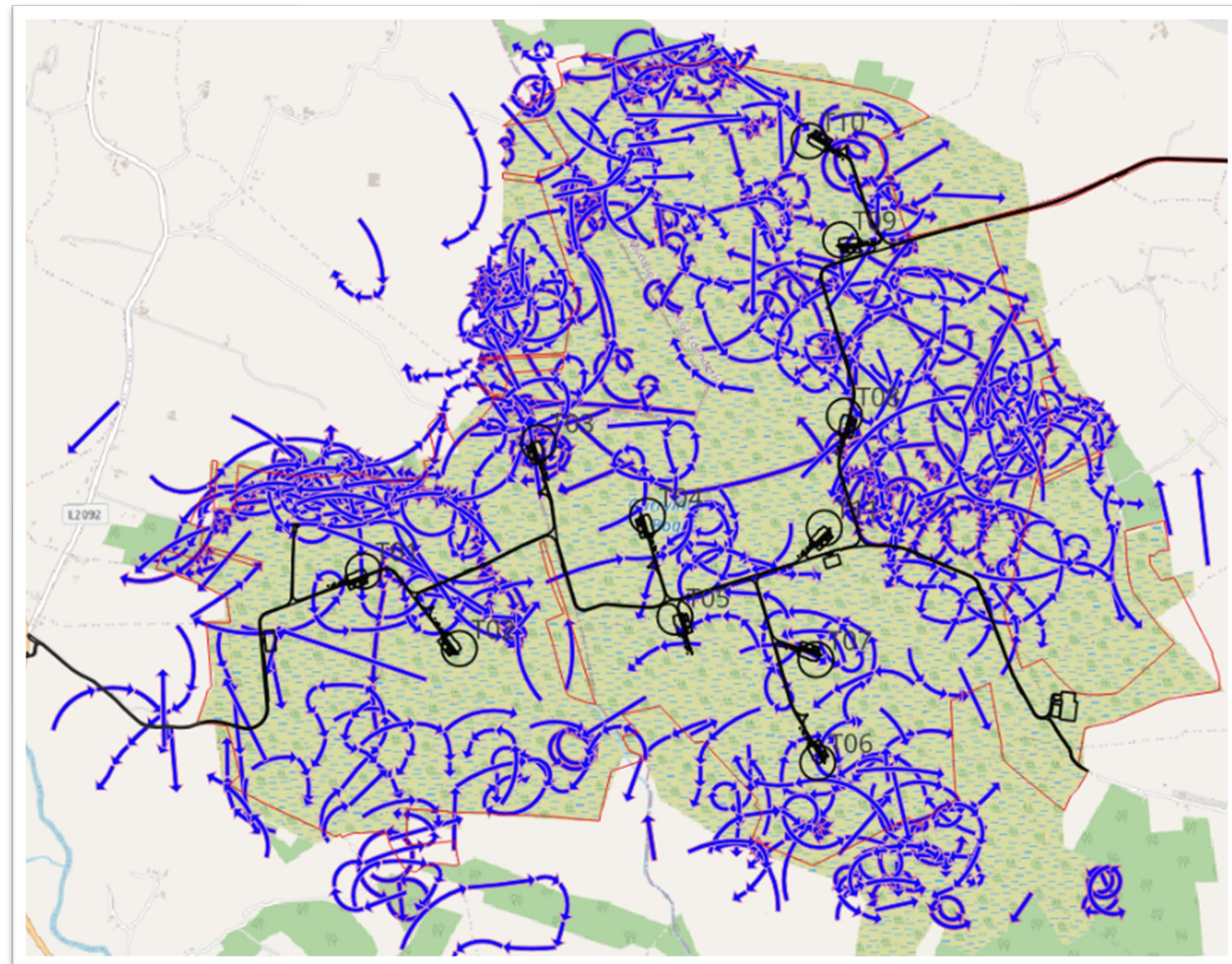
- Breeding and wintering bird survey
- Nocturnal Species
 - Barn owl survey
 - Woodcock
 - Hen Harrier
- Raptor
- Wader and wetland
- Migratory

Hinterland Sites



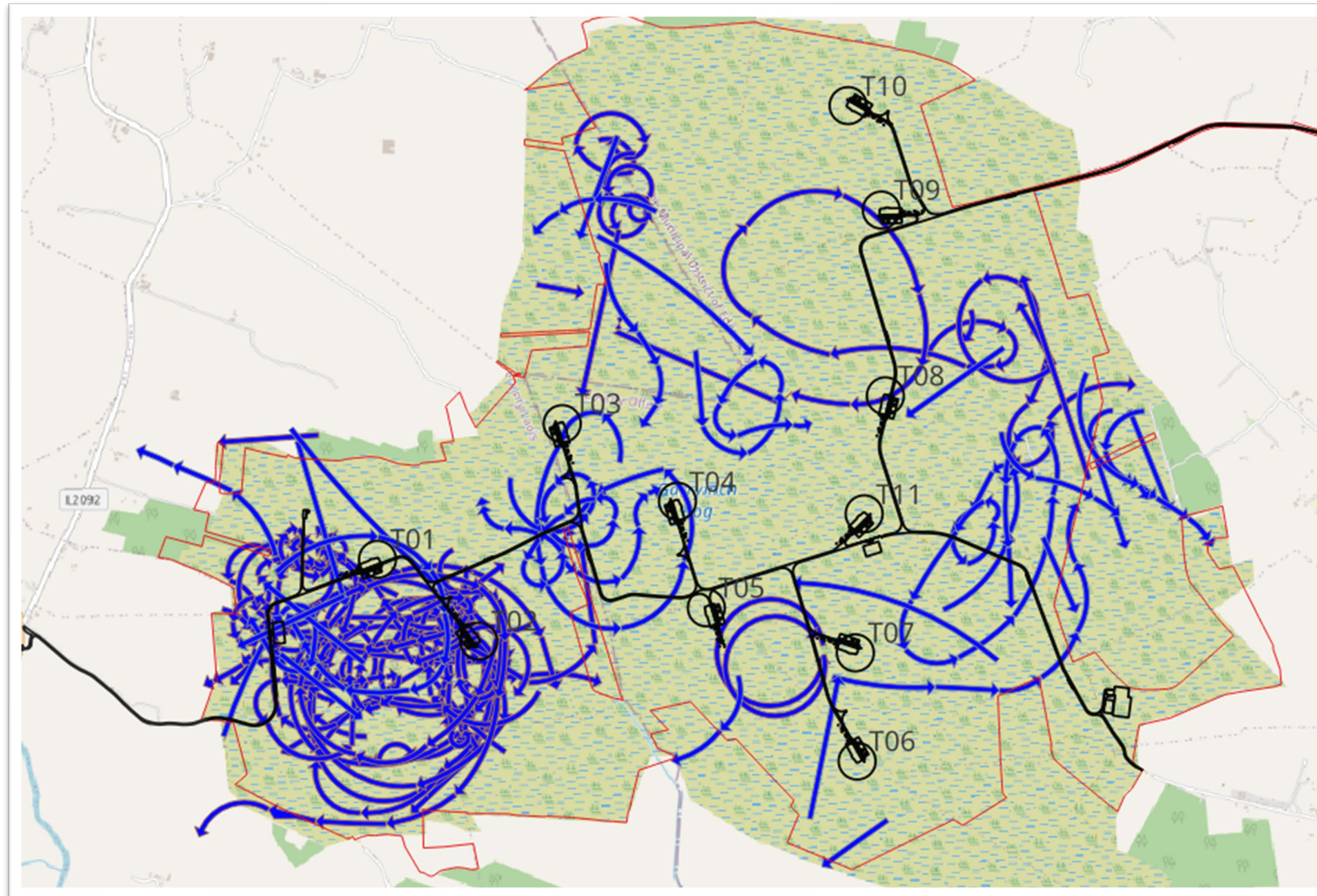
Buzzard (2022-2025:Summer)

- mainly hunting across the more intact bog habitat



Golden Plover (2022-2025: Summer)

- winter roost in Garrymore – bare ground



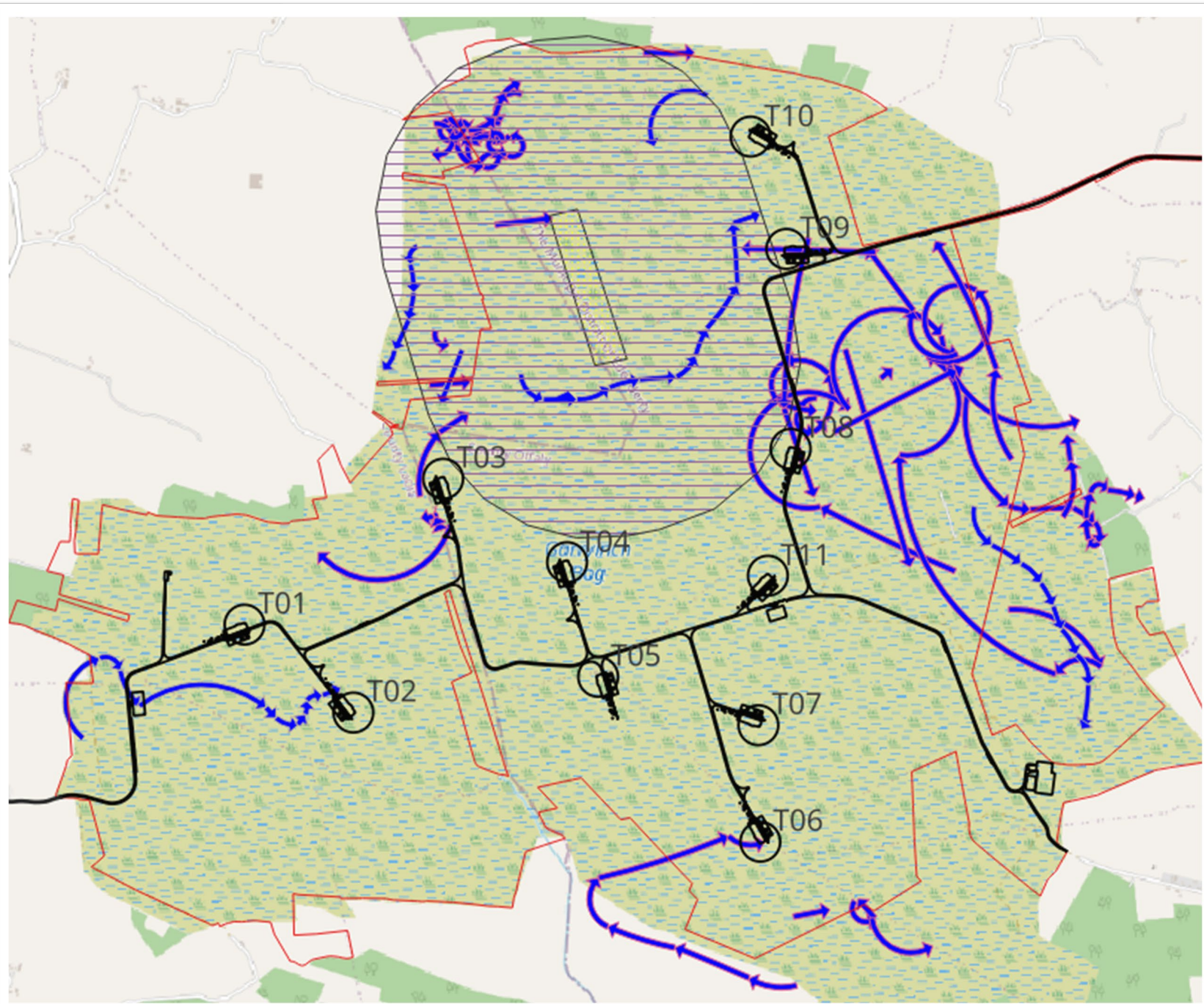
Hen Harrier (2022-2025: Summer)

- Present mostly in winter
- Confirmed winter roost
- Approaching from the west
- 750m buffer from roost habitat

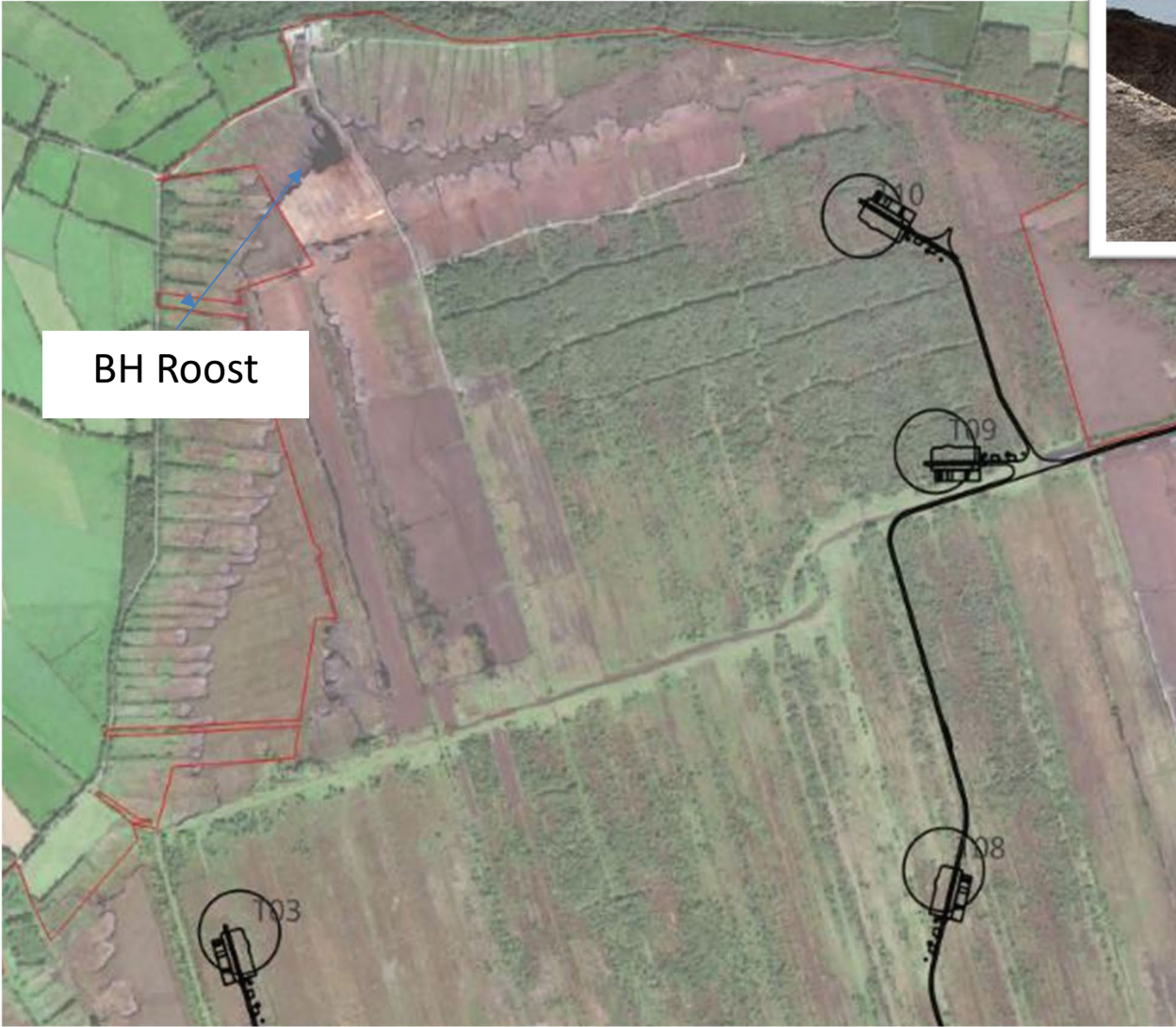


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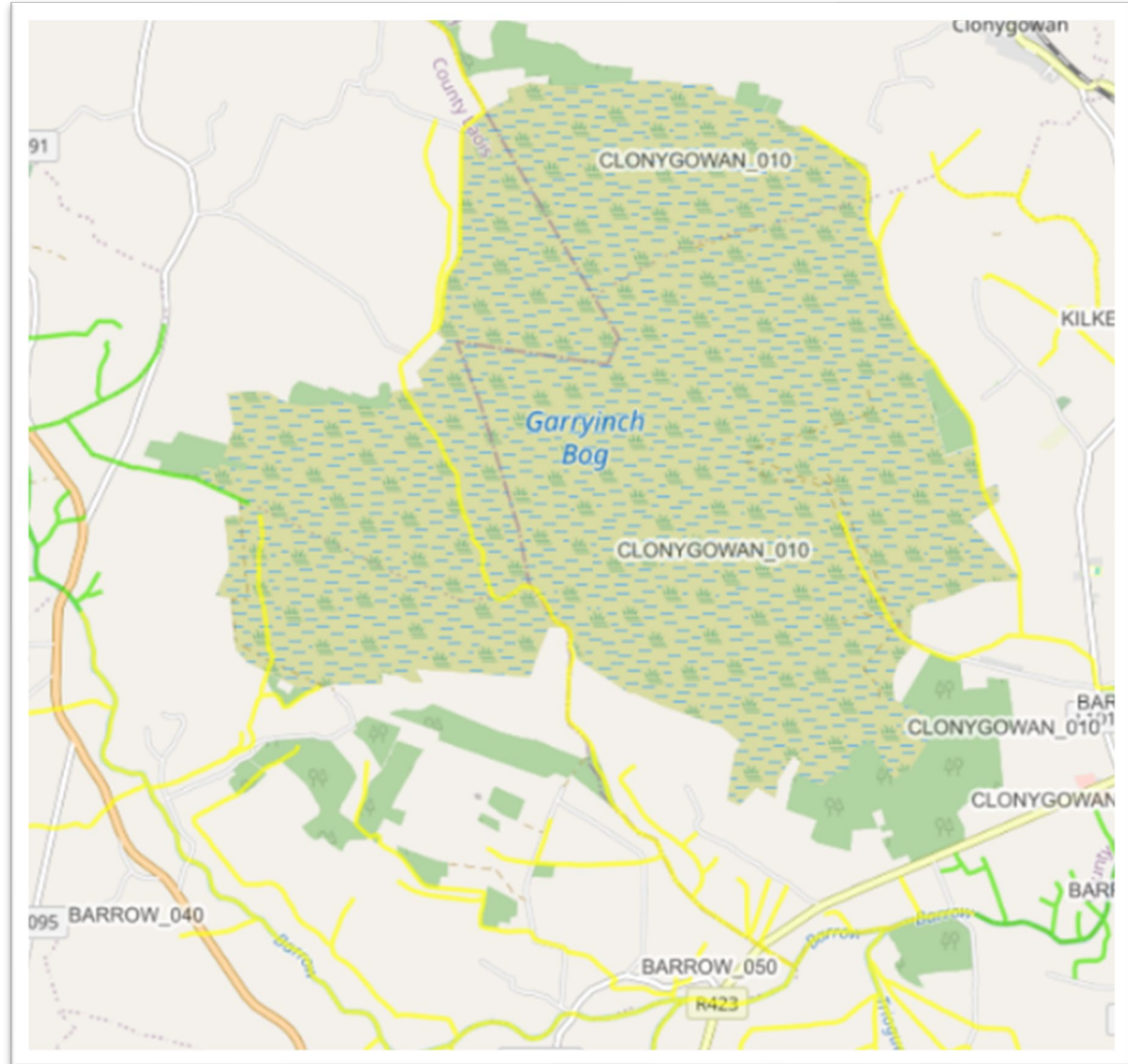
**Black-headed gull and
Lesser black backed gull –
Breeding Colony**



Other Bird Species (very low numbers)

- Willow warbler
- Great Spotted Woodpecker
- Sand martin breeding on site
- Kingfisher
- Crane
- White-fronted goose
- Whooper Swan

Hydrology, Hydrogeology, Flooding and Water Framework Directive

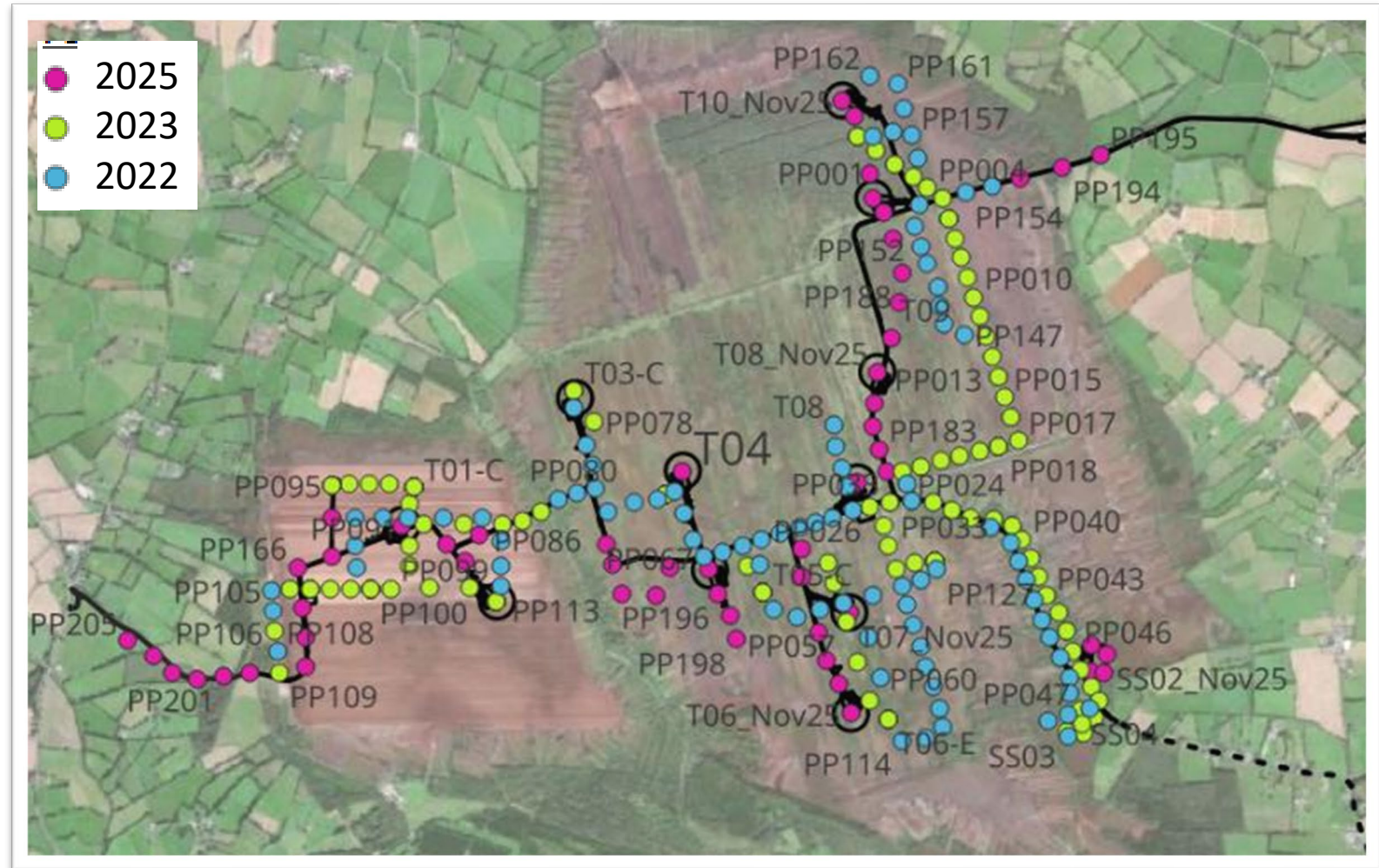


Peat and Landslide Susceptibility

Generally low peat depths across the site ranging from 0.1m to 4.4m.

Factor of Safety Assessment completed and peat stability assessment completed

Low landslide susceptibility.



Extensive Ground Investigation

2022 – Trial Pits

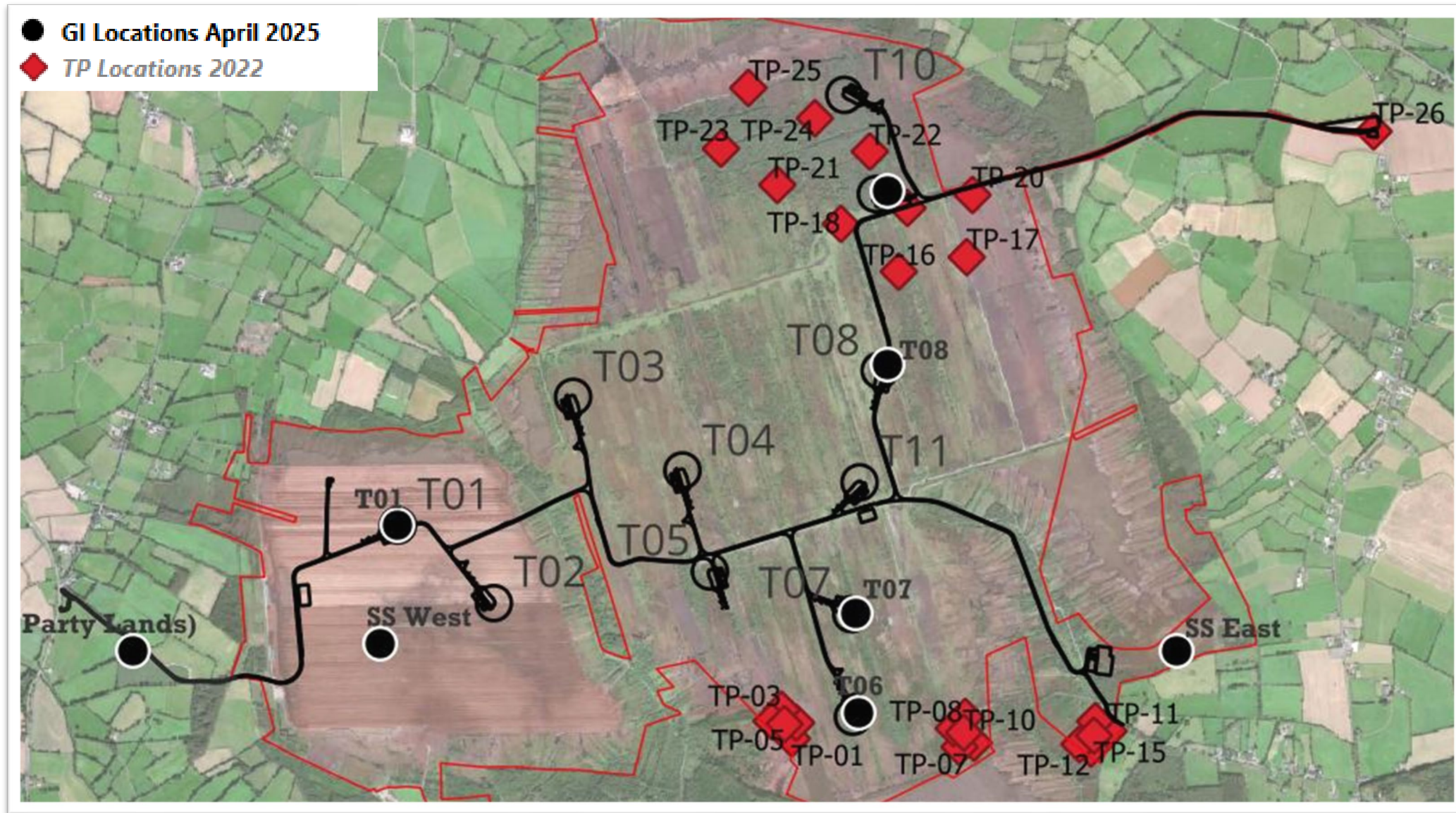
January 2025 –
Geophys

April / May 2025
– Intrusive GI
boreholes



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Historic (2015) Site Geotech Data

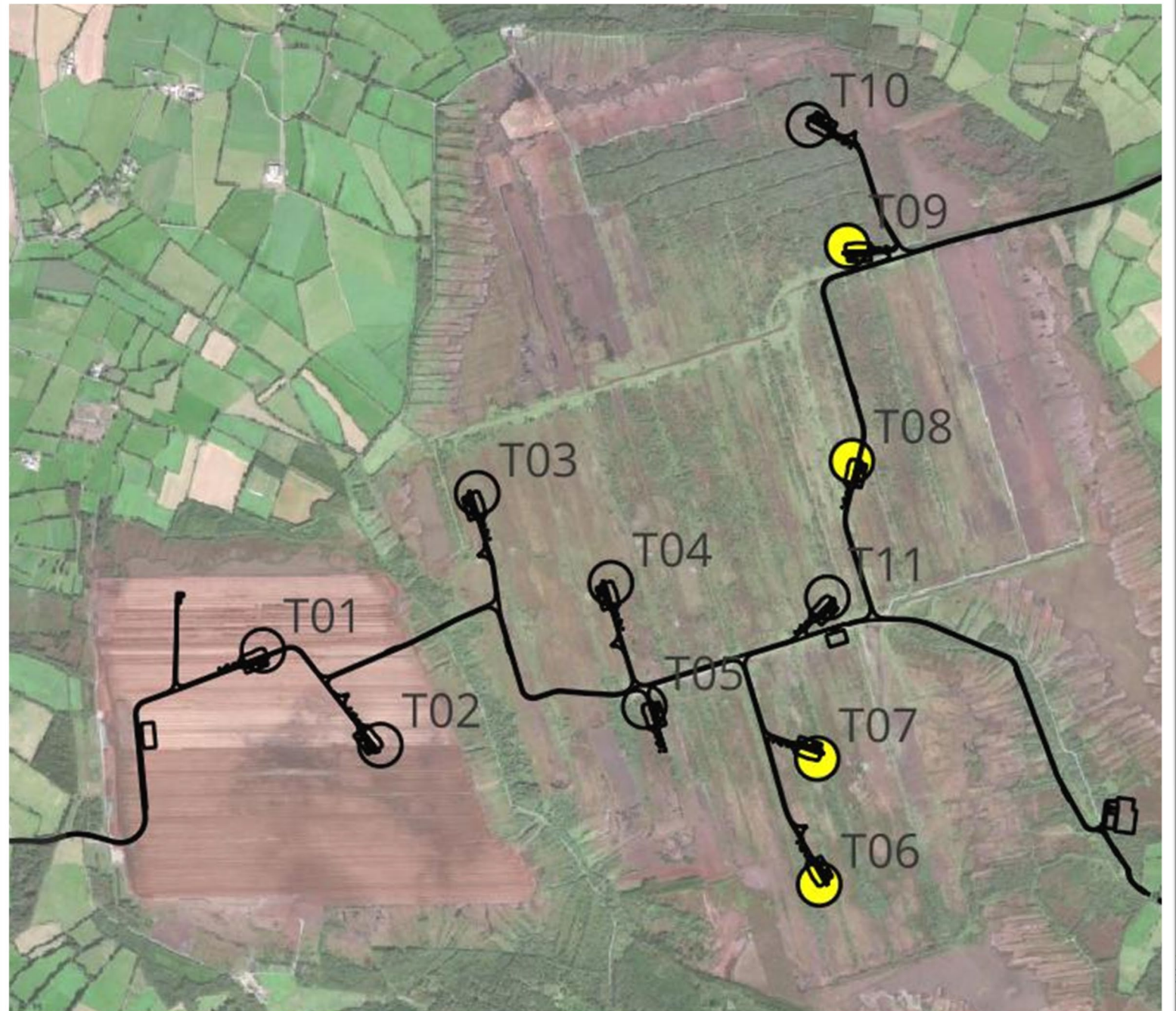


GW well monitoring – bores installed in 2025

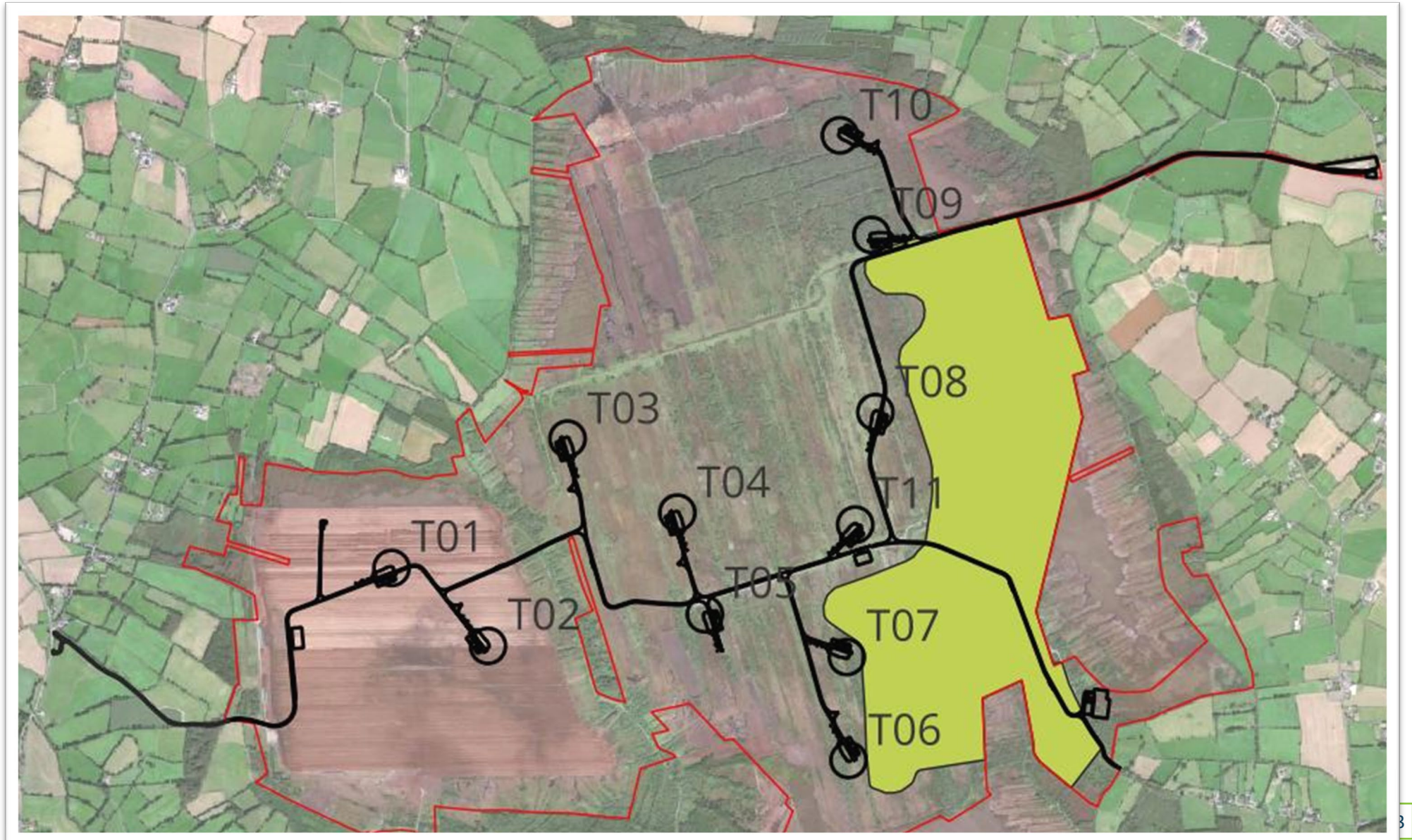


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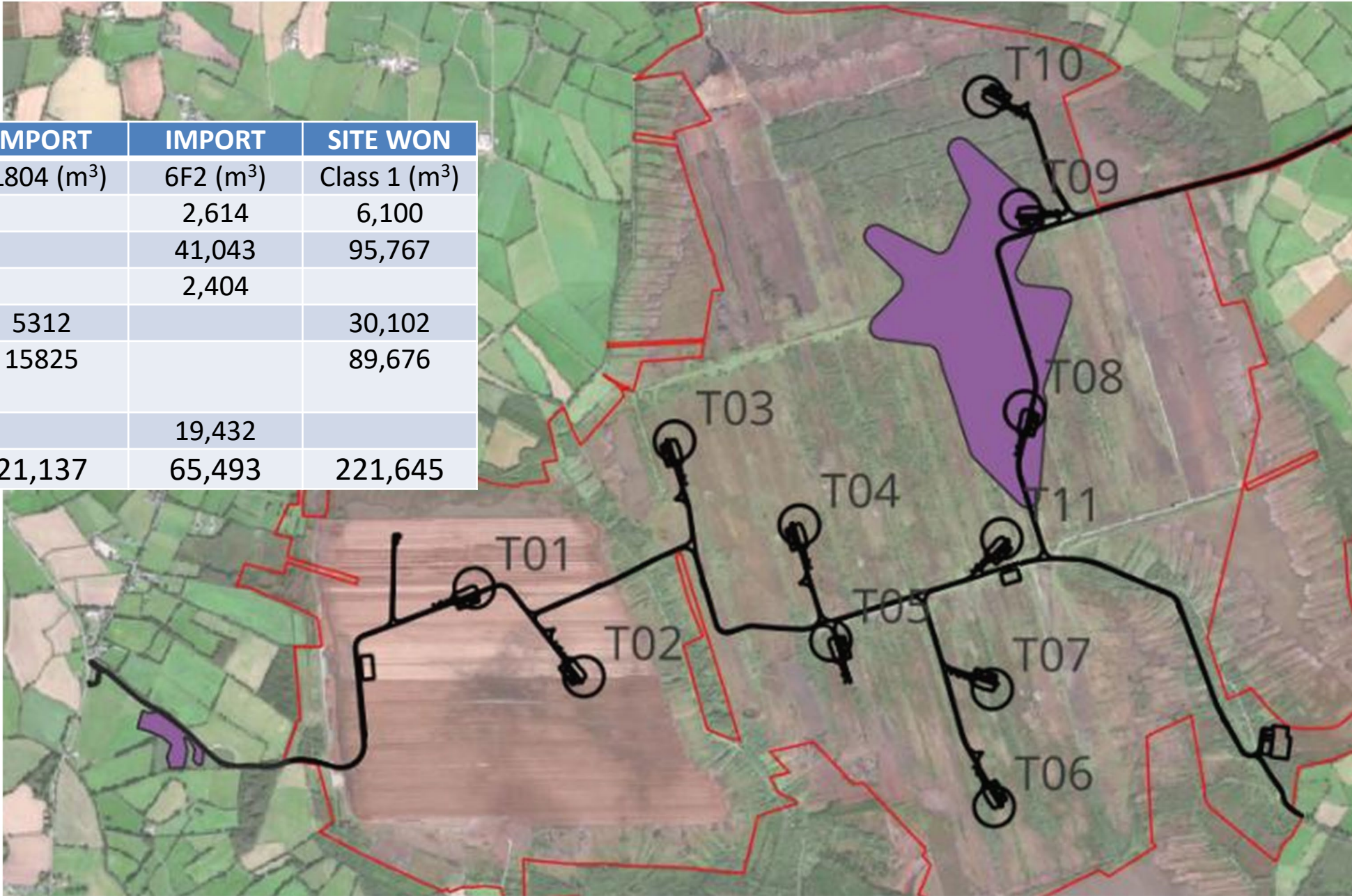
Potential Karst Area



Borrow Pit

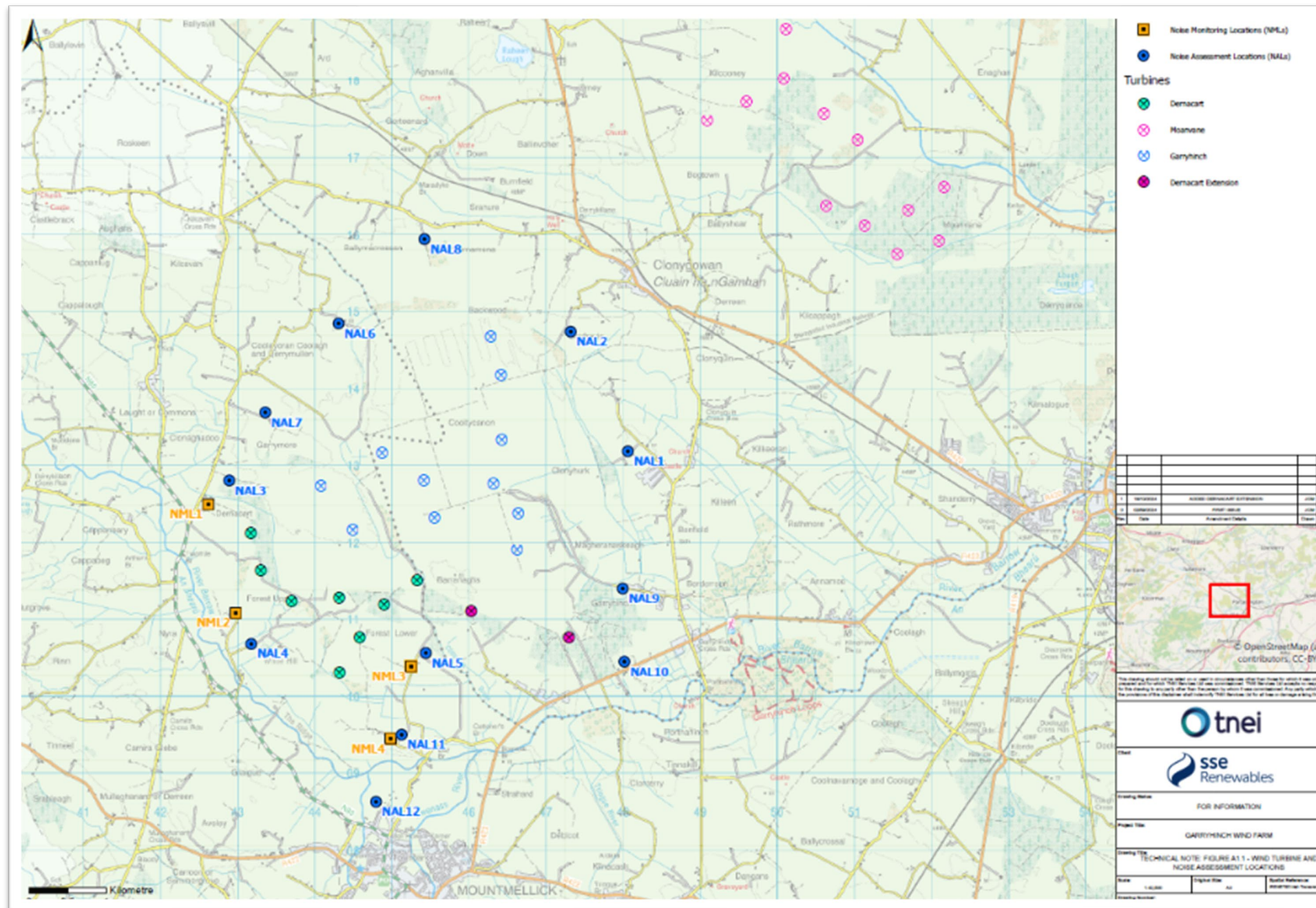
Aggregate Requirements

	TOTAL Volume (m³)	IMPORT	IMPORT	SITE WON
		CL804 (m³)	6F2 (m³)	Class 1 (m³)
Turbines	8,714		2,614	6,100
Hardstands	136,810		41,043	95,767
Met Mast	2,404		2,404	
Compounds	35,414	5312		30,102
Access Roads	105,501	15825		89,676
Substation	19,432		19,432	
TOTAL	308,275	21,137	65,493	221,645



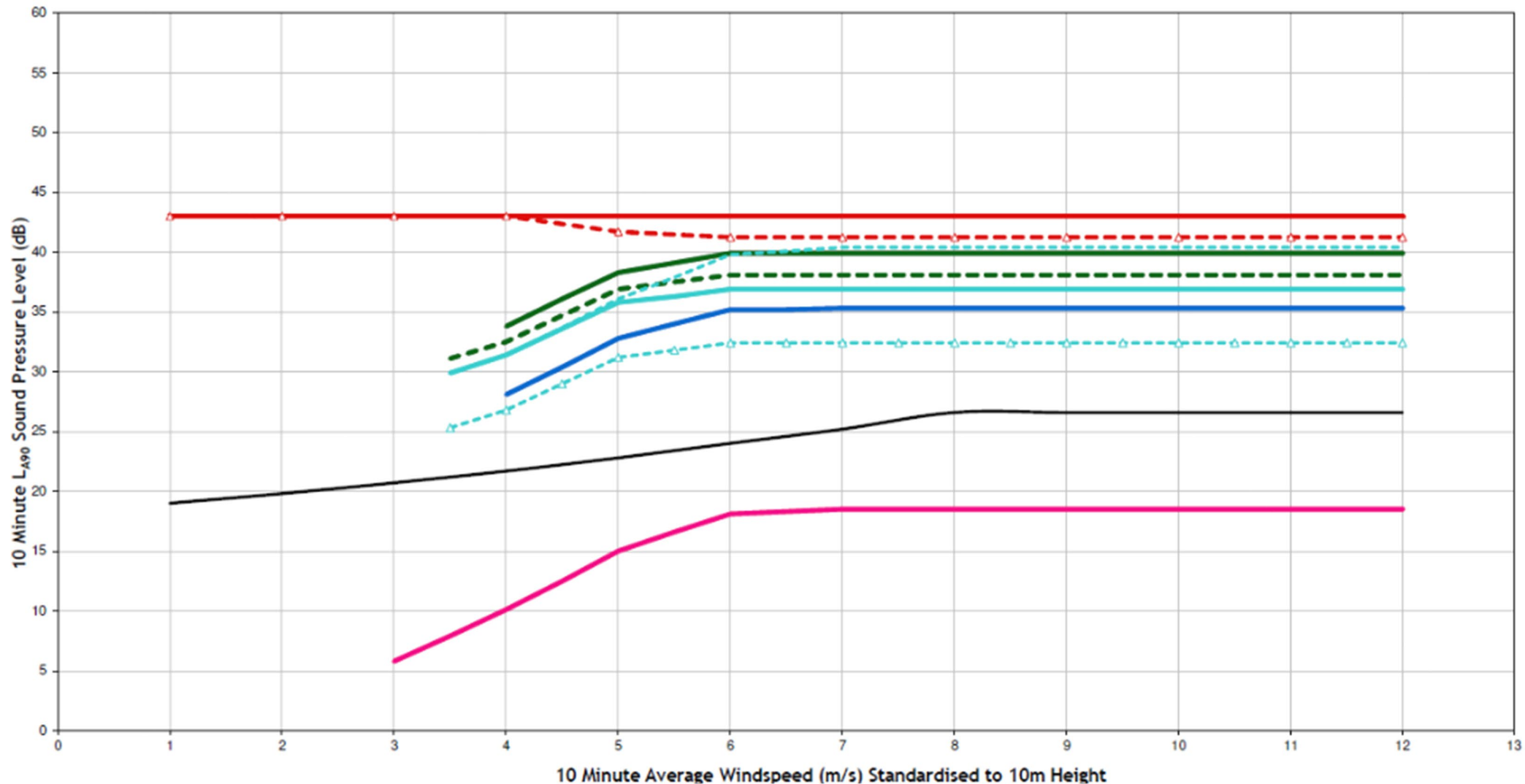
Noise

- Total of 12 noise monitoring locations.
- 35dB study area.
- Noise from Moanvane - levels at least 10 dB below the Total Noise Limit (TNL) – no cumulative effects
- Site Specific Noise Levels (SSNLs) assessed - Predicted cumulative noise meets the WEDG Noise Limits at all locations and predicted noise from the Proposed Development meets the SSNL at all locations
- Model uses Nordex N175 6 MW as worst case



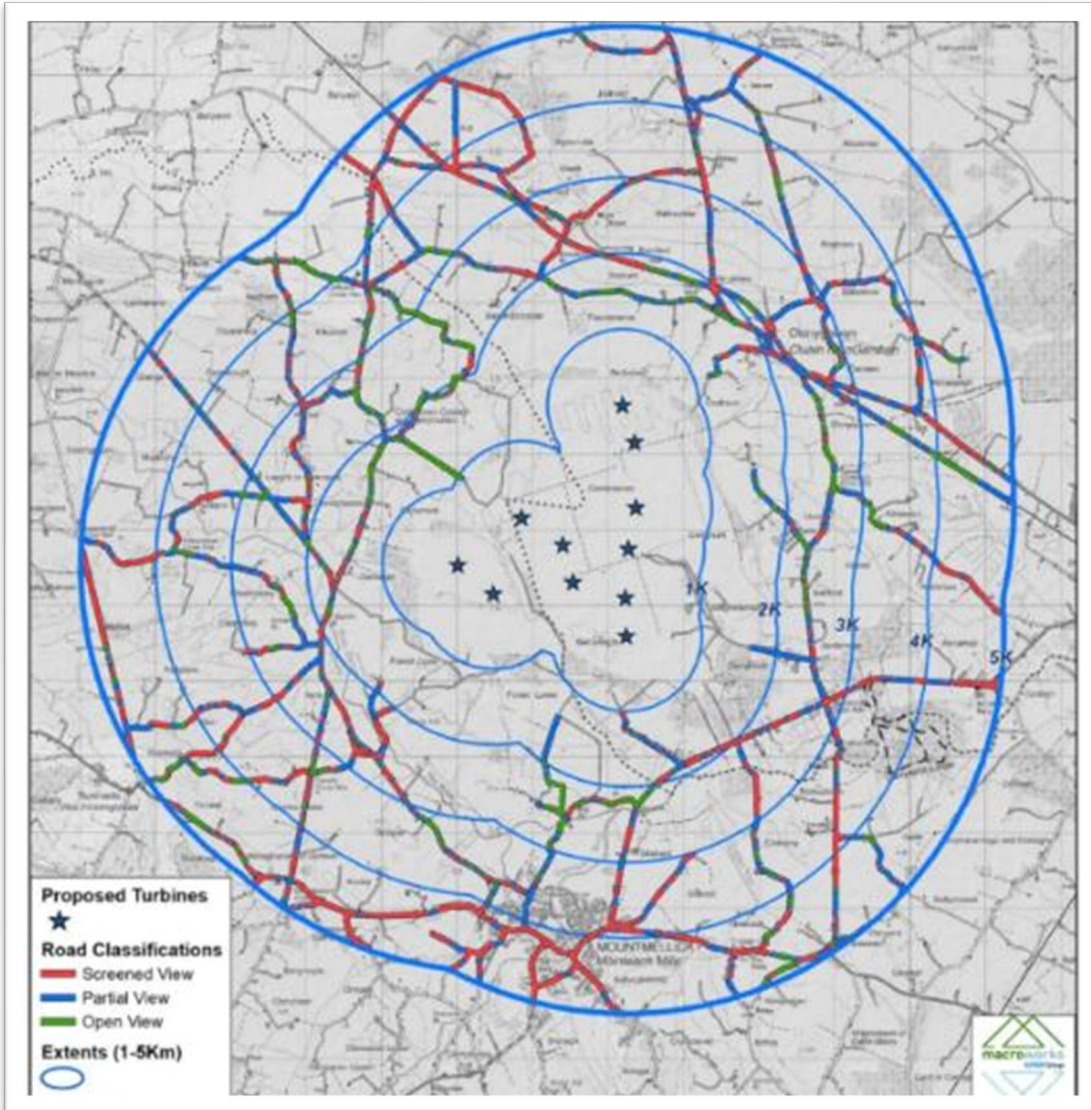
- WEDG Noise limits **solid red line**;
- Proposed Development (shown as a **solid dark blue line**);
- cumulative noise levels for all schemes operating as per the noise agreement, **solid green line**
- Site Specific Noise Limits for the Proposed Development (shown as a **dashed red line**

Night Time - NAL3

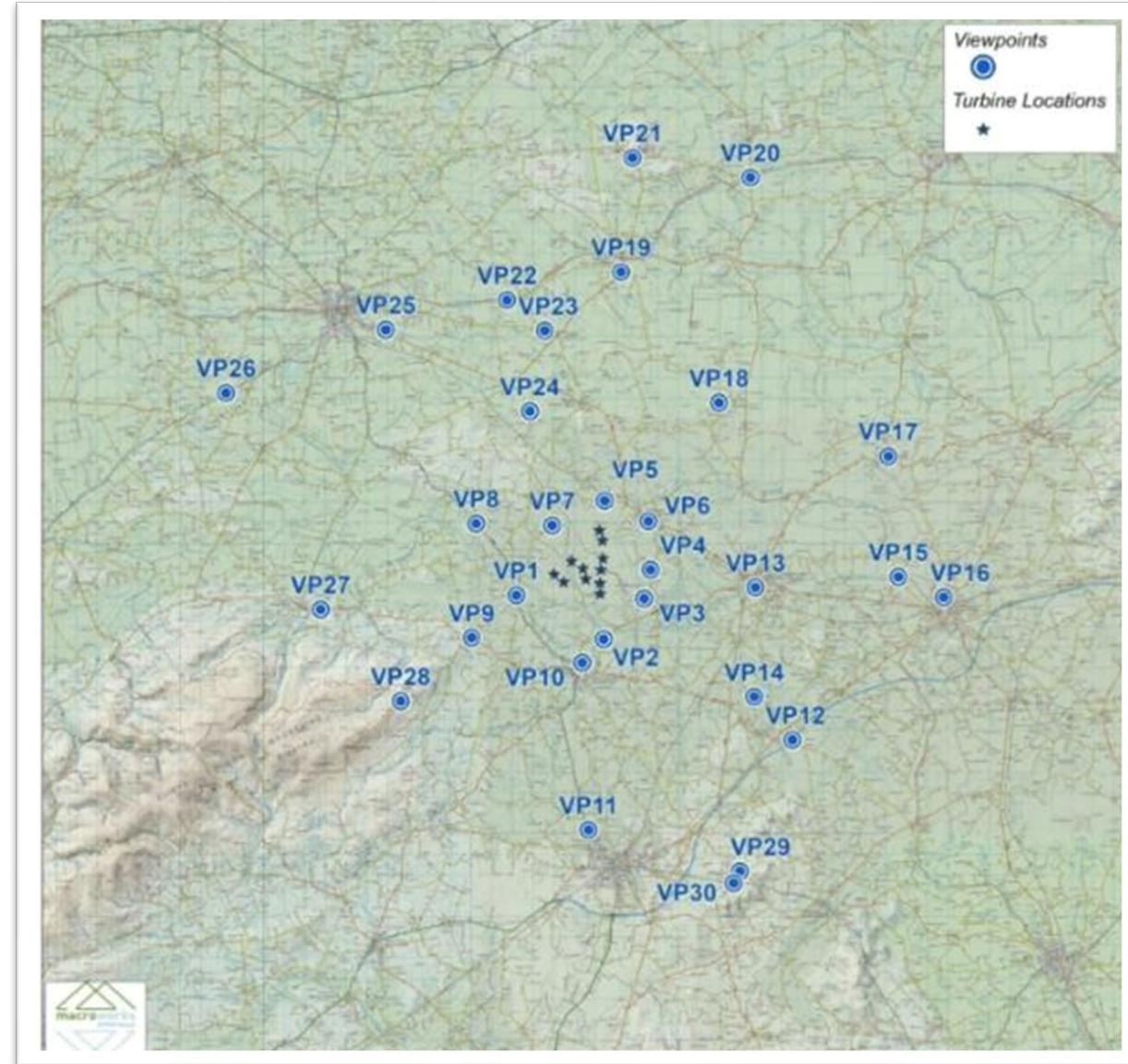


Landscape

- Regard has been had for best practice guidance and methods for preparing LVIA including ZTV mapping and verified photomontages.



Impacts will be in the slight to moderate range i.e. no significant impacts



VP 5 - R420 at Clonygowan

- Moderate-slight/ Negative /Long-term



VP 7 - Local road at Coolavoran

- Moderate / Negative / Long-term



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VP 13 - Portarlinton

- Slight / Negative-neutral /Long-term



VP 28 - Local road access to Ridge of Cappard walk

- Slight /Negative / Long-term



VP 22 - Grand Canal at Cappyroo

- Imperceptible /Neutral /Long-term



VP 29 - Rock of Dunamase

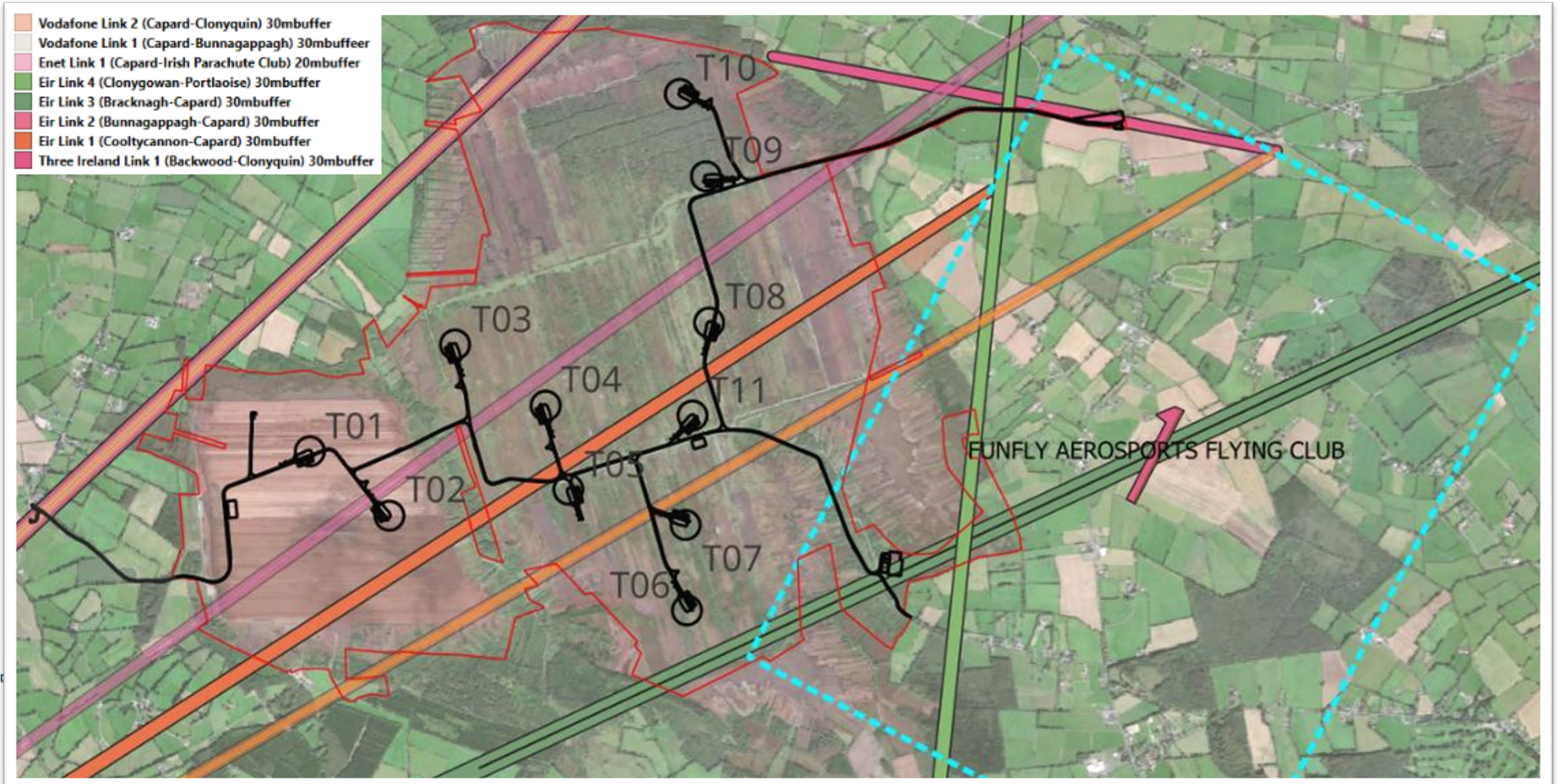
- Moderate-slight/ Negative /Long-term



Cultural Heritage

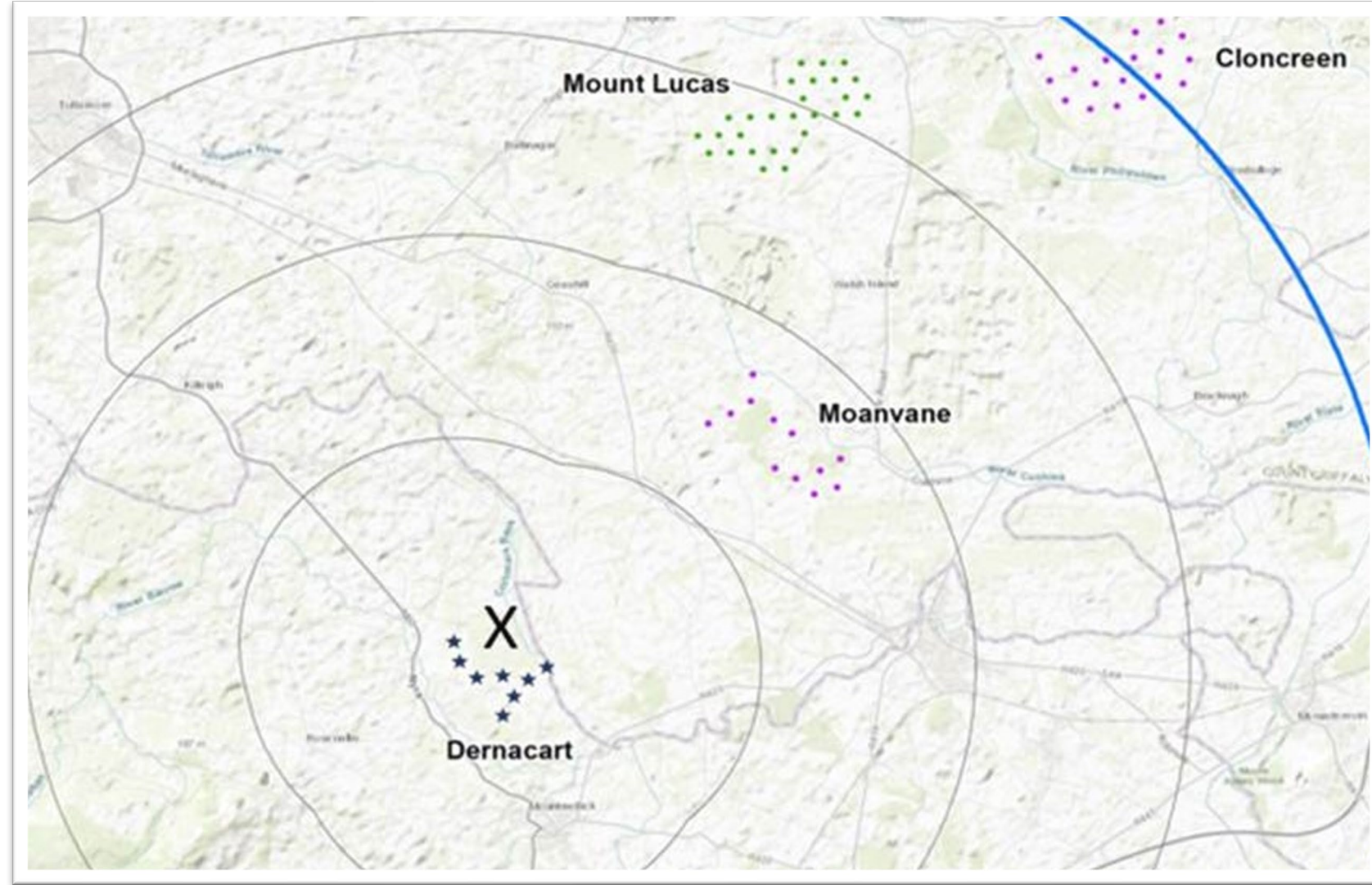
- There are no sites recorded in the Sites and Monuments Record within Garrymore Bog or Garryhinch Bog, with the closest site being an enclosure (LA003-006) located 400m from the north-western site boundary. There are no NIAH sites located within the Garrymore Bog.
- Garrymore Bog was systematically surveyed in 2004 (as part of WSP) at which time no archaeological sites were recorded. While there are no records of stray finds from the area the presence of 'dryland' monuments in the vicinity demonstrates the presence of human activity in the immediate hinterland.

Telecoms and Aviation



Cumulative and In - Combination

- 20km buffer used to identify surrounding wind farms and large scale developments for cumulative assessment.
- Planning search also being used to inform.
- There are a number of operational, consented or proposed wind farms :
 - Dernacart Wind Farm (adjacent to the east of Garrymore)
 - Moanvane Wind Farm (c. 4km to northeast)
 - Mountlucas Wind Farm (c. 12km to north- northeast)
 - Cloncreen Wind Farm (c. 17km to northeast)





NEXT STEPS

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Proposed Timelines and Next Steps

- Agreement of record of meeting (from today)
 - Closing out of pre-application process with ACP
 - Mandatory EIA Scoping
 - Finalise EIAR and NIS
 - Submit Q3 2026
-
- 
- FEHILY
TIMONEY
- Will there be any implications from the next phase of commencements of the Planning and Development Act 2024?

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OTHER MATTERS

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Documents to be Included in Application

ElAR with the following Chapters

- Introduction
- Background (including Policy and Rationale)
- Consideration of Reasonable Alternatives
- Description of Development
- Population and Human Health
- Biodiversity
- Ornithology
- Land, Soils and Geology
- Hydrology, Hydrogeology and Water Quality
- Air Quality and Climate
- Noise and Vibration
- Shadow Flicker
- Landscape and Visual Impact
- Archaeological, Architectural and Cultural Heritage
- Material Assets (including Traffic and Transport, Aviation, Telecommunications)
- Interactions

Other Documents

- AA Screening and NIS
- CEMP
- Geotechnical and Peat Stability Assessment
- Peat and Spoil Management Plan
- Biodiversity Enhancement Management Plan
- Flood Risk Assessment



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PRESENTATION TEAM

Rita Mansfield

Senior Associate Director – Energy and Planning;

 CORK OFFICE

 DUBLIN OFFICE

 CARLOW OFFICE

