

Daniel and Tara Crowley

7 Farrancotter

Lisgriffin

Buttevant

Co cork

The secretary,

An Bord Pleanála

64 Marlborough Street

Dublin 1

D01 V902

A Chara,

Panning register no. 24/05503

To: Tullacondra Green Energy Limited

AN BORD PLEANÁLA	
LDG-	<u>080840 - 25</u>
ABP-	_____
17 JUN 2025	
Fee: €	<u>220</u>
Type:	<u>pmo</u>
Time:	<u>9.08</u>
By:	<u>Ray Post</u>

I want to appeal the decision that was made by cork county council on the construction operation and decommissioning of wind energy development. Which includes 9 wind turbines each with a blade of 175 metres, rotor diameter of 150 metres, hub height of 100, metres and a rated output of 4.5 megawatts.

To say that my husband and I are devastated with planning of the above being granted. We thought that our objection would have been taking on board. On the huge impact these turbines would have on our family directly.

We are a hard-working family with two small girls and our home and livelihood will be heavily impacted on this decision. My husband owns the farm at Kilmaclenine ballyclough co cork P51 EF9P and this farm has been in my husband's family for many generations we had started work on the old derelict farm house and now we are faced with the possibility that our home will be non-existent facing these turbines coming up less than 500 metres from the farm house. Not only that work had started on the house as we had plans drawn up and gave us approval to move forward as we are within regulations of the build to not need to get planning on the existing building. We have been forced to stop all work and funds going towards the house any further because our rights to make it a home have been taken away with no regard for us.

We have done everything we possibly could to give all relevant information on our home to be disregarded. We had gotten a postcode so it can be seen marked on the map we supplied all information in photographs of the buildings progress. As well as all the plans and drawings of the building that had been done to show we are serious that our home was being worked on. But alas we have not even been taking into account in the approval of these turbines.

I feel like we didn't need to explain why we were working on this home for us, but I would have hoped someone would have understood the sense of it. We live away from the farm and it makes it very difficult to not be there 24/7 to run it properly. And the fact that we can live on the farm is ideal to raise our daughters on the farm homestead in the hopes they could be the next generation to take over the farm. We have been through a stressful time not knowing what to do in moving forward with a plan on a home for our family as our hopes and dreams and hard-earned money have been put on hold on a decision on the wind turbines. We can't keep living life at a standstill.

The government has supported all vacant and derelict properties being brought back to life and giving families homes to live in. They support it entirely by even offering grants to help with this plan.

Why are we not allowed this opportunity? Why were we overlooked? Are we less important than any other human? How am I going to tell my little four year old girl the house we promised that she would have had her very own room will not be there?

We have not even been considered for as little as removing turbine 9 from us to be within the guidelines of being a safe distance to the wind turbines. Also, in point 27 of the 71 conditions planning has been granted on house 17 is referenced as our derelict house which in fact is my husband's parents' home and a further 250 metres out the lane. Our house was not even granted the courtesy of being given a number after the councils request of further information to include derelict houses on surveys carried out on other homes.

With all the springs that rise on our land and seemingly vast underground water ways in the area and given that we have a well that feeds the farm, the farmhouse and my husband's parents' home it is very concerning what may happen to this water supply.

I'm attaching all information we have sent before to prove our case, but I am also attaching photos of my family and the farm we work. We are ordinary hard-working people. We are people who keep up traditions from generations. We do not want to be seen as a people behind pieces of paper we are REAL. We need our home we need our livelihood we need our girls to have a future to keep this farm going for hopefully generations to come. All I ask is to be taken seriously and into consideration for the impact these turbines have to my family and home.

Thank you for taking the time to read our appeal.

Yours sincerely

Daniel and Tara Crowley

A handwritten signature in cursive script that reads "Daniel Crowley". The signature is written in dark ink and is positioned below the typed name.

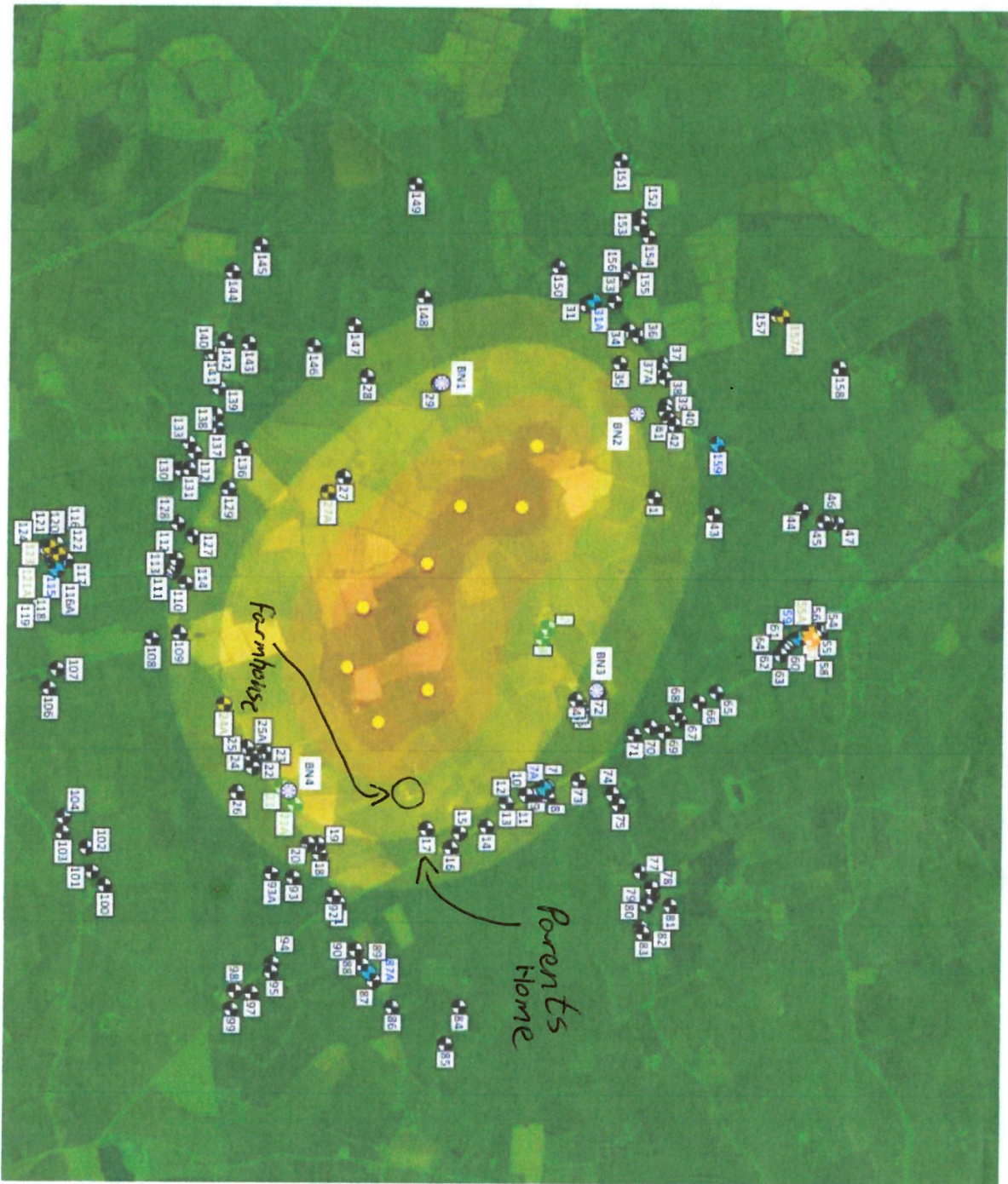


Figure 3.14: Tuliacondra Green Energy Project - Predicted Noise Levels from $\leq 37\text{dB}$, to >70dB

Symbols

- Wind turbine
- Road
- Line
- Road axis
- Emission line
- Geometry b.m.43
- Occupied
- Unoccupied
- Approved Dwelling
- Planning Approved
- Monitoring Location

Noise level

Ld5y (eq.1)

37
40
43
45
48
50
53
55
58
60

Client: Tuliacondra Green Energy Limited

Project: Tuliacondra Green Energy Project

Project figure number: Predicted noise levels

Date: 12 November 2024

Scale: 0 200 400 600 800 1000 m



1 3D View A
1:1



2 3D View B
1:1




3 3D View C
1:1



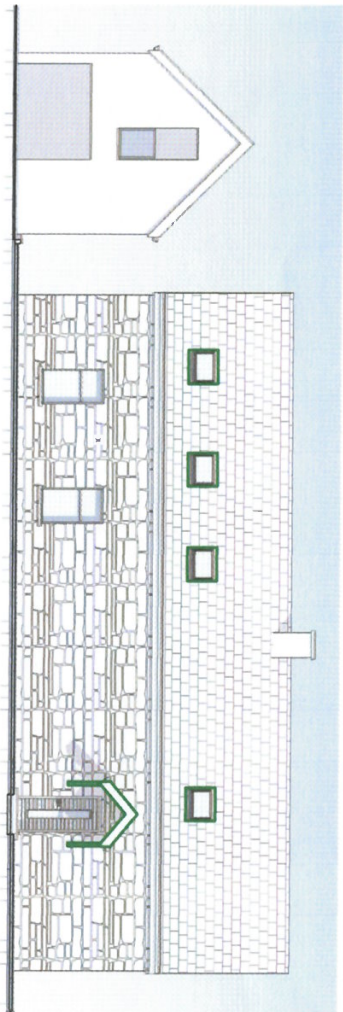
4 3D View D
1:1

REV	DATE	REVISION DESCRIPTION	BY	REV	DATE	REVISION DESCRIPTION	BY
				A	02.05.2024	Issued For Discussion	

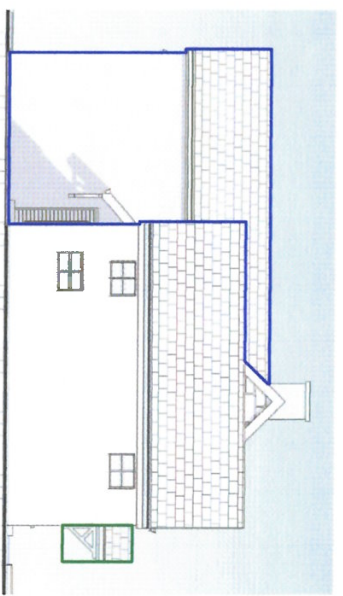
THESE DRAWINGS AND THE INFORMATION CONTAINED HEREIN ARE FOR GENERAL PRESENTATION AND PLANNING PURPOSES ONLY. THEY ARE NOT TO BE USED FOR CONSTRUCTION.		DRAWN BY S.O'Callaghan	PROJECT Proposed Renovation & Extension	 AWBEG DESIGNS 777 883 2844 info@awbegdesigns.com	CLIENTS Dan & Tara Crowley
DATE 02.05.2024	FLOOR AREA As Shown	STATUS Issued For Discussion	SCALE (to A3) 1:1		SITE ADDRESS Kilnadeihe Ballydoagh Co. Cork
PROJECT NO. AD24118	DRAWING NO. A100	REV. A			

* DRAWINGS MADE FOR HOUSE SINCE 02/05/2024

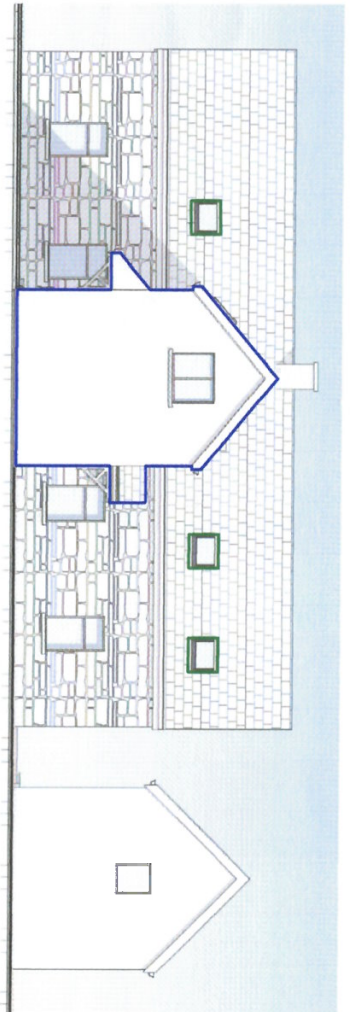
- NOTES:**
- 1) PROPOSED SETBACKS OUTLINED IN BLUE
 - 2) ALL NEW CONSTRUCTION TO BE IN ACCORDANCE WITH THE CURRENT BUILDING REGULATIONS.
 - 3) ALL NEW STUD WALLS OUTLINED IN BINK
 - 4) ALL DETAILS TO COMPLY WITH CURRENT BUILDING REGULATIONS.
 - 5) ALL WINDOWS TO BE REVIEWED AT CONSTRUCTION STAGE TO ENSURE ALL WINDOWS TO BE REVIEWED AT CONSTRUCTION STAGE TO ENSURE ALL WINDOWS TO BE REVIEWED AT CONSTRUCTION STAGE TO ENSURE
 - 6) ALL STEEL SIZING IS BY OTHERS
 - 7) ALL DIMENSIONS TO BE CHECKED ON SITE PRIOR TO CONSTRUCTION
 - 8) FIRST FLOOR LAYOUT TO BE REVIEWED ON SITE - DEPENDENT ON FINAL CONSTRUCTION OF CHIMNEY STACK



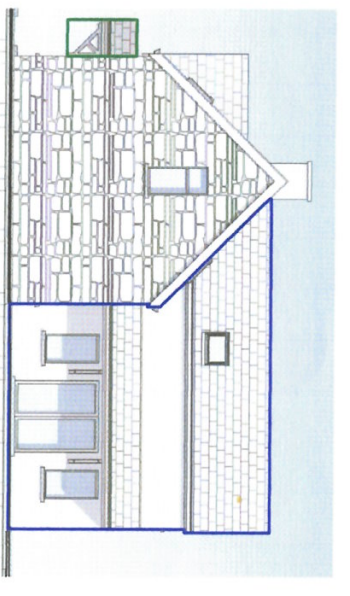
1 Northern Elevation
1 : 125



2 Eastern Elevation
1 : 125



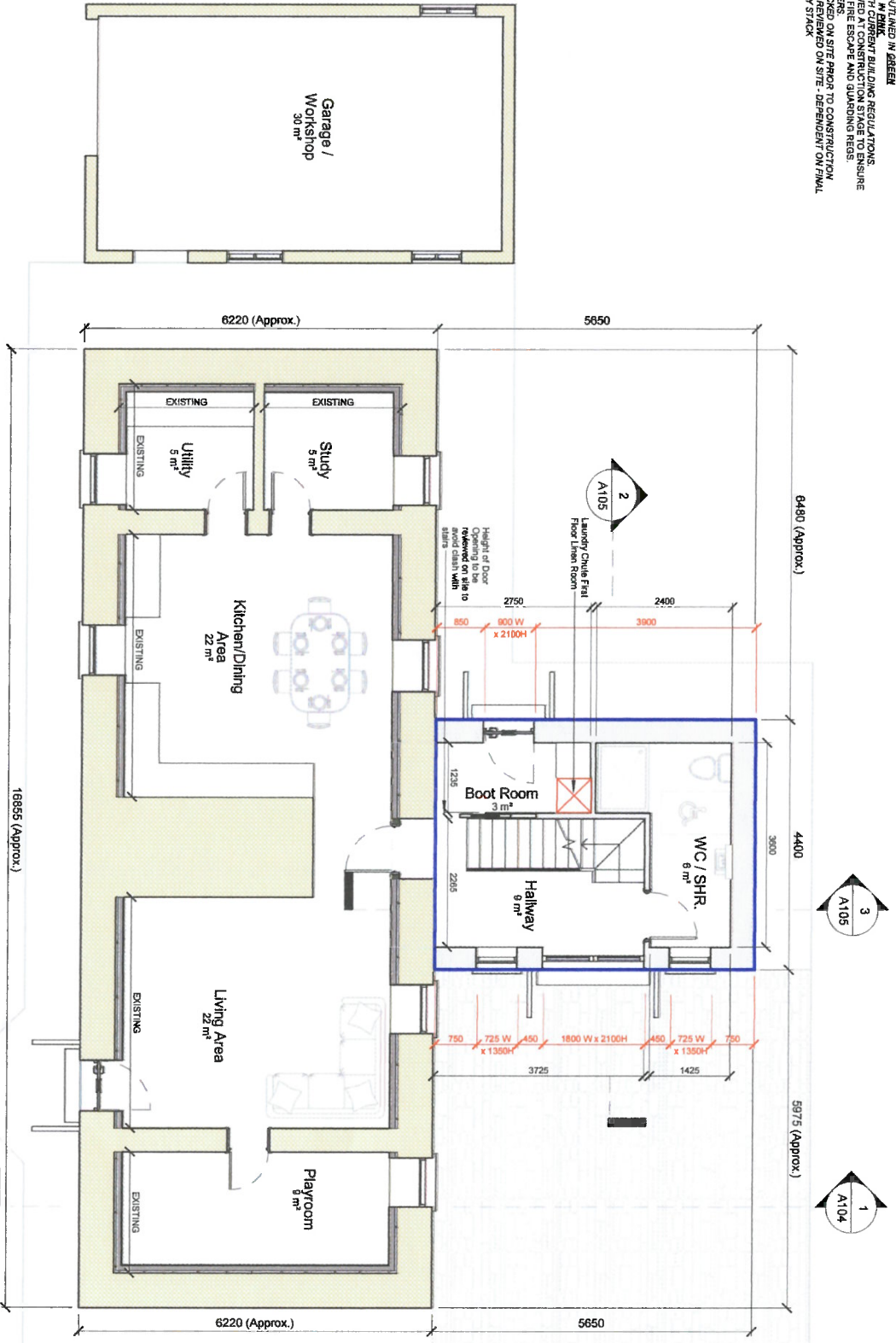
3 Southern Elevation
1 : 125



4 Western Elevation
1 : 125

NOTES				DRAWN BY				PROJECT				CLIENT(S)			
THESE DRAWINGS AND THE INFORMATION CONTAINED HEREIN, ARE FOR GENERAL PLANNING PURPOSES ONLY AND ARE NOT INTENDED OR SHOULD BE USED FOR CONSTRUCTION.				S.O'Callaghan				Proposed Renovation & Extension				Dan & Tara Crowley			
REV				DATE				STATUS				SITE ADDRESS			
A				02.05.2024				Issued For Discussion				Kilmaine Ballydough Co. Cork			
REVISION DESCRIPTION				BY				SCALE (1:125)				DRAWING NO			
Issued For Discussion				S.O.C				Elevations				AD24118			
A				02.05.2024				As Shown				REV			
												A			

- NOTES:**
- 1) PROPOSED EXTENSION OUTLINED IN BLUE
 - 2) ALTERATIONS TO EXISTING OUTLINED IN GREEN
 - 3) NEW STEEL WALLS OUTLINED IN PINK
 - 4) ALL DIMENSIONS TO FACE UNLESS OTHERWISE SPECIFIED
 - 5) ALL DIMENSIONS TO FACE UNLESS OTHERWISE SPECIFIED
 - 6) ALL DIMENSIONS TO FACE UNLESS OTHERWISE SPECIFIED
 - 7) ALL DIMENSIONS TO FACE UNLESS OTHERWISE SPECIFIED
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 - 15) ALL DIMENSIONS TO FACE UNLESS OTHERWISE SPECIFIED
 - 16) ALL DIMENSIONS TO FACE UNLESS OTHERWISE SPECIFIED
 - 17) ALL DIMENSIONS TO FACE UNLESS OTHERWISE SPECIFIED
 - 18) ALL DIMENSIONS TO FACE UNLESS OTHERWISE SPECIFIED
 - 19) ALL DIMENSIONS TO FACE UNLESS OTHERWISE SPECIFIED
 - 20) ALL DIMENSIONS TO FACE UNLESS OTHERWISE SPECIFIED



HOUSE FLOOR AREA

EXISTING GROUND FLOOR: 72.19 Sq.Mtrs / 777.1 Sq.Ft
 EXISTING FIRST FLOOR: 72.19 Sq.Mtrs / 777.1 Sq.Ft
 TOTAL EXISTING: 144.38 Sq.Mtrs / 1554.2 Sq.Ft

PROPOSED GROUND FLOOR EXTENSION: 18.90 Sq.Mtrs / 203.4 Sq.Ft
 PROPOSED FIRST FLOOR EXTENSION: 18.90 Sq.Mtrs / 203.4 Sq.Ft
 PROPOSED TOTAL EXTENSION: 37.80 Sq.Mtrs / 406.8 Sq.Ft

PROPOSED TOTAL FLOOR AREA: 182.18 Sq.Mtrs / 1961 Sq.Ft

NOTES:

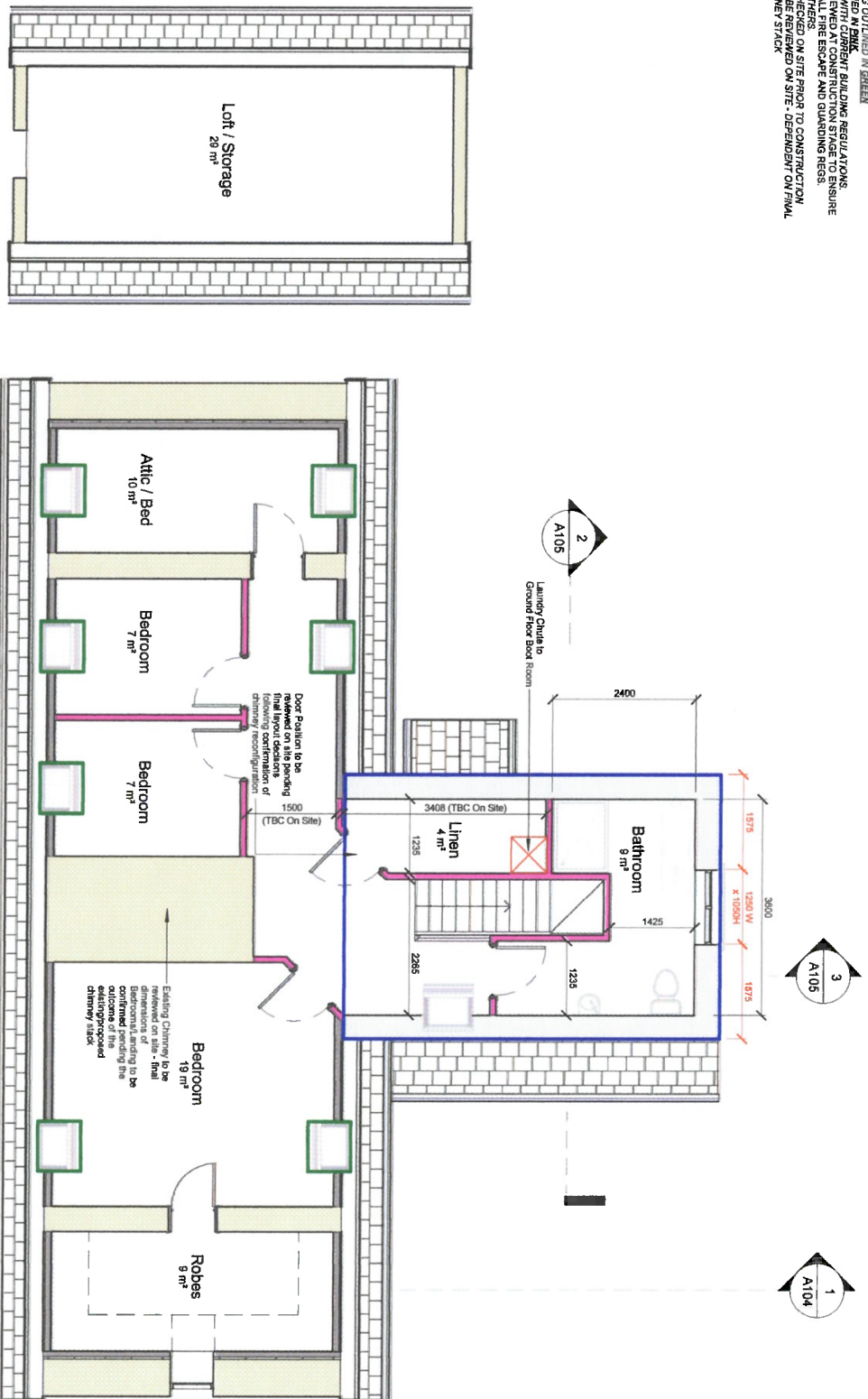
THESE DRAWINGS AND THE INFORMATION CONTAINED HEREIN, PRESENTS GENERAL PLANNING PURPOSES ONLY AND ARE NOT INTENDED OR SHOULD BE USED FOR CONSTRUCTION.

REV	DATE	REVISION DESCRIPTION	BY	REV	DATE	REVISION DESCRIPTION	BY
				A	02.05.2024	Issued For Discussion	SOC

PROJECT	Proposed Renovation & Extension	CLIENTS	Dan & Tara Crowley
STATUS	Issued For Discussion	SITE ADDRESS	Kilmadenine Ballylough Co. Cork
SHEET	Ground Floor Plan	PROJECT NO.	AD24118
SCALE (@ A3)	1 : 75	DRAWING NO.	A102
DRAWN BY	S.O'Callaghan	REV	A
DATE	02.05.2024		
FLOOR AREA	As Shown		

AWBEG DESIGNS
 Architectural & Interior Design
 107-109 Main Street, Ballylough, Co. Cork
 Tel: 021 904 2244 | Email: info@awbegdesigns.com

- NOTES:**
- 1) PROPOSED EXTENSION OUTLINED IN BLUE
 - 2) ALL STAIRS TO EXISTING OUTLINED IN GREEN
 - 3) ALL STAIRS TO EXISTING OUTLINED IN GREEN
 - 4) ALL DETAILS TO COMPLY WITH CURRENT BUILDING REGULATIONS
 - 5) ALL WINDOWS TO BE REVIEWED AT CONSTRUCTION STAGE TO ENSURE ALL WINDOWS ARE PROPERLY SECURED AND GUARDING REQS.
 - 6) ALL STAIRS TO EXISTING OUTLINED IN GREEN
 - 7) ALL STAIRS TO EXISTING OUTLINED IN GREEN
 - 8) ALL DIMENSIONS TO BE CHECKED ON SITE PRIOR TO CONSTRUCTION. FIRST FLOOR LAYOUT TO BE REVIEWED ON SITE - DEPENDENT ON FINAL CONFIGURATION OF CHIMNEY STACK



HOUSE FLOOR AREA

EXISTING GROUND FLOOR:
EXISTING FIRST FLOOR:
TOTAL EXISTING:
72.19 Sq Mtrs. / 777.1 Sq Ft
72.19 Sq Mtrs. / 777.1 Sq Ft
144.38 Sq Mtrs. / 1554.2 Sq Ft

PROPOSED GROUND FLOOR EXTENSION:
PROPOSED FIRST FLOOR EXTENSION:
PROPOSED TOTAL EXTENSION:
18.80 Sq Mtrs. / 203.4 Sq Ft
18.80 Sq Mtrs. / 203.4 Sq Ft
37.60 Sq Mtrs. / 406.8 Sq Ft

PROPOSED TOTAL FLOOR AREA:
182.46 Sq Mtrs. / 1960.9 Sq Ft

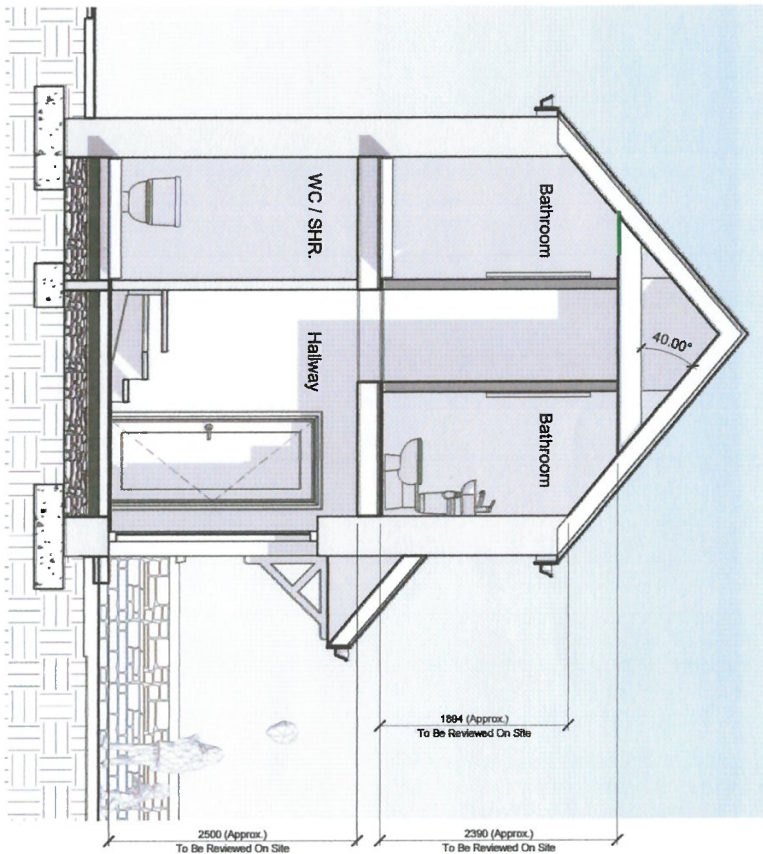
NOTES

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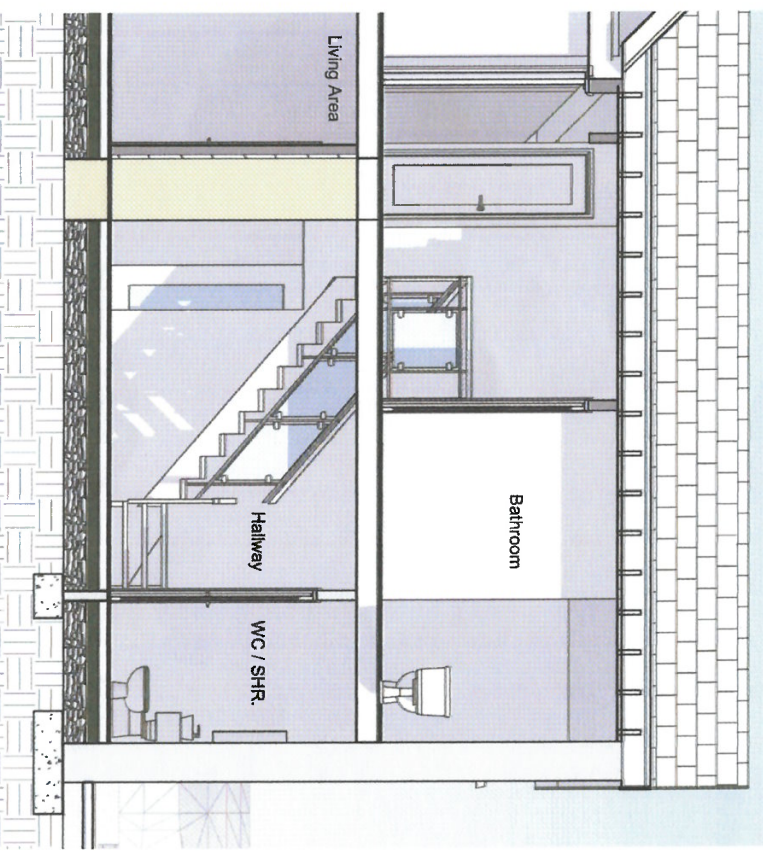
REV	DATE	REVISION DESCRIPTION	BY	REV	DATE	REVISION DESCRIPTION	BY
A	02.05.2024	Issued For Discussion	S.O.C.				

DRAWN BY	S.O'Callaghan	PROJECT STATUS	Proposed Renovation & Extension
DATE	02.05.2024	STATUS	Issued For Discussion
FLOOR AREA	As Shown	SHEET	First Floor Plan
SCALE (@ AS)	1 : 75		

CLIENT(S)	Dan & Tara Crowley	PROJECT NO.	AD24118
SITE ADDRESS	Kilnacleanne Ballydough Co. Cork	DRAWING NO.	A103
		REV	A



2 Cross Section B-B
1 : 50



3 Cross Section C-C
1 : 50

General Specification

Site Clearance
Prepare driveway for hardcore, remove 300mm topsoil to suit footprint of proposed structure and heap on site for future use or disposal by others. Demolish any existing structures and form new ones etc. where indicated on drawings. Chimney breast structure at first floor level to be reviewed on site.

Excavation
Excavate to a minimum depth. From minimum 1050mm, 300mm trenches for at external load bearing walls and min 450mm x 300mm trenches for all internal load bearing walls. All sub-soil heaped on site. Pour 50k concrete to all trenches with A653 Mesh over foot square throughout.

General Works
General Works to be reviewed on site as work progresses.

Groundwater
Groundwater - To be reviewed on site as work progresses.

Drainage
Drainage - To be reviewed on site as work progresses.

Internal Walls
Floors - Underfloor Heating System (UH) and depth of new floors to be reviewed on site before any work commences.

100mm SBR
100mm SBR concrete slab on non-sloping ground for 125mm insulation (U-Value 0.13 W/m2K) below DPC on minimum 225mm well consolidated hardcore (Annex E*) in layers of 100mm SBR concrete. Insulation to perimeter of all floor walls.

100mm concrete block
100mm concrete block outer leaf with 200mm cavity. All at level 0.17 W/m2K, and 100mm concrete block inner leaf. Stainless steel wall ties @ minimum 2 no. /m2 (450mm horizontally and 450mm vertically). 100mm concrete block inner wall. 100mm DPC on all party walls to top DPC (min. 150mm down to ground level). Frames loaded DPC in beam, beam and door of precast concrete cills. Fit 25mm rigid insulation behind all window cills. 125mm Fibreglass Partboard Slab underside of non-heated areas installed at ceiling level. All sloped sections saw 150mm Malee insulation (minimum ventilation gap) and 52.5mm insulated slab to give combined U-Value of 0.16 W/m2K. Insulate Slab, Counter Drain & Vapor Barrier to an existing external walls to suit BRE Analysis.

Roof
Roof Slab finish on SBR Form - 38mm ballers on bleachable felt on cut roof construction with all roof member sizes governed by current standards and building regulations. 100mm x 75mm wall paper affixed to external cavity wall with proprietary 30mm stem GWS strips @ 1.5m oc (Max 2m). Supply and install RSL/PE purks where applicable. 175mm x 45mm trims throughout unless specified otherwise. Double glazing to be installed at all roof openings. 225 x 45mm ceiling lines as standard. Slippy & Fit Vents/rooftops where noted.

NOTES

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DATE	02.05.2024	DRAWN BY	S.O'Callaghan
FLOOR AREA	As Shown	PROJECT	Proposed Renovation & Extension
SCALE (@ A3)	1 : 50	STATUS	Issued For Discussion
SHEET	Cross Section B-B & C-C	PROJECT NO.	AD24118
AWBEG DESIGNS		DRAWING NO.	A105
AWBEG DESIGNS		REV	A
AWBEG DESIGNS		CLIENT(S)	Dan & Tara Crowley
AWBEG DESIGNS		SITE ADDRESS	Kilmacleanne Ballyclough Co. COBK

Wind
Turbine
T 9

52°11'51.3"N 8°44'10.7"W
52.1975901, -8.7362796

Directions Save Nearby Send to phone Share

52°11'51.3"N 8°44'10.7"W
Add a missing place
Add your business
Add a label
Your Maps activity



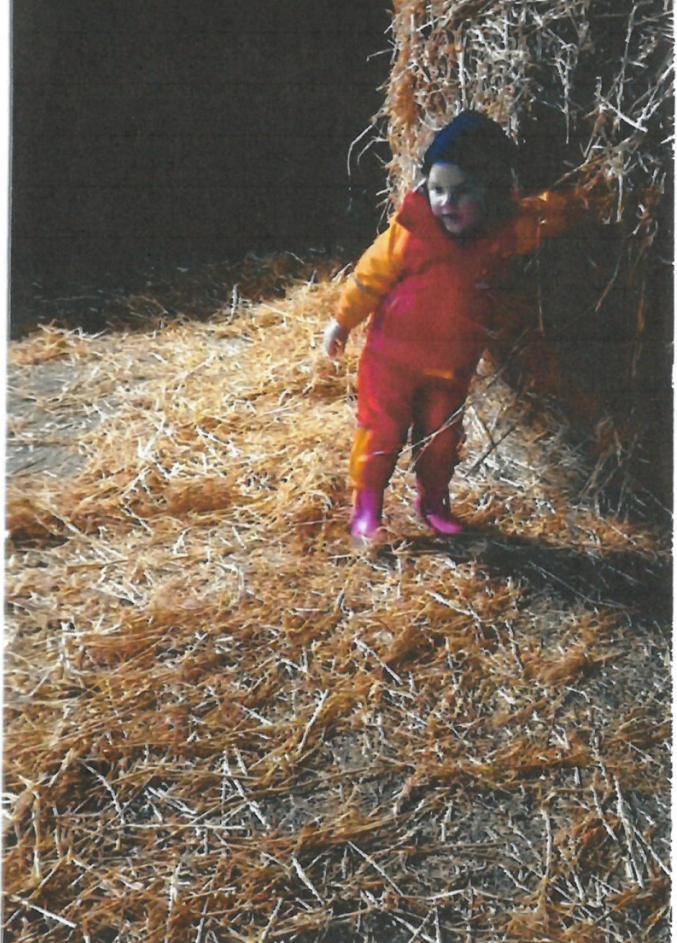
FARM
House
PSEFP

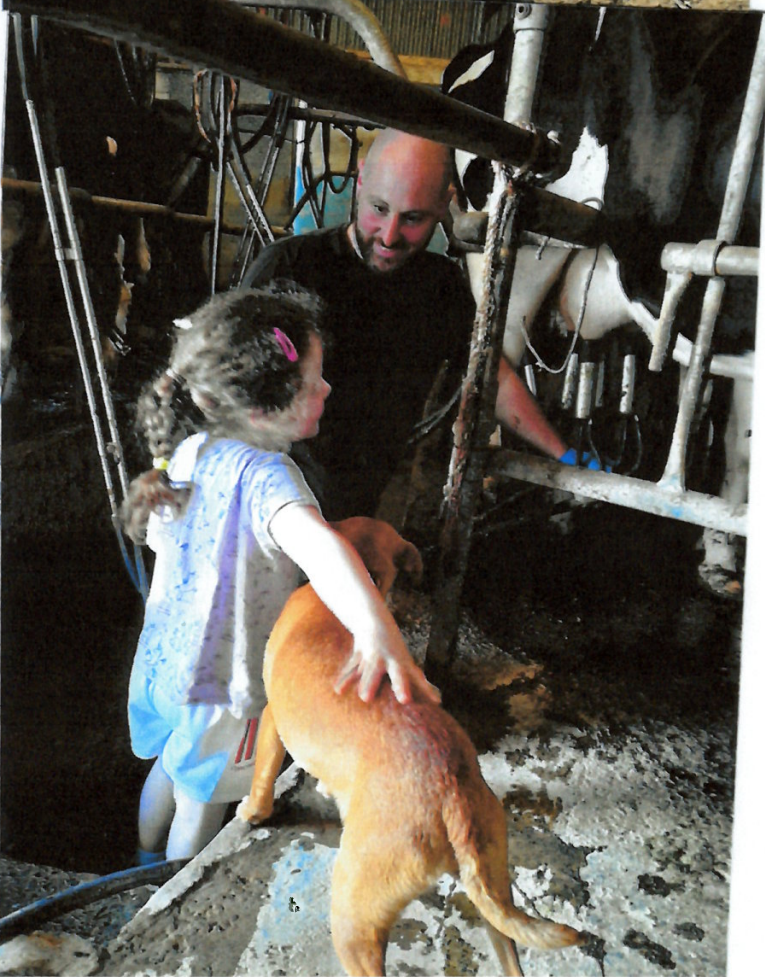
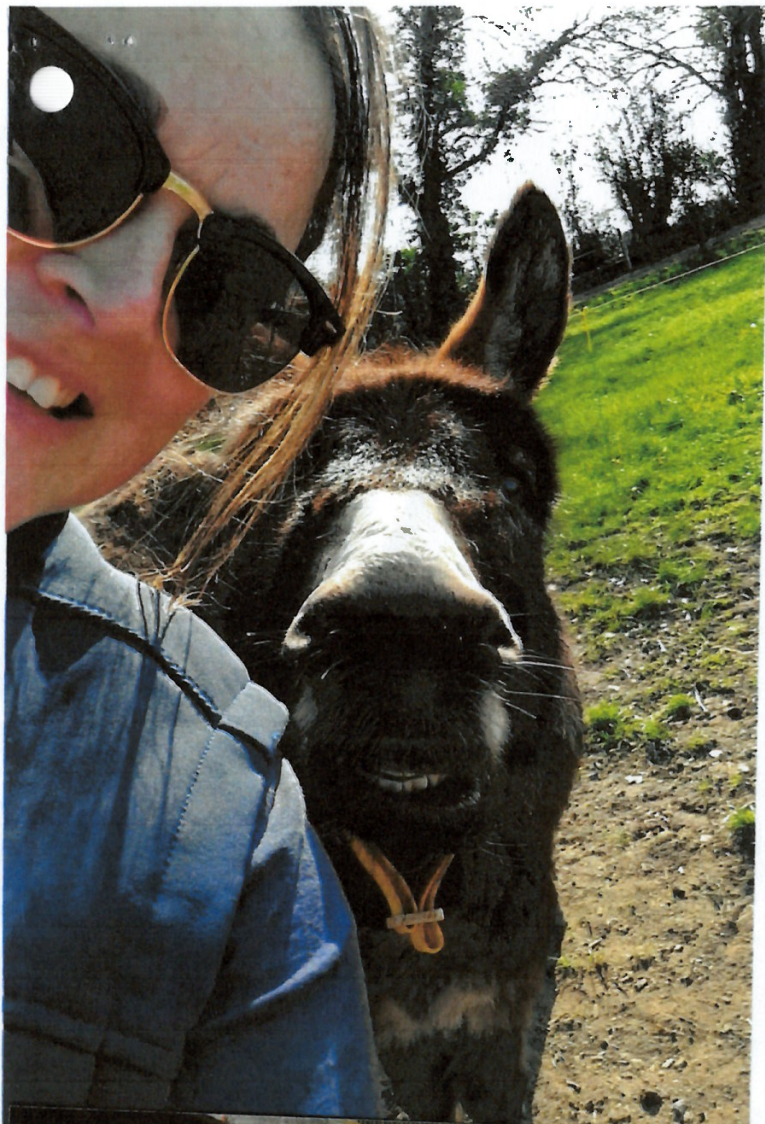
All photos are progress of farm house
P51 EF9P All started back in April 2024

















Comhairle Contae Chorcaí Cork County Council

Tara Crowley
7 Farrancotter
Lisgriffin
Buttevant
Co. Cork, P51 XW96

Pleanáil agus Forbairt,
Halla an Chontae,
Bóthar Charraig Ruacháin,
Corcaigh T12 R2NC.

Fón: (021) 4276891

R-phost: planninginfo@corkcoco.ie

Suíomh Gréasáin: www.corkcoco.ie

Planning & Development,

County Hall,

Carrigrohane Road, Cork T12 R2NC.

Tel (021) 4276891

Email: planninginfo@corkcoco.ie

Web: www.corkcoco.ie



09/09/2024

APPLICANT: Tullacondra Green Energy Limited

DEVELOPMENT: The Applicant is seeking permission for the construction, operation and decommissioning of a wind energy development including:

- 9 wind turbines each with a blade tip height of 175 metres, rotor diameter of 150 metres, hub height of 100 metres and a rated output of 4.5 megawatts.
- Turbine Foundations, crane pad hardstanding areas and associated drainage.
- Upgrade of existing site tracks and construction of new site tracks and associated drainage.
- Access from the local road L5302 at Crought, Ballyclogh including a new site entrance for the construction phase and upgrading of an existing entrance for the operational phase.
- An on-site 38 kilovolt electrical substation to Electricity Supply Board Networks specification to include control building with electrical infrastructure, welfare facilities supplied by rainwater harvesting and storage tank, a wastewater holding tank with high level alarm, car parking, security fencing and lighting, and all associated infrastructure, services, and site works including a temporary construction compound.
- All associated underground electrical and communications cabling connecting the turbines to the proposed electrical substation.
- A temporary site construction compound and associated ancillary infrastructure including welfare services, office accommodation, parking, fencing, lighting etc.
- Areas for temporary storage of excavated materials.
- A permanent meteorological mast of 100 metres height above ground level on a concrete base.
- Installation of approximately 13.5 kilometres of 38 kilovolts underground electrical cabling, mainly within the public road, between the proposed wind farm substation to the boundary of Mallow 110 kilovolt substation at Saint Joseph's Road Mallow.
- All associated site works including site clearance and ancillary development including site drainage/Sustainable Drainage System, security gates, fencing, permanent and temporary signage, and biodiversity mitigation and enhancements, including hedgerow planting.

The Applicant is seeking a 10-year duration planning permission and 35-year operational period from the date of overall commissioning of the entire wind farm. The Environmental Impact Assessment Report (EIAR) and Natura Impact Statement (NIS) will be submitted to the Planning Authority with the application. The wind farm development is proposed on a site in the townlands of Polnareagha and Ardskeagh



We are Cork.



Recycled

(Templemary E.D.); and Tullacondra and Croughta, (Kilmaclenine E.D.), County Cork.

The proposed grid connection will be installed underground mainly within the public road from the wind farm site at Croughta, Ballyclogh to the boundary of the 110 Kilovolts substation at Saint Joseph's Road, Mallow passing through the townlands of Kilmaclenine, Croughta, Knockaunavaddreen, Copestown, (Kilmaclenine E.D.), Ballybeg (Buttevant E.D.), Baltydaniel East, Twopothouse, and Caurraghakerry (Caherduggan E.D); and Cloghlucas North, Curraghphadeen, Ballyvinitier Upper, Ballyvinitier Middle, Ballyvinitier Lower, Parkadallane, Carrigoon More and Carrigoon Beg Mallow Rural E.D.).

AT: Polnareagha, Ardskeagh, Tullacondra, Croughta Kilmaclenine, Ballyclogh, Knockaunavaddreen, Copestown, Ballybeg, Baltydaniel East Twopothouse, Caurraghakerry, Co. Cork

FOR: Permission

PLANNING REGISTRATION NO: 24/05503

A Chara,

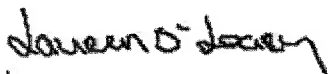
I wish to acknowledge receipt of your submission/observation on 09/09/2024 concerning this application. I enclose herewith receipt no. PLG45656 in respect of correct fee paid. I wish to confirm that your submission/observation has been received within the period of five weeks beginning on the date of registration of the application and is therefore considered a valid submission/observation.

Copies of site map/plans and particulars submitted in connection with the application will be available for inspection at this department during office hours (9.00 a.m. to 4.00 p.m., Monday to Friday) until the application, or any appeal thereon, is finally determined. The applicant shall be given your name and content of the submission/observation should it be requested.

Your letter will form part of the documentation available for inspection by the public. You will be notified when a decision is made on the application.

This letter should be retained. If you wish to appeal such decision a copy of this acknowledgement together with the attached official document must accompany your appeal to An Bord Pleanála.

Yours faithfully,



Lauren OLeary
Clerical Officer

Comhairle Contae Chorcaí Cork County Council

Pleanáil agus Forbairt,
Halla an Chontae,
Bóthar Charraig Ruacháin,
Corcaigh T12 R2NC.
Fón: (021) 4276891
R-phost: planninginfo@corkcoco.ie
Suíomh Gréasáin: www.corkcoco.ie
Planning & Development,
County Hall,
Carrigrohane Road, Cork T12 R2NC.
Tel (021) 4276891
Email: planninginfo@corkcoco.ie
Web: www.corkcoco.ie



ACKNOWLEDGEMENT OF RECEIPT OF SUBMISSION OR OBSERVATION ON A PLANNING APPLICATION

THIS IS AN IMPORTANT DOCUMENT

KEEP THIS DOCUMENT SAFELY. YOU WILL BE REQUIRED TO PRODUCE THIS ACKNOWLEDGEMENT TO AN BORD PLEANÁLA IF YOU WISH TO APPEAL THE DECISION OF THE PLANNING AUTHORITY. IT IS THE ONLY FORM OF EVIDENCE WHICH WILL BE ACCEPTED BY AN BORD PLEANÁLA THAT A SUBMISSION OR OBSERVATION HAS BEEN MADE TO THE PLANNING AUTHORITY ON THE PLANNING APPLICATION.

PLANNING AUTHORITY NAME

Cork County Council

PLANNING APPLICATION REFERENCE NO. 24/05503

A submission/observation, in writing, has been received from:

Tara Crowley
7 Farrancotter
Lisgriffin
Buttevant
Co. Cork, P51 XW96

ON 09/09/2024 in relation to the above planning application.

The appropriate fee of €20 has been paid.

The submission/observation is in accordance with the appropriate provisions of the Planning and Development Regulations, 2001 and will be taken into account by the Planning Authority in its determination of the planning application.

Lauren O'Leary

**Planning Department
Cork County Council
County Hall
Cork**

Lauren O'Leary
Clerical Officer

Local Authority Stamp

Date: 09/09/2024

Cork County Council
County Hall
Cork
Tel - 021 427 6891
VAT Registration No - 0007458M

Customer Details
Tara Crowley
7 Farrancotter
Lisgriffin
Buttevant
Co. Cork
P51XW96

09-SEP-2024
11:18:56

Cork County Council
Receipt : PLG0045656



Header Details

Receipt Reference: PLG0045656
Received From: Tara Crowley
Billing Address: 7 Farrancotter
Lisgriffin
Buttevant
Co. Cork
P51XW96
Account No.: POS
7000004
Amount Paid (EUR): 20.00
Type: CASH
Comments: 24/5503 Submission T. Crowley
Receipt Issued By: CLMURPHY
Receipt Date: 09-Sep-2024
Site: 0300 : Planning Applications/Submiss
D/N/U: D
Invoice Reference: 9000261735 : Cash

Line Details

From Reference	To Reference	Transaction Date	Remarks	Amount Paid
PLG0045656	9000261735	09-Sep-2024	24/5503 Submission	20.00

RECEIPT IS ISSUED SUBJECT TO CLEARANCE OF CHEQUE/CREDIT CARD
ISSUED ON BEHALF OF
Planning Applications/Submiss,
Planning Front Office, Floor 1,

Comhairle Contae Chorcaí Cork County Council

Pleanáil agus Forbairt,
Halla an Chontae,
Bóthar Charraig Ruacháin,
Corcaigh T12 R2NC.

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Planning & Development,
County Hall,
Carrigrohane Road, Cork T12 R2NC.

Tel (021) 4276891
Email: planninginfo@corkcoco.ie
Web: www.corkcoco.ie



Daniel Crowley
7 Farrancotter
Buttevant
Co. Cork

22/05/2025

BY REGISTERED POST

A Chara,

Planning Register No. 24/05503

The Council has, by Order dated 22/05/2025, decided as follows: **Conditional Permission**

TO: Tullacondra Green Energy Limited

OF: C/O Alison Harvey MIPI, Nicholas O'Dwyer Ltd., Unit E4, Nutgrove Office Park, Nutgrove Avenue, Dublin 14, D14V3F6

FOR: The Applicant is seeking permission for the construction, operation and decommissioning of a wind energy development including:

- 9 wind turbines each with a blade tip height of 175 metres, rotor diameter of 150 metres, hub height of 100 metres and a rated output of 4.5 megawatts.
- Turbine Foundations, crane pad hardstanding areas and associated drainage.
- Upgrade of existing site tracks and construction of new site tracks and associated drainage.
- Access from the local road L5302 at Crought, Ballyclogh including a new site entrance for the construction phase and upgrading of an existing entrance for the operational phase.
- An on-site 38 kilovolt electrical substation to Electricity Supply Board Networks specification to include control building with electrical infrastructure, welfare facilities supplied by rainwater harvesting and storage tank, a wastewater holding tank with high level alarm, car parking, security fencing and lighting, and all associated infrastructure, services, and site works including a temporary construction compound.
- All associated underground electrical and communications cabling connecting the turbines to the proposed electrical substation.
- A temporary site construction compound and associated ancillary infrastructure including welfare services, office accommodation, parking, fencing, lighting etc.
- Areas for temporary storage of excavated materials.
- A permanent meteorological mast of 100 metres height above ground level on a concrete base.
- Installation of approximately 13.5 kilometres of 38 kilovolts underground electrical cabling, mainly within the public road, between the proposed wind farm substation to the boundary of Mallow 110 kilovolt substation at Saint Joseph's Road Mallow.
- All associated site works including site clearance and ancillary development including site drainage/Sustainable Drainage System, security gates, fencing, permanent and temporary signage, and biodiversity mitigation and enhancements, including hedgerow planting.

The Applicant is seeking a 10-year duration planning permission and 35-year operational period from the date of overall commissioning of the entire wind farm. The Environmental Impact Assessment Report (EIAR) and Natura Impact Statement (NIS) will be submitted to the Planning Authority with

the application. The wind farm development is proposed on a site in the townlands of Polnareagha and Ardskeagh (Templemary E.D.); and Tullacondra and Crougta, (Kilmaclenine E.D.), County Cork. The proposed grid connection will be installed underground mainly within the public road from the wind farm site at Crougta, Ballyclogh to the boundary of the 110 Kilovolts substation at Saint Joseph's Road, Mallow passing through the townlands of Kilmaclenine, Crougta, Knockaunavaddreen, Copestown, (Kilmaclenine E.D.), Ballybeg (Buttevant E.D.), Baltydaniel East, Twopothouse, and Cauraghakerry (Caherduggan E.D.); and Cloghlucas North, Curraghphadeen, Ballyvinitier Upper, Ballyvinitier Middle, Ballyvinitier Lower, Parkadallane, Carrigoon More and Carrigoon Beg Mallow Rural E.D.).

AT: Polnareagha, Ardskeagh, Tullacondra, Crougta, Kilmaclenine, Ballyclogh, Knockaunavaddreen, , Copestown, Ballybeg, Baltydaniel East, Twopothouse, Cauraghakerry, Co. Cork.

An appeal against a decision of a Planning Authority may be made to An Bord Pleanála. Appeals should be addressed to the Secretary, An Bord Pleanála, 64, Marlborough Street, Dublin, 1 and will be **INVALID UNLESS ACCOMPANIED BY THE APPROPRIATE FEE.**

Any person lodging an appeal with An Bord Pleanála against a decision of the Planning Authority shall do so in compliance with **SECTIONS 37 & 127** of the **PLANNING & DEVELOPMENT ACT, 2000 (As amended)**. In particular an appeal shall:

- (1) Be made before the **EXPIRATION** of the period of **FOUR WEEKS BEGINNING** on the **DAY of the GIVING (i.e. DATE OF ORDER) of the DECISION of the PLANNING AUTHORITY.**
- (2) An appeal shall be made in writing.
- (3) Shall state the name and address of the appellant or person making the appeal or referral and of the person, if any, acting on his or her behalf.
- (4) Shall state the subject matter of the appeal.
- (5) Shall state **IN FULL** the grounds of appeal and the reasons, considerations and arguments on which they are based. (The Bord cannot take into consideration any grounds of appeal or information submitted after the appeal is lodged).
- (6) Be accompanied by the appropriate fee. (**SEE ATTACHED SCHEDULE**)
- (7) In the case of an Appeal under Section 37 by a person who made submissions or observations in accordance with the Permission Regulations, be accompanied by the acknowledgement by the Planning Authority of receipt of the submissions or observations.

AN APPEAL WHICH DOES NOT COMPLY WITH THESE REQUIREMENTS SHALL BE INVALID. IT SHOULD BE NOTED THAT IN RELATION TO A DECISION BY THE PLANNING AUTHORITY TO GRANT "PERMISSION FOLLOWING OUTLINE PERMISSION" NO APPEAL MAY BE BROUGHT UNDER SECTION 37 TO AN BORD PLEANÁLA IN RESPECT OF ANY ASPECT OF THE PROPOSED DEVELOPMENT WHICH WAS DECIDED IN THE GRANT OF OUTLINE PERMISSION.

Is mise, le meas,



Cathal de Baróid
Administrative Officer

CORK COUNTY COUNCIL
PLANNING & DEVELOPMENT ACTS 2000 – 2010 AS AMENDED
NOTIFICATION OF DECISION TO GRANT Permission

Reference No. in Planning Register **24/05503**

Tullacondra Green Energy Limited
C/O Alison Harvey MIPI
Nicholas O'Dwyer Ltd.
Unit E4, Nutgrove Office Park
Nutgrove Avenue
Dublin 14, D14V3F6

In pursuance of the powers conferred upon them by the above mentioned Act and for the reason set out in the First Schedule hereto, the Council of the County of Cork has by Order dated **22/05/2025** decided to **GRANT Permission** for the development of land namely:

The Applicant is seeking permission for the construction, operation and decommissioning of a wind energy development including:

- 9 wind turbines each with a blade tip height of 175 metres, rotor diameter of 150 metres, hub height of 100 metres and a rated output of 4.5 megawatts.
- Turbine Foundations, crane pad hardstanding areas and associated drainage.
- Upgrade of existing site tracks and construction of new site tracks and associated drainage.
- Access from the local road L5302 at Croughta, Ballyclogh including a new site entrance for the construction phase and upgrading of an existing entrance for the operational phase.
- An on-site 38 kilovolt electrical substation to Electricity Supply Board Networks specification to include control building with electrical infrastructure, welfare facilities supplied by rainwater harvesting and storage tank, a wastewater holding tank with high level alarm, car parking, security fencing and lighting, and all associated infrastructure, services, and site works including a temporary construction compound.
- All associated underground electrical and communications cabling connecting the turbines to the proposed electrical substation.
- A temporary site construction compound and associated ancillary infrastructure including welfare services, office accommodation, parking, fencing, lighting etc.
- Areas for temporary storage of excavated materials.
- A permanent meteorological mast of 100 metres height above ground level on a concrete base.
- Installation of approximately 13.5 kilometres of 38 kilovolts underground electrical cabling, mainly within the public road, between the proposed wind farm substation to the boundary of Mallow 110 kilovolt substation at Saint Joseph's Road Mallow.
- All associated site works including site clearance and ancillary development including site drainage/Sustainable Drainage System, security gates, fencing, permanent and temporary signage, and biodiversity mitigation and enhancements, including hedgerow planting.

The Applicant is seeking a 10-year duration planning permission and 35-year operational period from the date of overall commissioning of the entire wind farm. The Environmental Impact Assessment Report (EIAR) and Natura Impact Statement (NIS) will be submitted to the Planning Authority with the application. The wind farm development is proposed on a site in the townlands of Polnareagha and Ardskeagh (Templemary E.D.); and Tullacondra and Croughta, (Kilmaclenine E.D.), County Cork.

The proposed grid connection will be installed underground mainly within the public road from the wind farm site at Croughta, Ballyclogh to the boundary of the 110 Kilovolts substation at Saint Joseph's Road, Mallow passing through the townlands of Kilmaclenine,

Croughta, Knockaunavaddreen, Copestown, (Kilmaclenine E.D.), Ballybeg (Buttevant E.D.), Baltydaniel East, Twopothouse, and Caurraghakerry (Caherduggan E.D); and Cloghlucas North, Curraghphadeen, Ballyvinitter Upper, Ballyvinitter Middle, Ballyvinitter Lower, Parkadallane, Carrigoon More and Carrigoon Beg Mallow Rural E.D.).

At: Polnareagha, Ardskeagh, Tullacondra, Croughta, Kilmaclenine, Ballyclogh, Knockaunavaddreen, , Copestown, Ballybeg, Baltydaniel East Twopothouse, Caurraghakerry, Co. Cork

In accordance with the plans and particulars submitted by the applicant

On: 09/08/2024, as amended on 28/03/2025

And subject to the conditions (71 no.) set out in Column 1 of the Second Schedule attached hereto. The reasons for the imposition of the said conditions are set out in Column 2 of the schedule.

An appeal against a decision of the Planning Authority may be made to An Bord Pleanála by any authorised person before the EXPIRATION of the period of FOUR WEEKS beginning on the day of the giving (i.e. Date of Order) of the decision of the Planning Authority. (SEE NOTES ATTACHED).

If there is no appeal against the said decision on expiration of the period, a grant of Permission in accordance with the decision shall be issued as soon as may be, but not earlier than 3 working days after the expiration of the period for the making of an appeal to An Bord Pleanála. It should be noted that until a grant of Permission has been issued the development in question is NOT AUTHORISED.

Signed on behalf of the said Council



Cathal de Baróid
Administrative Officer

Date: 22/05/2025

SEE NOTES ATTACHED

Please note that pursuant to S.34(3) of the Act, the Planning Authority has had regard to submissions or observations received in accordance with these Regulations.

In accordance with Article 20, site notice shall be removed on receipt of this notification.

SECOND SCHEDULE

No.	Condition	Reason
1	The proposed development shall be carried out in accordance with plans and particulars lodged with the Planning Authority on 09/08/2024, as amended by plans and particulars lodged on 28/03/2025, save where amended by the conditions herein.	To clarify the documents to which this permission relates in the interests of the proper development of the site.
2	This permission shall be for a period of thirty five (35) years from the date of the commissioning of the wind turbines. The wind turbines and related ancillary structures shall then be decommissioned and removed unless, prior to the end of the period, planning permission shall have been granted for their continuance for a further period.	To enable the relevant planning authority to review the operation of the wind farm in light of the circumstances then prevailing.
3	The period during which the development hereby permitted is constructed shall be 10 years from the date of grant of permission. This permission shall be for a period of 35 years from the date of the first commissioning of the wind farm.	In the interests of orderly development.
4	<p>The proposed development shall be amended in the following respects;</p> <p>1. The hedgerow along the existing access lane to the west of the proposed substation shall be retained and the parking spaces to the west of the substation shall be repositioned in the vicinity of the substation, to the satisfaction of the Planning Authority.</p> <p>2. The hedgerow and trees on both sides of the existing access lane between the private laneway junction adjoining the farm complex to the north east and the substation to the south, shall be retained, with the exception of the opening to facilitate the temporary access lane, as shown on drawing no. 20910-NOD-XX-XX-DR-C-08006 (site layout sheet 2 of 6). The proposal to widen the existing access lane shall be omitted. The proposed temporary access lane between the temporary compound and the temporary stockpile and storage areas at this location shall be used as a permanent access lane, or as amended with a minor adjustment, subject to approval by the Planning Authority.</p>	In the interests of protecting biodiversity.

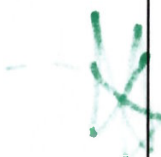
	<p>3.The proposed temporary opening in the hedgerow to the west of turbine T8, as shown on drawing no. 20910-NOD-XX-XX-DR-C-08007 (site layout sheet 3 of 6), shall be omitted and the layout in respect of the auxillary crane pad, access and ancillary elements shall be amended accordingly, or as otherwise agreed in writing with the Planning Authority.</p> <p>4.The proposed temporary opening and the proposed permanent opening in the hedgerow to the east of the 100m mast, as shown on drawing no. 20910-NOD-XX-XX-DR-C-08009 (site layout sheet 5 of 6) shall be replaced with a single access opening in this hedgerow at this location, to the satisfaction of the Planning Authority.</p> <p>Prior to the commencement of development, a full set of revised plans, making provision for the above requirements, shall be submitted to and agreed in writing with the Planning Authority, or as otherwise agreed in writing with the Planning Authority.</p>	
5	All trees and hedgerows within and on the boundaries of the site, except those specified trees whose removal is authorised in writing by the Planning Authority to facilitate the development, shall be protected during building operations and retained thereafter.	In the interests of visual amenity.
6	Cutting or removal of trees, hedgerows and clearance of ground vegetation shall not be undertaken between the 1st of March and 31st August.	To protect biodiversity.
7	Construction activities shall be carried out in accordance with good practice as set out in CIRIA Guidelines Control of Water Pollution from Construction Sites – Guide to Good Practice.	To ensure no surface water impacts on the receiving environment.
8	No soil, spoil, construction material or waste will be stored or tipped near hedgerows or tree and no construction plant or vehicles will be parked within the spread of existing/retained trees or hedgerows.	In the interests of protecting biodiversity value within the site.
9	All tree felling and hedgerow removal work shall be carried out in the period from September to mid-October only. Trees with bat roosting potential	In the interest of ensuring the protection of bats.

	<p>shall be identified by a bat specialist prior the commencement of felling and shall only be felled following examination by and under the supervision of a bat specialist.</p>	
10	<p>All works shall be implemented in accordance with mitigation measures specified in the Natura Impact Statement received by the Planning Authority on the 28/03/2025 and as updated by conditions of planning herein.</p> <p>A compliance monitoring report shall be submitted to the planning authority at the end of the main construction period.</p>	<p>To ensure there will be no adverse effects on the integrity of any Natura 2000 site.</p>
11	<p>A programme of implementation of the habitat enhancement measures, as set out in the Habitat Management Plan, shall be submitted to and agreed in writing with the Planning Authority prior to the commencement of development. Habitat enhancement measures, as outlined in the Habitat Management Plan, shall commence within the first planting season after the completion of construction works.</p> <p>All tree and shrub planting shall be with native species only, as identified in Table 5 of the Habitat Management Plan.</p> <p>A compliance report, outlining where enhancement measures have commenced, with reference to Biodiversity Enhancements Maps, shall be submitted and agreed in writing with the Planning Authority within a period of two months after the the first planting season post completion of construction works.</p>	<p>To protect biodiversity.</p>
12	<p>All works shall be implemented in accordance with mitigation measures specified in the Biodiversity Chapter of the EIAR received by the Planning Authority on the 09/08/2024 and as updated by conditions of planning herein.</p> <p>A compliance monitoring report shall be submitted to the planning authority at the end of the main construction period.</p>	<p>To ensure there will be no ecological impacts on the site and surrounding area during the construction and operational phases of development.</p>
13	<p>Prior to the commencement of development activity, protective fencing in accordance with BS 5837, shall be installed to protect all trees identified to be retained. The fencing shall be installed in such a manner as to provide protection to the critical root zone of trees to be protected and it shall be retained on site until all construction works are</p>	<p>To protect biodiversity.</p>

	completed. No soil, spoil, construction material or waste will be stored or tipped within the fenced off area and no construction plant or vehicles will be parked within the spread of trees/hedgerows identified to be retained. The fencing shall be retained until such time as works are completed.	
14	No stockpiling shall take place within 10m of any open drain, watercourse, intertidal or coastal area.	In the interests of ensuring the protection of water quality in the receiving environment.
15	All works shall be implemented in accordance with mitigation measures specified in the Ornithology Chapter of the EIAR received by the Planning Authority on the 09/08/2024 and as updated by conditions of planning herein. A compliance monitoring report shall be submitted to the planning authority at the end of the main construction period.	To protect birds.
16	Prior to the commence of works, a Post-Construction Ornithological Monitoring and Mitigation Plan for the site shall be submitted to the planning authority for agreement. The plan shall be prepared by a suitably experienced and qualified ornithologist and shall include the following: Details of ornithological post construction monitoring and surveys for the site and its zone of influence for the lifetime of the proposal. The applicant is advised that this shall include nocturnal migration surveys for the site. Details of fatality monitoring for the lifetime of the proposal. Details of a fluid mitigation response based on the assessment of results / observations collected during monitoring / surveys and the provision for review and updating of the monitoring programme and mitigation strategy arising from the ongoing monitoring e.g. in the event that its discovered that particular periods of the year have large numbers of species of conservation traversing and/or utilising the site then a curtailment programme shall be implemented.	To protect birds.
17	Prior to the commence of works, a Post-Construction Bat Monitoring and Mitigation Plan for the site shall be submitted to the planning authority for agreement. The plan shall be prepared by a suitably experienced and qualified	To protect bats which are protected species and to ensure implementation of bat mitigation measures.

	<p>ecologist and shall include the following: Details of bat post-construction monitoring and surveys for the site and its zone of influence for the lifetime of the proposal.</p> <p>Details of fatality monitoring for the lifetime of the proposal.</p> <p>Details of a fluid mitigation response based on the assessment of results / observations collected during monitoring / surveys and the provision for review and updating of the monitoring programme and mitigation strategy arising from the ongoing monitoring e.g. in the event that its discovered that particular periods of the year have large numbers of species of conservation traversing and/or utilising the site then a curtailment programme shall be implemented.</p>	
18	<p>Compliance monitoring reports shall be submitted to the planning authority, for agreement, on the compliance, progress, and success of the 10 Management Prescriptions of the Habitat Management Plan, namely:</p> <ol style="list-style-type: none"> 1) Woodland planting and enhancement, 2) Dry meadow creation, 3) Wet grassland management, 4) Hedgerow and tree planting and enhancement, 5) Field margin development, 6) Scrub planting and enhancement, 7) Pond enhancement, 8) Shelter habitat creation, 9) Invasive non-native species management, and 10) Bat mitigation. <p>These reports shall be submitted one year after the commencement of habitat enhancement works, and subsequently after year 3, 5, and 10. The report shall include photos of planting and enhancement works, and progress of habitat enhancement.</p> <p>Any trees that die or are removed within three years of planting shall be replaced in the first planting season thereafter.</p>	To protect biodiversity.
19	<p>All works shall be supervised by an on-site Ecological Clerk of Works who will report on compliance with the relevant mitigation measures. The Ecological Clerk of Works shall</p>	To protect biodiversity.

	<p>be empowered to halt works where he/she considers that the continuation of the works is likely to result in a significant pollution or siltation incident. In the event of a water pollution incident or damage to habitats these reports will be made available to the relevant statutory authorities, and on-site works will cease until authorised to continue by the planning authority. A compliance monitoring report shall be prepared by the Ecological Clerk of Works and shall be submitted to the planning authority at the end of the main construction period</p>	
20	<p>The proposed location of Turbine 5, including all related ancillary structures, shall be moved 20m north of the proposed location as outlined in RFI point 4 (b), received by the Planning Authority on 08/03/2025, unless otherwise agreed in writing with the Planning Authority.</p> <p>A set of revised plans, including a site layout plan, shall be submitted for agreement with the Planning Authority.</p>	To ensure the protection of aquatic biodiversity.
21	<p>Prior to the commencement of development, a comprehensive Post Construction Decommissioning and Restoration Report and associated scaled plans with clear associated legends, shall be submitted to the planning authority, for agreement, and provide for the following:</p> <ul style="list-style-type: none"> - The removal of all construction related structures, including hardstanding areas. - All tracks and areas marked as "temporary" in the submitted site layout drawings (received 28/03/2025) shall be decommissioned and have a covering layer of topsoil or vegetated sod placed on them. -All temporary openings in the hedgerows to accommodate the temporary tracks and temporary entrances, including along the roadside boundary, shall be closed with sod and stone hedgerows or earth berms and native hedging to match the existing. <p>These parts/elements of the site shall be restored to their original condition prior to operations commencing, in accordance with the approved plan, to the satisfaction of</p>	To ensure site restoration in the interests of orderly development.

	<p>the Planning Authority, within a period of six months from the date of completion of construction, or as otherwise agreed in writing with the Planning Authority.</p>	
22	<p>a. Shadow flicker arising from the proposed development, by itself or in combination with other existing or permitted wind energy development in the vicinity, shall not exceed 30 hours per year or 30 minutes per day at existing or permitted dwellings or other sensitive receptors. In the event that any existing unoccupied residential property become habitable within 500m of a wind turbine, during the lifetime of the development, the developer shall include these properties in the list of sensitive receptors and implement the necessary approved mitigation measures to satisfy the stated requirement, to the satisfaction of the Planning Authority.</p> <p>b. The proposed development shall be fitted with appropriate equipment and software to control shadow flicker in accordance with the above requirement. Details of these control measures shall be submitted to and agreed in writing with the Planning Authority prior to commencement of development.</p> <p>c. A report shall be prepared by a suitably qualified person in accordance with the requirements of the planning authority indicating compliance with the above shadow flicker requirements at dwellings and sensitive receptors. Within 12 months of commissioning of the proposed wind farm, this report shall be submitted to, and agreed in writing with, the planning authority. The developer shall outline proposed measures to address any recorded non-compliances, controlling turbine rotation if necessary. A similar report may be requested at reasonable intervals thereafter by the planning authority.</p>	<p>In the interests of residential amenity.</p>
23	<p>The rating level of noise emissions from the combined effects of the wind turbines (including the application of any tonal penalty and amplitude modulation (AM) penalty), when determined in accordance with the Institute of Acoustics Wind Turbine Guidance Notes, shall not exceed the daytime and night-time criterion values for the relevant</p>	<p>To safeguard the amenities of the area.</p> 

	integer wind speed set out in or derived from Table 13.16 as amended by 13.22 for receptor 17 of Chapter 13, EIA Volume 2 when measured at any specified noise sensitive location during the daytime and night-time.	
24	Prior to operation of the wind farm, a tonal analysis and assessment of the wind turbines shall be undertaken in accordance with the procedure outlined in 'Annex B, Guidelines Note 3, of the Good Practice Guide to the Application of ETSU-97 for the Assessment and Rating of Wind Turbine Noise'. The wind farm operator shall submit a copy of the assessment for approval by the Local Planning Authority within 21 days of receipt of the qualified wind farm acoustician's assessment and prior to the wind farm going into operation, unless an extension of the time limit has been agreed in writing by the Planning Authority.	To safeguard the amenities of the area.
25	Prior to operation of the substation, a tonal analysis and assessment of the substation shall be undertaken in accordance with the procedure outlined in BS 4142: 2014: Annex D (normative): Objective method for assessing the audibility of tones in sound: Reference method. The wind farm operator shall submit a copy of the further assessment for approval by the Planning Authority within 21 days of receipt of the qualified acoustician's assessment and prior to the wind farm going into operation, unless and extension of the time limit is agreed in writing by the Planning Authority.	To safeguard the amenities of the area.
26	Noise levels emanating from the substation when measured at noise sensitive locations shall not exceed: 55 dB LAR, 30 minutes during the daytime (07:00 - 19:00); 50dB LAR, 30 minutes during the evening time (19:00-23:00); and 45dB LAeq, 15 minutes during the night-time (23:00 - 07:00). Tonal noise from the substation should not be audible at any NSL during the night-time.	To safeguard the amenities of the area.
27	In the event that any existing unoccupied residential property within 500m of a wind turbine becomes habitable during the lifetime of the development, the developer shall include these properties in the list of sensitive receptors and implement the	In the interests of residential amenity. <i>Niamh @ Novatel</i> <i>.le.</i>

	<p>necessary approved mitigation measures in accordance with the requirements set out below, to the satisfaction of the Planning Authority.</p> <p>The developer shall submit to the Planning Authority for approval a noise mitigation plan utilising similar mechanisms as proposed for property H17. The noise mitigation plan shall demonstrate that the rating level of noise emissions from the combined effects of the wind turbines (including the application of any tonal penalty and amplitude modulation (AM) penalty), when determined in accordance with the Institute of Acoustics Wind Turbine Guidance Notes, shall not exceed the daytime and night-time criterion values for the relevant integer wind speed in Table 13.16 as amended by Table 13.22 as outlined within Chapter 13, EIAR Volume 2 when measured at any specified noise sensitive location during the daytime and night-time.</p>	
28	<p>During the construction phase operations on site shall be carried out in such a manner that no polluting material, rubble, waste material or contaminated surface water enters any adjacent watercourses or public roadway around the site. No burning of waste material shall take place on site.</p>	<p>In the interests of environmental protection.</p>
29	<p>All over ground tanks containing fuels shall be contained in a waterproof bunded area, the capacity of the bund is to be the greater of the following; 110% of the largest tank size or 25% of total volume stored in the bunded area. All valves on the tank shall be contained within the bunded area. The bunded area shall be fitted with a locking valve that shall be opened only to discharge storm water. The developer shall ensure that this valve is locked at all times.</p>	<p>In the interests of environmental protection.</p>
30	<p>Prior to commencement of development an updated Construction & Environmental Management Plan shall be submitted for written agreement of the planning authority.</p> <p>The plan shall include a site drainage management plan incorporating a detailed silt management plan & pollution prevention plan, prepared by a suitably qualified person. The</p>	<p>To prevent water pollution.</p>

	plan shall also include a detailed water quality monitoring programme for the construction period.	
31	Silt fencing shall be constructed to protect watercourses on site from run-off of silt laden water prior to commencement of development. These silt fences shall be maintained as required during the construction phase, & on an ongoing basis, until the site is fully vegetated & the risk of silt run-off is minimised.	To protect water quality.
32	The service roads shall be cambered to deflect surface water to the adjoining fields for attenuation. Service roads shall not discharge directly to open drains on site.	To prevent water pollution.
33	All drainage and sediment /silt traps shall be in place before any other works are undertaken on the site. All work shall be carried out in favourable weather conditions to minimise the generation of silt & fines.	To prevent water pollution.
34	All watercourses in or adjacent to the works area shall be monitored on a daily basis to ensure they are not being impacted by silt/sediment laden storm water run-off from works area. A record of this monitoring shall be maintained on site.	To protect surface water quality.
35	Hydrocarbon spill kits shall be in place on all site vehicles/plant. Suitable interceptor drip trays shall be used when refuelling vehicles/plant & when vehicles/plant are parked. No servicing of vehicles/plant shall be carried out on site.	To prevent water pollution.
36	<p>Prior to the commencement of works, the applicant/operator shall submit a site specific Restoration Waste Management Plan for the Construction and Restoration Phases of the proposed development. The Plan shall include:</p> <p>a) Provision for method statement(s) for waste prevention and reduction detailing measures to be taken to promote waste prevention and minimisation during the Restoration stages for earthworks, access roads, ducting works, ducting chambers and associated landscaping works .</p> <p>b) Provision of a method statement for waste segregation for reuse, repurpose and recycling detailing measures to be taken to</p>	To encourage reuse of materials and minimise quantities of waste destined for disposal.

promote waste segregation during the Restoration Phases .

c) A method statement for Restoration works (For Non Hazardous waste and Hazardous Waste) is required that indicates the methods to be used in carrying out Restoration works to ensure all waste streams are cleanly separated and onsite arrangements for the storage of recyclable materials prior to collection shall be made to the satisfaction of the Planning Authority.

d) Restoration Plans:Provision of appropriate sequencing of activities during the procurement of the project to ensure that operations are predetermined and documented and that an appropriately selective Construction/ Environmental Management methodologies are employed.

e) Measures for containment of construction related fuel and oils within specially constructed bund to ensure that fuel spillages are fully contained. Such bunds shall be covered to exclude rainwater. All hydrocarbon containers shall be double skinned and banded to guard against potential accidental spillages and leakages entering watercourses and drains. Appropriate Spill kits are to be retained on site all times to ensure that any spillages or leakages are attended to immediately.

f) Cement contaminated water, concrete wash down water shall not be directly or indirectly discharged to any surface water feature/drains and to soil during construction activities. Measures to deal with d) Cement contaminated water, concrete wash down water during construction activities shall be provided.

g) Sequencing of activities during the procurement of the project to ensure silt/sediments and dust emissions are appropriately managed within the confines of the construction site.

h) Provisions of Site specific Measures to ensure all surface water run-off laden with sediments/silt or pollutants is controlled from

	<p>discharging directly onto local surface rivers, streams, smaller watercourses/drainage ditches</p> <p>i) Provisions must be put in place to ensure that the construction activities do not give rise to dust, mud, dirt, litter or debris carried onto or deposited on the public road or footpath and shall be responsible for the immediate removal from the public road or footpath, of any dust, mud, dirt, litter or debris caused by the construction or demolition works.</p> <p>j) Estimate of wastes likely to be generated from the Restoration works. The List of Waste code must be assigned to each waste type (For Non Hazardous waste and Hazardous Waste).</p> <p>k) Siting of Waste storage areas shall be selected so that they are set back from watercourses, ecological sensitive areas of extreme vulnerability, and away from potential floodplain areas and areas containing invasive species.</p>	
37	<p>Hydrocarbon spill kits shall be in place on all site vehicles/plant. Suitable interceptor drip trays shall be used when refueling vehicles/plant & when vehicles/plant are parked. No servicing of vehicles/plant shall be carried out on site.</p> <p>All Oil/diesel tanks and Oil/diesel filling locations, if used on site in the site development stage, shall be banded.</p>	To prevent water pollution.
38	<p>Prior to construction works commencing, specific areas for storage, delivery and loading/unloading of materials shall be designated and shall have appropriate containment measures put in place. The applicant/developer shall ensure that handling and storage areas shall be actively managed and fine, dry material shall be stored inside enclosed shields/coverings or within central storage areas (A layout map (scale 1:500) shall be submitted that shows storage locations within the proposed site)</p>	To protect the local environment.
39	<p>The applicant shall also ensure that all construction works on site shall be carried out in accordance with the Construction and Environmental</p>	To encourage reuse of materials and minimise quantities of waste destined for disposal.

	<p>Management Plan (CEMP) that has been prepared for the Project and is included in EIAR Volume III" .This Plan shall be developed and continually updated by the contractor/developer during the Construction and Restoration phases of the development.</p> <p>The site specific "Construction Demolition & Waste Management Plan" shall be kept onsite and made available for inspection at all times during the Construction and Restoration phases of the proposed development.</p> <p>The preparation of the "detailed site specific Construction & Environmental Management Plan" shall be in accordance with the EPA 'BEST PRACTICE GUIDELINES for the preparation of resource & waste management plans for construction & demolition projects published by Environmental Protection Agency 2021.</p>	
40	As soon as is practicable following completion of the proposed activities, the applicant / developer / operator of the site shall seed the site with grass and return it to beneficial agricultural use.	To safeguard the amenities of the area and prevent water pollution.
41	The applicant / developer / operator of the site shall ensure that soiled water containment measures, as outlined in the application documents and drawings, are put in place during the course of the activity to ensure that soiled water runoff from the site shall not enter into any watercourse. The design, installation and commissioning of the soiled water containment measures, shall be undertaken by an appropriately qualified person. An inspection and maintenance programme for the soiled water containment measures shall also be provided.	To safeguard the amenities of the area and prevent water pollution.
42	Prior to construction works commencing ,the Contractor shall designate a Site Manager as the Construction Waste Manager who shall have an overall responsibility for the implementation of the Construction Environmental Management Plan and Construction Waste Management Plan The Waste Manager will have the authority to instruct all site personnel to comply with the specific provisions of the	To protect the local environment.

	Plan.	
43	<p>The developer shall ensure that all waste leaving the site shall be transported by a suitably permitted contractor and taken to a licensed/permitted facility. All waste leaving the site shall be recorded and copies of consignment delivery docket, copies of waste collection and facility and a waste register shall be retained on site and made available to Environmental officers of the Local Authority for inspection at any time during the construction stages of the project.</p> <p>During the course of construction work, the developer shall provide onsite a number of covered skips or other such receptacle for the deposit therein of all rubbish, litter, packaging, rubble and other such materials arising from the works. The developer shall ensure that the site and its environs are always maintained in a clean and tidy condition. Adequate on-site arrangements shall be made to the satisfaction of the Planning Authority for the storage of recyclable materials prior to collection.</p>	To protect the local environment.
44	Existing roadside drainage arrangements shall be preserved to the satisfaction of the Planning Authority.	To preserve proper roadside drainage and to prevent the flooding of the public road.
45	No dust, mud or debris from the site shall be carried onto or deposited on the public road/footpath. Public roads and footpaths in the vicinity of the site shall be maintained in a tidy condition by the developer during the construction phase.	To protect the amenities of the area and in the interests of road safety.
46	Any additional surface water created as a result of this development shall be catered for within the site and not allowed flow onto the public road.	In the interest of proper and orderly development.
47	Any damage caused to the public road during the course of construction shall be repaired to the satisfaction of the local authority at the applicant's own expense.	In the interest of safety.
48	A Traffic Management Plan for each stage of the development shall be submitted prior to the works commencing on site.	In the interests of orderly development and vehicular and pedestrian safety.
49	During construction the wheels of all trucks shall be washed prior to their exit from the site in a wheel wash facility. Details of the construction, installation and operation of this facility shall be agreed in writing	To protect the amenities of the area and in the interests of road safety.

	with the Planning Authority prior to commencement of any development.	
50	During construction the developer shall provide adequate off carriageway parking facilities within the curtilage of the site for all traffic associated with the proposed development, including delivery and service vehicles/trucks. There shall be no parking along the public road or footpath.	In the interests of road safety and to protect the amenities of the area.
51	The developer shall clean any spillages on the public roads arising from the development, as the need arises or when requested to do so by the Planning Authority.	In the interests of traffic safety.
52	The area between the road edge and the new roadside boundary at the entrances off the L5302 shall be excavated to a depth of 150mm and filled with broken stone, compacted and properly blinded to the satisfaction of the Planning Authority. The finished surface shall slope gradually towards the new boundary.	In the interests of road safety.
53	A road opening licence shall be obtained for any works that are to be carried out on the public roads, should any works require a road closure this too shall be obtained from the local authority in advance of any works being undertaken.	In the interest of orderly development.
54	The Construction Environmental Management Plan (CEMP) shall include the location of all identified archaeological features and required buffer zones (as identified in Chapter 15 of the EIA: Archaeology and Cultural Heritage) overlaid on the Site Layout drawings relevant to the proposed development. The CEMP shall clearly describe all identified likely archaeological impacts, both direct and indirect, and all mitigation measures to be employed to protect the archaeological or cultural heritage environment during all phases of site preparation and construction activity. This shall be submitted to the Local Authority for written agreement prior to the commencement of development.	To ensure the continued preservation [either in situ or by record] of places, caves, sites, features or other objects of archaeological interest.
55	The developer shall engage a suitably qualified archaeologist to monitor (licensed under the National Monuments Acts) all site clearance works, topsoil stripping, groundworks and the following areas as identified in Chapter 15 of the EIA: Archaeology and Cultural Heritage:	To ensure the continued preservation [either in situ or by record] of places, caves, sites, features or other objects of archaeological interest.

- off-road open-cut trenching along the chosen Grid Connection Route option.
- Off-road accommodating areas required along the chosen Turbine Delivery Route.
- Groundworks associated with two sections of Horizontal Directional Drilling along the chosen Grid Connectin Route.
- Groundworks associated with construction of the Grid Connection Route along Ballyvinitter Railway Bridge (Feature 131, Chapter 15 EIAR).
- Groundworks associated with the construction of the Grid Connection Route under Grange Bridge (Feature 35 in Chapter 15 EIAR).
- Groundworks associated with the Grid Connection Route and/or Turbine Delivery Route along the public road adjacent to Knockaunavaddre ringfort (Feature 128 in Chapter 15, EIAR).

The use of appropriate machinery to ensure the preservation and recording of any surviving archaeological remains shall be necessary. Should archaeological remains be identified during the course of archaeological monitoring, all works shall cease in the area of archaeological interest pending a decision of the planning authority, in consultation with the National Monuments Service, regarding appropriate mitigation [preservation in-situ/excavation]. The developer shall facilitate the archaeologist in recording any remains identified. Any further archaeological mitigation requirements specified by the planning authority, following consultation with the National Monuments Service, shall be complied with by the developer. Following the completion of all archaeological work on site and any necessary post-excavation specialist analysis, the planning authority and the National Monuments Service shall be furnished with a final archaeological report describing the results of the monitoring and any subsequent required archaeological investigative work/excavation required. All resulting and associated archaeological costs shall be borne by the developer.

56	<p>This permission shall exclude the following Recorded Archaeological Monuments, all to be preserved in-situ: RMP CO024-219 (Feature 83 on Figure 15.9, EIAR) RMP CO024-033 (Feature 60 on Figure 15.9, EIAR) RMP CO024-237: Ring-ditch (Feature 89 on Figure 15.9, EIAR) RMP CO024-034 fulacht fiadh (Feature 61 on Figure 15.9, EIAR).</p>	To protect items of archaeological heritage.
57	<p>The developer shall engage a suitably qualified archaeologist (licensed under the National Monuments Acts) to carry out pre-development archaeological testing in areas of proposed ground disturbance and to submit an archaeological impact assessment report for the written agreement of the planning authority, following consultation with the National Monuments Service, in advance of any site preparation works or groundworks, including site investigation works/topsoil stripping/site clearance/underwater works and/or construction works. The archaeologist shall agree the testing plan with the County Archaeologist prior to submitting their Licence Application to the National Monuments Service (NMS). The report shall include an archaeological impact statement and mitigation strategy. Where archaeological material is shown to be present, avoidance, preservation in-situ, preservation by record [archaeological excavation] and/or monitoring may be required. Any further archaeological mitigation requirements specified by the planning authority, following consultation with the National Monuments Service, shall be complied with by the developer. No site preparation and/or construction works shall be carried out on site until the archaeologist's report has been submitted to and approval to proceed is agreed in writing with the planning authority. The planning authority and the National Monuments Service shall be furnished with a final archaeological report describing the results of any subsequent archaeological investigative works and/or monitoring following the completion of all archaeological work on site and</p>	To ensure the continued preservation [either in situ or by record] of places, caves, sites, features or other objects of archaeological interest.

	<p>the completion of any necessary post-excavation work. All resulting and associated archaeological costs shall be borne by the developer.</p>	
58	<p>The following buffer zones shall be established by a suitably qualified archaeologist prior to the commencement of any development works (including archaeological testing) and by written agreement with the Planning Authority in advance:</p> <p>50m around RMP CO024-219 Enclosure (Feature 83 on Figure 1.9, EIA)</p> <p>50m around RMP CO024-033 Ringfort (Feature 60 on Figure 15.9, EIA)</p> <p>30m around RMP CO024-237: Ring-ditch (Feature 89 on Figure 15.9 of EIA)</p> <p>20m around RMP CO024-034 Fulacht fiadh (Feature 61 on Figure 15.9, EIA)</p> <p>The buffer zones shall be delimited using appropriate temporary boundary fencing and signage. Prior to the commencement of the development an archaeologist shall submit to the Local Authority a Site Layout showing the location of the buffer zones in relation to the archaeological monument supported by photographic evidence. No construction works, stockpiling of topsoil or storage of materials or any development or landscaping should take place within the designated buffer zone. No trees, plants should be removed from the buffer zone. The buffer zone shall remain in place during the course of works associated with the proposed development.</p>	<p>To preserve items of archaeological importance</p>
59	<p>All turbines shall be illuminated by Type C, Medium intensity, Fixed Red obstacle lighting with a minimum output of 2,000 candela to be visible in all directions of azimuth and to be operational H24/7 days a week. Obstacle lighting shall be incandescent or, if LED or other types are used, of a type visible to Night Vision equipment. Obstacle lighting used must emit light at the near InfraRed (IR) range of the electromagnetic spectrum,</p>	<p>In the interests of orderly development.</p>

	specifically at or near 850 nanometres (nm) of wavelength. Light intensity shall be of similar value to that emitted in the visible spectrum of light.	
60	In the event that it is proposed to build over or divert existing water or wastewater services infrastructure, the developer shall obtain a written Confirmation of Feasibility (COF) of Diversion(s) from Uisce Eireann and enter into a diversion agreement with Uisce Eireann, prior to the commencement of development. The developer shall comply with the standards and conditions set out in that agreement.	In the interests of orderly development and to protect existing infrastructure.
61	<p>The developer shall contact the Irish Aviation Authority and submit the following proposal for approval;</p> <ol style="list-style-type: none"> 1. Agree an aeronautical obstacle warning light scheme for the wind farm development. 2. Provide as-constructed coordinates in WGS-84 format together with ground and tip height elevations at each wind turbine location and 3. notify the authority of intention to commence crane operations with at least 30 days prior notification of their erection in accordance with S.I. 215 of 2005 Irish Aviation Authority (Obstacles to Aircraft in Flight) Order. <p>Full details of the proposal and the record of agreement with the Irish Aviation Authority shall be submitted to the Planning Authority prior to the commencement of development.</p>	In the interests of orderly development.
62	All operations on site shall be carried out in such a manner as to ensure that no odour or dust nuisance occurs beyond the site boundary because of such operations.	To safeguard the amenities of the area.
63	A designated member of the company's staff shall interface with the Planning Authority or member of the public in the event of complaints or queries in relation to environmental emissions. Details of the name and contact details of this person shall be available to the Planning Authority on request whether requested in writing or by a member of staff of the Planning Authority at the site.	To safeguard the amenities of the area.
64	A Construction/Decommissioning Dust and Noise Management plan shall be put in place and agreed in writing with the Planning Authority	To protect the residential amenities of the area.

	<p>prior to the commencement of Construction operations on site. This plan shall provide details of intended construction plan for the development, including;</p> <p>(a) Proposals for the suppression of on-site noise</p> <p>(b) Proposals for the suppression of dust on site</p> <p>(c) Proposals for the suppression of vibration</p> <p>(d) Proposals to minimise any odours on site.</p> <p>This plan shall include a comprehensive monitoring plan to include inter alia noise and dust with regular reporting to the Planning Authority.</p>	
65	<p>A noise compliance monitoring programme shall be submitted for agreement with the Planning Authority within 6 months of commissioning of the proposed development. All results shall be submitted to the Planning Authority within 1 month of completion of the survey. The developer shall carry out at his own expence such additional noise mitigation measures as may be deemed necessary following a review of each or all noise survey results.</p>	<p>To safeguard the amenities of the area and provide for monitoring.</p>
66	<p>Prior to the commencement of development, the applicant shall liaise with ESB Networks and Cork County Council regarding the installation of the grid connection cable along the L-5320 local road. The grid connection shall include the provision of joint bays at both ends of the proposed Mallow Relief Road flyover, as indicated in the documentation submitted to the planning authority, to facilitate future diversion of the cable onto the flyover in the event that the relief road is constructed after the grid connection has been installed. All works shall be carried out in consultation with and to the satisfaction of ESB Networks and the Roads Authority, and any associated costs shall be borne by the developer.</p>	<p>To ensure the grid connection is coordinated with existing and proposed infrastructure and to facilitate future road development in the area in a safe and sustainable manner.</p>
67	<p>Prior to the commencement of development, the developer shall coordinate with Cork County Council</p>	<p>To ensure the safe, coordinated, and cost-effective delivery of the permitted development and any</p>

	<p>and relevant utility providers to ensure that, should the Mallow Relief Road proceed to construction, the sequencing of works shall prioritise the construction of the proposed flyover prior to the closure or removal of the existing local road. The transfer of existing services, including the permitted grid connection cable and any water infrastructure located within the local road, shall be facilitated via the flyover to minimise disruption. This approach shall be implemented to avoid the need for live service diversions during subsequent stages of the relief road construction and to minimise wind farm downtime. The developer shall work in close consultation with the Roads Authority and shall bear the cost of any associated works necessary to secure this outcome.</p>	<p>future road infrastructure, while minimising disruption to existing services and local residents.</p>
68	<p>The developer shall bear all costs associated with the diversion of the grid connection infrastructure, including but not limited to the design and installation of ESB Networks (ESBN) ducting within the proposed flyover by the Roads Authority, as well as ESBN's own costs relating to de-energisation, cable installation, jointing, testing, commissioning, energisation, and reinstatement of the public road or other affected infrastructure. All such works shall be carried out in consultation with and to the satisfaction of ESB Networks and the Roads Authority.</p>	<p>To ensure that all utility diversion works are carried out without cost to the public authority and to facilitate the coordinated delivery of infrastructure in the area.</p>
69	<p>On partial decommissioning of the turbines or if the turbines cease operation for a period of more than one year, the mast and the turbine(s) concerned shall be removed. On full decommissioning, all structures shall be removed, including the turbines, mast, substation, hardstanding areas, new and extended tracks and ancillary structures, within a period of three months of decommissioning. The site shall be restored to its original condition prior to operations commencing, to the satisfaction of the Planning Authority, within a period of six months from the date of decommissioning or as otherwise agreed in writing with the Planning Authority. This includes the closure of all new entrances/openings in the hedgerows with sod and stone</p>	<p>In the interest of orderly development.</p>

	<p>hedgerows or earth berms and native hedging to match the existing. Prior to the commencement of development, a comprehensive Decommissioning and Restoration Report and associated scaled plans, with clear associated legends, shall be submitted to the planning authority for approval.</p>	
70	<p>Prior to any works taking place in the vicinity of the railway underbridge (UBC331) located on the Greenvale Road, the developer shall apply to Iarnrod Eireann to seek permission for a separate licence agreement to cover the laying of the proposed 38 kilovolts underground cable through the railway underbridge.</p>	<p>In the interests of safety and orderly development.</p>
71	<p>Before any development commences, or, at the discretion of the Planning Authority, within such further period or periods of time as it may nominate in writing, the developer shall provide, to the satisfaction of the Planning Authority, security in the amount of €2,080,205.00 to guarantee the satisfactory completion of the restoration of the road network as required by Condition. The security shall be a Bond provided by a Bank or Insurance Company acceptable to the Planning Authority.</p>	<p>To ensure the satisfactory completion of restoration in the interests of orderly development.</p>





