KILDARE COUNTY COUNCIL

Planning and Development Act 2000 (as amended)

Planning and Development (Strategic Infrastructure) Act 2006

Planning Authority report in accordance with the requirements of

Section 37E(4) of the Planning and Development Act 2000 (as amended).

An Coimisiún Pleanála Ref. No.	322845-25
Applicant	North Kildare Wind Farm Limited
Site Location	Ballynamullagh, Kilmurry, Coolree, Killyon, Mulgeeth and Drehid, Co. Kildare

Executive Summary

North Kildare Wind Farm Limited submitted a planning application to An Coimisiún Pleanála on the 19th of June 2025 for a Strategic Development Infrastructure development at Ballynamullagh, Kilmurry, Coolree, Killyon, Mulgeeth and Drehid, Co. Kildare.

The proposed development will consist of the following:

- Construction of 11 no. wind turbines, each with a rotor diameter of 133 m. 10 no. turbines will have a hub height of 100.5 m and a tip height of 167 m; while one turbine (T1, closest to the site entrance) will have a hub height of 81.4 m and a tip height of 147.9 m;
- Construction of permanent turbine foundations and crane pad hardstanding areas and associated drainage;
- Construction/upgrade of 1. no. main site entrance (off local road L5025), and 1 no. additional site entrance (off local road L50242);
- Construction of 1. no. site entrance (off local road L5012) to accommodate the delivery of large turbine components;
- Use of 1 no. existing Coillte entrance (off local road L5012) for pedestrian/cyclist access to an amenity trail; vi. Construction of 9.67 km of new internal access tracks and associated drainage infrastructure;
- Upgrading of 951 m of existing tracks and associated drainage infrastructure;

- Establishment of 2 no. temporary construction site compounds and associated ancillary infrastructure including parking;
- Establishment of 1. No. temporary blade set down area;
- Construction of drainage and sediment control systems;
- 3 no. Watercourse Crossings;
- Upgrade and extension to an existing recreation amenity trail and installation of signage, picnic tables and bicycle stands;
- All related site works and ancillary development including signage, berms, culverts, drain crossings, landscaping, and soil excavation;
- Forestry felling (both permanent and temporary) to facilitate construction and operation
- All associated underground electrical and communications cabling connecting the wind turbines to the proposed Substation including the laying of underground cabling along the local road L50242 which traverses the site.
- A 35-year operational life from the date of full commissioning of the entire wind farm is being sought for all works (other than temporary and permanent works specified above). and the subsequent decommissioning.
- The application is seeking a ten year planning permission.

The Planning Authority is obliged to submit a report to An Coimisiún Pleanála by the 28th of August 2025 setting out the views of the Planning Authority on the effects of the proposed development on the environment and the proper planning and sustainable development of the area.

This Report sets out the Planning Authority's views in this regard.

Having considered all aspects of the proposed development, it is considered that the proposed development is in accordance with the Kildare County Development Plan 2023-2029.

The recorded views of the Elected Members of the Clane-Maynooth Municipal District, including any resolutions made, will be appended to this report which will be issued to An Coimisiún Pleanála on/before the 28th of August 2025.

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Application Timelines to date:

Date	Stages of the SID process
19/04/2024	*An Coimisiún Pleanála Opinion determination regarding SID*
19/06/2025	*Application Lodged to An Coimisiún Pleanála*
06/08/2025	*Clane- Maynooth Municipal District Meeting*
28/08/2025	*Planning Authority Report to An Coimisiún Pleanála*

PART I – INTRODUCTION & PURPOSE OF THE REPORT

1.1 Introduction

On 19th June 2025 an application for permission for the proposed development was submitted directly to An Coimisiún Pleanála by North Kildare Wind Farm Limited.

In accordance with Section 37E of the Act, the Planning Authority must submit a report to An Coimisiún Pleanála setting out the views of the Planning Authority on the effects of the proposed development on the environment and the proper planning and sustainable development of the area.

An Coimisiún Pleanála has also requested that the Planning Authority address in his report all of the issues identified in their "Guidelines for Planning Authorities" In respect of Strategic Infrastructure Developments.

1.2 The purpose of this report

In accordance with the requirements of Section 37E(4) the Act, the purpose of this report is to set out the views of the Planning Authority on the effects of the proposed development on the environment and on proper planning and sustainable development, with particular regard to the matters specified in section 34(2). Section 34(2) of the Act refers to those matters the Planning Authority considers when making its decision and/or recommending conditions in relation to a 'normal' planning application, namely:

(i) The provisions of the development plan;
(ii) The provisions of any Section 28 Guidelines;
(iii) The provisions of any special amenity area order relating to the area;
(iv) Any European site or other area prescribed for the purposes of section 10(2)(c);
(v) Where relevant, the policy of the Government, the Minister or any Minister of the Government;
(vi) The matters referred to in subsection (4) – (i.e. conditions),
(vii) and
(viii) Any other relevant provision or requirement of this Act, and any regulations made thereunder.

In addition to the above noted legislative requirements, the An Coimisiún Pleanála '*7th Schedule Strategic Infrastructure Developments - Guidelines for Planning Authorities*', has also informed the content of this report.

Section 37E(4) of the Act requires that this report shall be submitted to An Coimisiún Pleanála, who will consider it as part of their assessment of the proposed development.

Section 37E(5) of the Act requires that before this report is submitted to An Coimisiún Pleanála, the Chief Executive shall seek the views of the Elected Members on the proposed development.

Section 37E(6) of the Act provides that the views expressed by the members on the proposed development during the Council Meeting, can also be attached to this report i.e. the 'meetings administrator's record'.

PART II – SITE LOCATION AND DEVELOPMENT DESCRIPTION

2.1 Site Location Overview

The subject site is situated in the rural townlands of townlands of Ballynamullagh, Kilmurry, Coolree, Killyon, Mulgeeth and Drehid. The village of Johnstown Bridge is located c.1km north of most northern part of the site and the village of Derrinturn is located c.2.1km southwest of the most southern part of the site.

The site is currently a mixture of grassland fields defined by hedgerow, mixed forest types, bare peat and bear soil. The Fear English River bisects the site, flowing south to north before it enters the Blackwater River at Johnstown Bridge.

Access to the proposal is from the L-5012 local secondary road to the north of the site and the L5025 local secondary road to the south of the site.

The Proposed Wind Farm application area (i.e. the red line boundary depicting the land to which the application relates) encompasses a land area of 73.928 ha (0.739 km2). The development footprint within the application area of the Proposed Wind Farm is 16.17 ha (0.1617 km2).

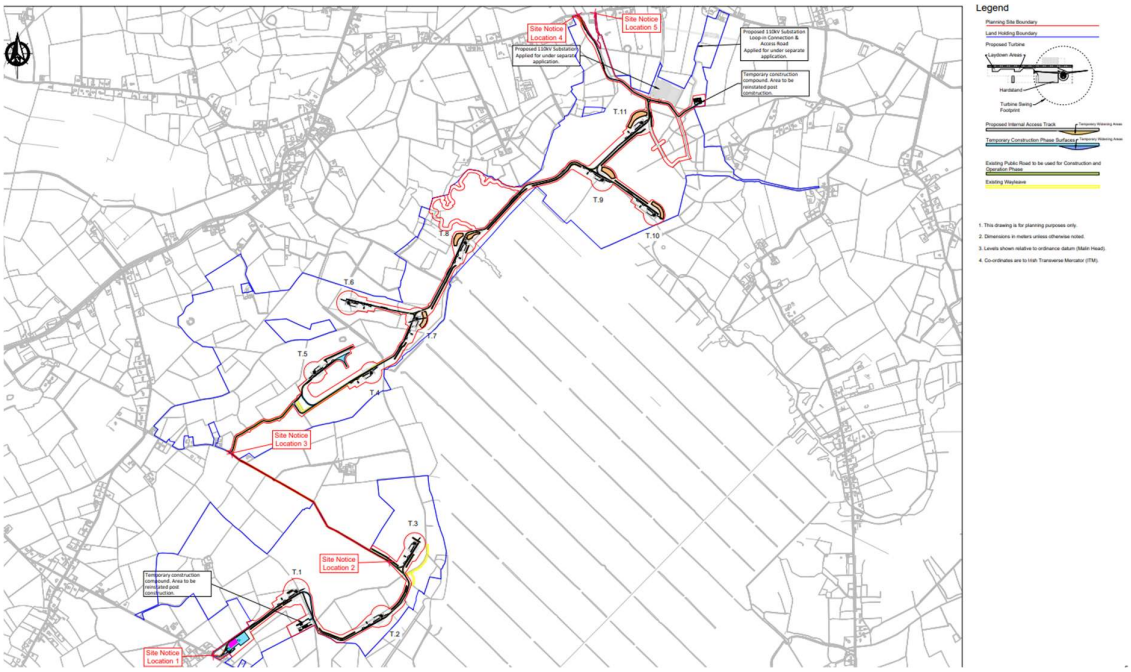

Figure 1: Site Location (Source Sheet no. P22-242-0100-0001***submitted as part of the application)***

There are 91 no. residential/commercial receptors within 1 km of the turbines. Of these receptors, 79 no. are registered as residential, 3 no. are registered as commercial, and 9 no. are registered as both commercial and residential. The closest occupied dwelling to the current proposed layout is located 642 m from the nearest proposed turbine location.

2.2 Development Description Summary

The proposed development will consist of the following:

- Construction of 11 no. wind turbines, each with a rotor diameter of 133 m. 10 no. turbines will have a hub height of 100.5 m and a tip height of 167 m; while one

turbine (T1, closest to the site entrance) will have a hub height of 81.4 m and a tip height of 147.9 m;
- Construction of permanent turbine foundations and crane pad hardstanding areas and associated drainage;
- Construction/upgrade of 1. no. main site entrance (off local road L5025) southern end of the site, and 1 no. additional site entrance (off local road L50242);
- Construction of 1. no. site entrance (off local road L5012) to accommodate the delivery of large turbine components;
- Use of 1 no. existing Coillte entrance (off local road L5012) for pedestrian/cyclist access to an amenity trail; vi. Construction of 9.67 km of new internal access tracks and associated drainage infrastructure;
- Upgrading of 951 m of existing tracks and associated drainage infrastructure;
- Establishment of 2 no. temporary construction site compounds and associated ancillary infrastructure including parking;
- Establishment of 1. No. temporary blade set down area;
- Construction of drainage and sediment control systems;
- 3 no. Watercourse Crossings;
- Upgrade and extension to an existing recreation amenity trail and installation of signage, picnic tables and bicycle stands;
- All related site works and ancillary development including signage, berms, culverts, drain crossings, landscaping, and soil excavation;
- Forestry felling (both permanent and temporary) to facilitate construction and operation
- All associated underground electrical and communications cabling connecting the wind turbines to the proposed Substation including the laying of underground cabling along the local road L50242 which traverses the site.
- A 35-year operational life from the date of full commissioning of the entire wind farm is being sought for all works (other than temporary and permanent works specified above). and the subsequent decommissioning.
- The application is seeking a ten year planning permission.

2.3 Other project points to note:

- Maximum Export Capacity (MEC) of 52.8 MW.

- 951 m of internal access tracks will be required to be upgraded as part of the Proposed Development and 9.67 km of new internal access tracks will be required. Access tracks will be 4.5m wide.

- There are 3 no. watercourse crossings/bridges will be required within the Proposed Development site.

- Haul routes: It is proposed to deliver turbines to the site from the M4 motorway and then the R402 to the junction of the L402/L5025 and follow the L5025 to the main site entrance. From the main site entrance, the components being delivered for turbines T01, T02 and T03 can be delivered directly to their respective hardstanding locations. However, an alternative delivery route is required for

delivery of the components of the remaining turbines (T04 to T11). The proposed access route is as follows:

- Loads will depart the M4 at Junction 9 and will join the R402, southbound;
- Loads will pass through Johnstown Bridge and Kilshancoe;
- All loads will turn off the R402 onto the L5025, turning left at The Sweep Crossroads junction;
- Loads will continue on the L5025 heading southeast to the site access junction. At the site access junction, loads will turn left into a purpose designed junction;
- Blade loads for the northern turbines will be transferred onto a blade lifting trailer. All other northern turbine loads (for T4 to T11) will undertake a U-turn and will rejoin the L5025, proceed northwest;
- Northern turbine loads will turn right onto the R402 and will proceed northbound;
- At the Raven Junction, loads will turn right onto Kilshanroe Road and will continue eastbound to the northern access junction.

- Community benefit- As set out in the terms of the Renewable Energy Support Scheme (RESS), all renewable energy projects applying for RESS are required to establish a Community Benefit Fund prior to Commercial Operation of the relevant RESS 4 Project. The proposed development could attract a community contribution in the region of approx. €260,000/year for 15 years to the local. Following feedback from the local community, the applicant has proposed that a portion of the community benefit fund available will be ring fenced to make a contribution of at least €1,000 annually per household within 1km of the proposed wind farm.

PART III – POLICY CONTEXT & GUIDANCE

There are numerous policy documents which are of significance in relation to the proposed development. For the purposes of this report, the following policy documents are of particular relevance to the proposed development:

International Policy

3.1 Paris Agreement 2015

A legally binding, global agreement on climate change was agreed in Paris on 12 December 2015. The Paris Agreement puts in place the necessary framework for all countries to take ambitious mitigation action. It sets out a long-term goal to put the world on track to limit global warming to well below 2 degrees centigrade above pre-industrial levels and to pursue efforts to limit the temperature increase to 1.5 degrees. It aims to tackle 95% of global emissions through 188 Nationally Determined Contributions (NDCs). The agreement also places significant importance on actions needed, both nationally and globally, to help people adapt to climate change.

Ireland will contribute to the mitigation aspects of the Agreement via the NDC tabled by the EU on behalf of Member States which commits to a 40% reduction in EU-wide emissions by 2030 compared to 1990. The specific details of the contribution to this 40% to be made by each Member State in respect of the non-ETS sector was the subject of a European Commission proposal published on 20 July 2016. The full implications of this proposal from a national perspective are being examined.

3.2 EU Directive 2009/28/EC

This directive establishes a common framework for the production and promotion of energy from renewable sources and sets targets for EU Member States to be achieved by 2020. Ireland is legally obliged to meet 16% energy consumption by 2020 from renewable energy sources with a sub target of 10% in the transport sector with a non-legally binding target requires at least 40% of electricity is to come from the renewable sources.

3.3 Energy Roadmap 2050

In December 2011 the European Commission published its Communication on the Energy Roadmap for 2050, which looks beyond 2020 targets. The energy agenda set out in the Communication sought to explore the challenges posed by delivering the EU's decarbonisation objective for moving to a competitive low carbon, climate resilient and environmentally sustainable economy by the year 2050 and commits the EU to reducing greenhouse emissions to 80-95% below 1990 levels by 2050.

National Policy

3.4 The National Planning Framework Project Ireland 2040-First Revision – April 2025

Published in April 2025, the NPF sets out high level, strategic planning and development for the Country until 2040, to ensure economically, socially and environmentally sustainable growth. In terms of Solar Energy, the Framework indicates relevant policies as follows:

National Policy Objective 30
Facilitate the development of the rural economy, in a manner consistent with the national climate objective, through supporting a sustainable and economically efficient agricultural and food sector, together with forestry, fishing and aquaculture, energy and extractive industries, the bio-economy and diversification into alternative on-farm and off farm activities, while at the same time noting the importance of maintaining and protecting biodiversity and the natural landscape and built heritage which are vital to rural tourism.

National Policy Objective 70
Promote renewable energy use and generation at appropriate locations within the built and natural environment to meet national objectives towards achieving a climate neutral economy by 2050.

National Policy Objective 71
Support the development and upgrading of the national electricity grid infrastructure, including supporting the delivery of renewable electricity generating development

National Policy Objective 73
Support the co-location of renewable technologies with other supporting technologies and complementary land uses, including agriculture, amenity, forestry and opportunities to enhance biodiversity and promote heritage assets, at appropriate locations which are determined based upon the best available scientific evidence in line with EU and national legislative frameworks

3.5 Wind Energy Guidelines 2020

These 28 Guidelines offer advice to planning authorities on planning for wind energy through the development plan process and in determining applications for planning permission. The guidelines are also intended to ensure a consistency of approach throughout the country in the identification of suitable locations for wind energy development and the treatment of planning applications for wind energy developments.

3.6 The National Mitigation Plan 2017

This document represents an initial step to set Ireland on a pathway to achieve the deep decarbonisation in line with Government policy objectives by mid-century. It includes a range of mitigation measures and actions to decarbonise the electricity generation sector and to prepare for the EU renewable energy targets that Ireland will take on for 2030.

3.7 National Renewable Energy Action Plan to 2020 Ireland (Submitted under Article 4 of the Directive 2009/28/EC)

This is a framework in which Ireland has set out a detailed scheme, policy and measures underway and planned to deliver the trajectory of growth from renewable sources. This Plan commits Ireland to producing 40% of its energy from renewable resources by 2020.

3.8 Ireland's National Energy and Climate Plan (NECP) 2021-2030

This NECP takes into account energy and climate policies developed to date, the levels of demographic and economic growth identified in the Project 2040 process and includes all of the climate and energy measures set out in the National Development Plan 2018-2027. The Climate Action Plan commits to achieving the goal of increasing electricity garneted from renewable sources to 70% by 2030 including up to 1.5GW of grid scale solar energy.

3.9 Climate Action Plan 2024

The Climate Action Plan 2024 (CAP24) is the third annual update to Ireland's Climate Action Plan which was originally published in 2021. The plan sets out the roadmap to deliver on Ireland's climate ambition to achieving climate neutrality no later than 2050 with a 51% reduction in GHG emissions by 2030.

The plan sets out the key targets for electricity production up to 2030,

Key Targets

National Target	2025	2030
Renewable Electricity Share	50%	80%
Onshore Wind	6 GW	9 GW
Solar	Up to 5 GW	8 GW
Offshore Wind	-	At least 5 GW
New Flexible Gas Plant	-	At least 2 GW
Demand Side Flexibility	15-20%	20-30%

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Section 12.1.3
A continued drive for solar energy, with an ambitious target of up to 5 GW by 2025, will support land-use diversification and enable farmers and communities to participate in the energy transition. Maximising the self-consumption of renewable electricity will reduce costs and selling surplus electricity to the grid will allow for the diversification of income.

The potential use of brownfield sites, infrastructure corridors for renewables, renewable hubs, energy parks and multi-activity sites, off-grid solutions, existing wind farm connections, and private wires, could open-up the potential for solar energy to supply a growing amount of Ireland's electricity demand and offset emissions from fossil fuels, and should be explored, where feasible. The development of hybrid connections to the grid could also open the potential for more rapid deployment of renewable energy generation in particular through co-locating solar energy projects with existing wind farms.

Section 12.3 states the following:
"Delivery and integration of onshore and offshore wind and solar PV is the best performing mitigation measure to deliver emissions abatement at scale and at speed."

"Given that the programme of large-scale offshore wind deployment is expected to be realised towards end decade, deployment rates for onshore renewables will need to increase to match demand growth to ensure we keep electricity emissions within range of the carbon budgets. This requires a major upscaling and accelerating in current deployment of renewables, particularly onshore wind."

3.10 Eastern & Midland Regional Assembly Regional Spatial & Economic Strategy 2019-2031
Enabling and Sustaining the Rural Economy
Energy production, including renewable energy in the form of wind, solar and biomass have to date largely been provided in rural areas and the location of future renewable energy production is likely to be met in rural areas.

RPO 4.84: *Support the rural economy and initiatives in relation to diversification, agri business, rural tourism and renewable energy so as to sustain the employment opportunities in rural areas.*

Climate Change
Climate change is a global challenge which requires a strong and coherent response at national, regional and local level. Observations show that Ireland's climate is changing in terms of sea level rise, higher average temperatures, changes in precipitation patterns, more frequent weather extremes, the spread of invasive alien species and increased risk of wild fires, for example upland gorse fires. These changes are projected to continue over the coming decades. Climate change will have diverse and wide-ranging impacts on the Eastern and Midland Region's environment, society and economic development, including managed and natural ecosystems, water resources, agriculture, food security and bioeconomy, human health and coastal zones.

National Strategic Outcome 8 is dedicated to achieving transition to a Low Carbon and Climate Resilient Society. This objective will shape investment choices over the coming decades in line with the National Mitigation Plan and the National Adaptation Framework

noting that new energy systems and transmission grids will be necessary for a more distributed, renewable energy focused system, harnessing both the considerable on-shore and off-shore potential from energy sources such as wind, wave and solar and connecting the richest sources of that energy to the major sources of demand.

Decarbonising the Energy Sector
The Region will need to shift from its reliance on using fossil fuels and natural gas as its main energy source to a more diverse range of low and zero-carbon sources, including renewable energy and secondary heat sources. Decentralised energy will be critical to the Region's energy supply and will ensure that the Region can become more self-sufficient in relation to its energy needs.

The Strategy supports an increase in the amount of new renewable energy sources in the Region. This includes the use of wind energy – both onshore and offshore, biomass, and solar photovoltaics and solar thermal, both on buildings and at a larger scale on appropriate sites in accordance with National policy and the Regional Policy Objectives.

It is necessary to establish a consistency of approach by planning authorities, both in identifying areas suitable for renewable energy development and having regard to potential impacts, inter alia on biodiversity, landscape and heritage.

The provision of infrastructure should be supported in order to facilitate a more distributed, renewables-focused energy generation system, harnessing both on-shore and off-shore potential from energy sources such as wind, wave and solar and connecting sites of optimal energy production to the major sources of demand.

Energy
A secure and resilient supply of energy is critical to a well-functioning region, being relied upon for heating, cooling, and to fuel transport, power industry, and generate electricity. With projected increases in population and economic growth, the demand for energy is set to increase in the coming years.

The diversification of our energy production systems away from fossil fuels and towards green energy such as wind, wave, solar and biomass, together with smart energy systems and the conversion of the built environment into both generator/consumer of energy and the electrification of transport fleets will require the progressive and strategic development of a different form of energy grid.

The development of onshore and offshore renewable energy is critically dependent on the development of enabling infrastructure including grid facilities to bring the energy ashore and connect to major sources of energy demand. It is also necessary to ensure more geographically focused renewables investment to minimise the amount of additional grid investment required, for example through co-location of renewables and associated grid connections.

Regional Policy Objectives
RPO 10.20: *Support and facilitate the development of enhanced electricity and gas supplies, and associated networks, to serve the existing and future needs of the Region and facilitate new transmission infrastructure projects that might be brought forward in the lifetime of this Strategy. This Includes the delivery of the necessary integration of transmission network requirements to facilitate linkages of renewable energy proposals*

to the electricity and gas transmission grid in a sustainable and timely manner subject to appropriate environmental assessment and the planning process.

***RPO 10.22**: Support the reinforcement and strengthening of the electricity transmission and distribution network to facilitate planned growth and transmission/distribution of a renewable energy focused generation across the major demand centres to support an island population of 8 million people*.

Local

3.11 Kildare County Development Plan 2023-2029 (KCDP)
Section 1.8.1 of the KCDP sets out the Overarching Guiding Principles, of note is (viii) *To support, facilitate and promote the sustainable development of renewable energy sources in the county.*

Other policies and objectives of relevance for this application include;

Chapter 7 Energy and Communications

Wind energy is covered in Chapter 7 Energy and Communications.

In terms of Wind Energy, the Plan states the following:

"One of Ireland's greatest natural resources is wind. The country has one of the most advantageous wind regimes in Europe suitable for the production of electricity especially during the winter months when energy demand is at its highest. Notwithstanding Kildare's inland location, the County has potential in this regard."

EC P4 Have regard to the Department of the Environment, Heritage and Local Government's 'Guidelines for Planning Authorities on Wind Energy Development' (or any subsequent updates) and the Kildare County Council Wind Energy Strategy when assessing planning applications for wind farms

EC O11 Encourage wind energy developments in suitable locations in an environmentally sustainable manner whilst having regard to Government policy and the County Wind Energy Strategy, while being sensitive to the EU and national target of 30% of land for biodiversity. Subject to AA screening and where applicable, Stage 2 AA so as to ensure and protect the favourable status of European sites and their hydrological connections. Such developments will have regard for protected species and provide mitigation and monitoring where applicable.

EC O12 Support small to medium scale wind energy developments within agricultural, industrial or business areas and support small community based proposals in urban and rural areas where they do not negatively impact upon the environmental quality (i.e. the habitats, species, hydrological connections and air quality of the area) and visual or residential amenities of the area, subject to AA screening and where applicable, Stage 2 AA so as to ensure and protect the favourable status of European sites and their hydrological connections. Such developments will have regard for protected species and provide mitigation where applicable.

EC O14 Support the establishment of a local Community Benefit Fund as part of any significant wind energy development application, which supports the development of local recreation amenities, provides additional community project funding or community owned Renewable Energy projects. EC O15 Require applicants to submit a report addressing the issues contained in Section 6 of the County Wind Energy Strategy 'Considerations for Wind Farm Development Planning Applications' at application stage. Decommissioning and site rehabilitation plans shall also be submitted at application stage and shall identify sustainable waste management solutions for wind turbine components (battery storage, blades etc.) at end-of-life in accordance with the waste management hierarchy. The disposal of same to landfill will not generally be permitted.

EC O16 Require comprehensive winter and summer bird and wildlife surveys for all proposed wind farms sites in accordance with EIA, EU Habitats and Species Directives and all other relevant environmental legislation, so that impacts on wildlife can be fully assessed and evaluated and so that appropriate mitigation and adaptation measures can be considered. Turbine design and adaptation should use the best available technology to minimise harm to birds and other wildlife.

13.3.2 Impact of Development on Landscape

Compatibility Key		Agriculture and Forestry		Housing	Urbanisation			Infrastructure	Extraction		Energy	
Most High Medium Low Least	Sensitivity Class	Agriculture	Forestry	Rural Housing	Urban Expansion	Industrial Projects	Tourism Projects	Major Powerlines *	Sand & Gravel	Rock	Windfarm	Solar
Principal Landscape Character Areas												
North Western Lowlands	1											
Northern Lowlands	1											
Southern Lowlands	1											
Central Undulating Lands	1											
Western Boglands	3											
Eastern Transition	2											
Eastern Uplands	3											
South-Eastern Uplands	2											
Sub-ordinate Landscape Areas												
Northern Hills	4											
Chair of Kildare	4											
The Curragh	5											
Pollardstown Fen	5											
Allen Bog	4											
River Liffey	4											
River Barrow	4											
Dun Ailinne	5											

Table 13.3 - *Likely compatibility between a range of land-uses and Principal Landscape Areas.*

5 - Likely to be very compatible in most circumstances. 4 - Likely to be compatible with reasonable care. 3 - Likely to be compatible with great care. 2 - Compatible only in certain circumstances. 1 - Compatible only in exceptional circumstances. 0 - Very unlikely to be compatible.	Agriculture and Forestry		Housing	Urbanisation			infrastructure	Extraction		Energy	
Proximity within 300m of Principal Landscape Sensitivity Factors.	Agriculture	Forestry	Rural Housing	Urban Expansion	Industrial Projects	Tourism Projects	Major Powerlines	Sand and Gravel	Rock	Windfarm	Solar
Major Rivers and Water bodies	5	5	2	2	2	3	2	1	0	1	0
Canals	5	5	2	2	2	3	2	1	0	1	1
Ridgelines	5	5	1	1	1	1	1	0	0	2	0
Green Urban Areas	4	5	2	0	0	4	3	3	3	2	2
Broad-Leaved Forestry	3	5	2	2	2	4	3	2	3	1	2
Mixed Forestry	3	5	2	2	2	4	3	2	3	1	2
Natural Grasslands	5	2	2	1	1	4	2	1	1	2	2
Moors and Heathlands	2	2	1	0	0	1	2	1	0	2	1
Agricultural Land with Natural Vegetation	5	5	2	2	2	3	3	3	3	4	2
Peat Bogs	0	0	0	0	0	3	2	0	0	2	1
Scenic View	5	5	2	1	1	5	1	3	0	0	2
Scenic Route	5	5	2	1	1	5	1	3	0	0	2

Table 13.4 - *Likely compatibility between a range of land-uses and proximity to Principal Landscape Sensitivity Factors.*

<u>Chapter 13 Landscape, Recreation & Amenity</u>
It is the aim of Kildare County Council to,

'provide for the protection, management, and enhancement of the landscape of Kildare to ensure that development does not disproportionately impact on the unique landscape character areas, scenic routes or protected views; and to support the provision of high quality and accessible recreational facilities, amenities and open spaces for residents and visitors to the County, in recognition of the contribution of all forms of recreation to quality of life, personal health and wellbeing'

It is the policy of the Council to:

LR P1 *Protect and enhance the county's landscape, by ensuring that development retains, protects and, where necessary, enhances the appearance and character of the existing local landscape.*

It is an objective of the Council to:

LR O1 *Ensure that consideration of landscape sensitivity is an important factor in determining development uses. In areas of high landscape sensitivity, the design, type and the choice of location of the proposed development in the landscape will be critical considerations.*

LR O2 *Require a Landscape/Visual Impact Assessment to accompany proposals that are likely to significantly affect:*

- *Landscape Sensitivity Factors;*
- *A Class 4 or 5 Sensitivity Landscape (i.e. within 500m of the boundary);*
- *A route or view identified in Map V1 - 13.3 (i.e. within 500m of the site boundary).*
- *All Wind Farm development applications irrespective of location, shall be required to be accompanied by a detailed Landscape/Visual Impact Assessment including a series of photomontages at locations to be agreed with the Planning Authority, including from scenic routes and views identified in Chapter 13.*

LR O3 *Require all Landscape and Visual Impact Assessments of specified linear infrastructure projects to be undertaken in line with the guidance on best practice methodology of the TII publication Landscape Character Assessment (LCA) and Landscape and Visual Impact Assessment (LVIA) of Specified Infrastructure Projects (2020).*

LR O4 *Ensure that local landscape features, including historic features and buildings, hedgerows, shelter belts and stone walls, are retained, protected and enhanced where appropriate, so as to preserve the local landscape and character of an area.*

13.5 Scenic Routes and Protected Views

Section 13.5 outlines the Council's approach to Scenic Routes and Protected Views. The Council recognises the need to protect the character of the county by protecting views and scenic routes. However, it is acknowledged that in certain circumstances, some development may be necessary.

'In this regard, appropriate location, siting and design criteria should strictly apply. All proposals will be assessed taking into account the overall character of the scenic route and the character of the landscapes through which the route passes, in accordance with the criteria outlined in section 13.3.2'.

3.12 APPENDIX 2 of the Kildare County Development Plan 2023-2029, Wind Energy Strategy

There are three strategic zones identified for windfarm development, these are acceptable in principle, open for consideration and not normally permissible.

It appears T6 might be on the border zones acceptable in principle and open for consideration. The majority of the site is in the open for consideration zone.

Strategic Area	*Description and Guidance*
Acceptable in Principle	This is the preferred area for wind energy development characterised by a robust landscape[6], a low housing density, adequate windspeeds and proximity to the existing electricity transmission and distribution grid, while having no significant conflicts with natural heritage designations. Wind farm developments will be facilitated in this area subject to compliance with normal planning and environmental criteria outlined in Section 5 of this report and the development management standards in the County Development Plan.
Open for Consideration	This area is characterised by medium landscape sensitivity[7] which is a less robust category of landscape sensitivity. It has the potential to accommodate wind farm development subject to a detailed assessment on the visual impact of the proposal on the landscape in particular, and cumulative visual impacts with existing and permitted wind farms. Wind farm developments will be facilitated in this area subject to compliance with normal planning and environmental criteria outlined in Section 5 of this report and the development management standards in the County Development Plan. Wind farm proposals in this area will be required to demonstrate potential for cumulative visual impacts at application stage.

Section 4.2 of the strategy states the following regarding acceptable in principle:

The part of the county that is considered 'Acceptable in Principle' for wind farm development has an area of approx. 55690 hectares. This 'Acceptable in Principle' zone is depicted in green in Map 9 below. This zone is predominantly flat, rural and well serviced by the existing electricity transmission grid. It contains the NorthWestern Lowlands, the Northern Lowlands, the Central Undulating Lands and the Southern Lowlands.

The location of a potential wind farm site within an 'Acceptable in Principle' zone should not be construed as a certainty that planning permission will be granted. All planning applications will be assessed on their merits. Particular attention should be given to how perspective schemes would be observed from scenic routes, scenic viewpoints and hilltop views, in particular those associated with the Royal and Grand Canals, and River Barrow. It should also be noted that while wind energy schemes may be 'Acceptable in Principle' within this area there are still many site-specific considerations such as impacts to residential amenity and biodiversity that will need to be examined and considered at planning application stage.

Section 4.3 of the strategy states the following regarding open for consideration:

"The part of the county that is considered 'Open to consideration' for wind farm development has an area of approx. 44982 hectares. This 'Open to Consideration' zone is depicted in orange in Map 10 below. This zone is undulating in elevation while mainly flat. It does contain some uplands areas especially on the eastern boundary with county Wicklow including the Eastern Uplands, the Eastern Transition Lands and the South-Eastern Uplands. Hilltop views and Scenic Routes depicted in figure 11 must be a

consideration for any wind energy development. This zone also contains the open area of the Western Boglands.

The location of a potential wind farm site within an 'Open for Consideration' zone should not be construed as a certainty that planning permission will be granted. All planning applications will be assessed on their merits. Particular attention should be given to how perspective schemes would be observed from scenic routes, scenic viewpoints and hilltop views, in particular those associated with the Royal and Grand Canals. It should also be noted that while wind energy schemes may be 'Open to Consideration' within this zoning there are still many site-specific considerations such as impacts to residential amenity and biodiversity will need to be examined at planning application stage."

Section 5.14 states the following regarding targets:

As set out in the Climate Action Plan; to meet the required level of emissions reduction by 2030, the country will increase the proportion of electricity consumption generated from renewable sources to 80% by 2030 and 100% by 2050. The Climate Action Plan target is to add 8 GW (8000 MW) of onshore wind capacity across the country by 2030. This is supported by the National Development Plan 2021-2030 which includes strategic investment proprieties to potentially deliver 8GW (8000MW) of onshore wind by 2030.

Given the national target of 8000 MW of wind energy by 2030, and given that:

- *County Kildare accounts for approx. 4.7% of the country's population*
  County Kildare accounts for approx. 2.4% of the land area of the State

It is considered reasonable that a county target should be included to achieve 3.5% (an average between population and land area quotients) of the national target, i.e. 3.5% of 8200MW which is 287 MW by 2030.

Section 5.3 outlines the Strategy Objectives:

The key objectives of this Wind Strategy are as follows:

- *Recognise the importance of wind energy as a renewable energy source and ensure the security of energy supply by supporting, in principle and at appropriate scales and locations, the development of wind energy resources in the county.*
- *Promote the development of wind energy and other renewable energy sources in the county at appropriate locations to meet national renewable energy targets.*
- *Enable Kildare to generate the equivalent of 70% of its electricity needs from renewable energy, of which wind energy is a contributor.*
- *Identify strategic areas in the county for potential wind energy development.*
- *Provide specific criteria for wind energy development that the planning authority will take into account when considering any wind energy or related proposals*
- *Support the potential for relatively small-scale wind energy developments within urban and industrial areas, and for small community-based proposals outside the strategic areas.*

PART IV - PLANNING HISTORY

4.1 Kildare County Council Planning History

KCC Reg. Ref. 18/1534 Permission was **REFUSED** for development of a wind farm Mulgeeth recreation amenity trail and all associated works at the townlands of Ballynamullagh, Coolree, Drehid, Dunfierth, Killyon, Kilmurry . The development consisted 12 no. wind turbines with a tip height of up to 169 meters and all associated foundations and hardstanding areas; 1 no. on-site electricity substation; 2 no. temporary construction compounds; all associated underground electrical and communication cabling connecting the turbines to the proposed on-site electricity substation; underground electricity cabling including joint bays on the public road connecting the proposed on-site electricity substation to the existing Dunfierth substation within the townland of Dunfierth via the L1004 public road; upgrade and extension to an existing recreation amenity trail and installation of signage, picnic tables and bicycle stands; upgrade of existing site entrance from the L5025 public road and use of 1 no. existing site entrance on the L5012 public road; provision of new site access tracks and associated drainage; upgrade of existing access tracks and associated drainage; tree felling; and all associated site development works including landscaping. Permission is sought for a period of 10 years and an operational life of 30 years from the date of commissioning of the entire wind farm. An Environmental Impact Assessment Report (EIAR) and Natura Impact Statement (NIS) accompany this planning application. The application was revised by significant further information consisting of; changes in regard to the EIAR and NIS were submitted

The reasons for refusal were as follows:

1. It is considered the local road network serving the proposed development is substandard in terms of condition, capacity, width, surface and alignment and is inadequate to accommodate the type and volume of traffic movements generated to facilitate the proposed development. It is considered therefore, that the proposed development would endanger public safety by reason of a traffic hazard and would, therefore, be contrary to the proper planning and sustainable development of the area.

2. The Applicant has not sufficiently demonstrated that they can carry out or have the adequate consent to carry out the necessary Highway Safety Measures for the L5025, to accommodate the increased Heavy Construction Vehicles & Light Construction Vehicles traffic and address the deficiencies in the local road network. The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.

ABP-306500-20: There was a first party appeal to ABP, the Bord issued a grant of decision.

There was a Judicial Review and By Order of the High Court, Mr. Justice Humphries delivered Court Order on 30 January 2023 granting certiorari of the Board's decision of 7 September 2020, as amended by Board Order dated 18 November 2020.

A quash complete of the Board's decision with no remittal.

ABP Ref. 09-PA0041: Permission was **refused** for erection of 47 wind turbines with a tip height of 169m in 5 no. clusters, access tracks, substation, metrological mast, borrow pits and associated works, temporary compounds. Of the 5 no. clusters 21 no. turbines were proposed at Drehid-Hortland.

2016 No. 920 JR: It is noted there was a Judicial Review (2016 No. 920 JR) to the Commercial High Court. On the 14/11/17 if was found that An Bord Pleanala acted ultra vires in refusing permission for the proposed development on the basis of the absence of any national wind energy strategy with a spatial dimension or of wind energy strategies at local level.
A decision to **refuse** permission was issued with the following reasons for refusal.
1. The Board considered that the widely dispersed cluster-based layout adopted in the proposed development would have inevitable adverse effects including a disproportionately large visual envelope, the need for extensive underground cabling in poor quality minor roads and undue proximity to areas of sensitivity from a heritage or residential point of view. The Board considered that in a situation where such adverse effects were absent the energy output from the proposed development might be realized in a more efficient and less intrusive manner by a more spatially concentrated development. The Board determined that the proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.
2. *Having regard to the nature, structure and condition of the existing public road network serving the development, which includes substantial sections of substandard legacy roads, and to the extensive cable trenching works proposed it is considered that the proposed development could have significant adverse effects on the long term structural integrity of significant elements of the local road network, is thereby likely to give rise to the creation of traffic hazards and to potentially increased maintenance costs to the local authority. The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area*

ACP:322843-25: North Kildare Windfarm Limited has lodged to Coimisiún Pleanála a Strategic Infrastructure Development for a 110KV substation in the townlands of Ballynamullagh, Kilmurry, Coolree, Killyon and Drehid, in accordance with section 182A of the Planning and Development Act 2000 (as amended).

4.2 Pre-Planning Consultation

Pre-planning was had on in August 2018 and the 14/11/2023 with Kildare County Council.

Pre-planning was had with An Bord Pleanala for the proposed Windfarm SID under section 37 B on the 26/10/2022 and 23/11/2023.

4.3 Community Consultation

Community engagement took place in between 2018-2020, in the form of project letter, call out from community liaison officer, project brochure 1, feedback and design review, project brochure 2, project brochure 3, local Cllr and TD's were written to, project website, Renewable energy support scheme. There has been more recent community engagement community engagement June 2024 to present in the form of a new community liaison officer. There are 251 residents living within the 1.6 km radius surrounding the proposed Drehid project; 81 residents within the 1 km radius. Engagement was extended to a certain number of properties up to 2km radius. Of the 251 residential properties 6 were vacant and an additional 5 were under construction. There were two rounds of consultation in the form of a call out or sorry we missed you letter and an updated brochure and letter.

Part V – KCC INTERNAL REPORTS SUMMARY

5.1 Introduction

The Strategic Infrastructure Development application was referred to relevant internal departments of Kildare County Council. The full content of the internal reports is set out in Appendix 1. The contents of the Environmental Reports submitted, where relevant, have also been reviewed by the respective internal departments. An overview of the issue raised in the reports submitted is outlined below in section 5.2.

5.2 Overview

To date reports have been received from the Transportation Department, Water Services Department and the Municipal District Engineer, Environment Department, Heritage, Ecology Officer and the Chief Fire Officer, are summarised below.

5.2.1 Transportation Department and the Municipal District Engineer

The KCC Transport, Mobility and Open Spaces Department has examined the information submitted by the applicant in relation to the proposed development and had serious concerns regarding the large increase in HCV and LCV traffic generated by the proposed development on the substandard width and poor alignment of the L5025, L5024 and L5011 for wind farm and substation construction traffic.

The proposed development of a wind farm and substation at Drehid is not serviced by a suitable transportation network and is not suitable for the intense scale of construction traffic required to develop the wind farm with 11 wind turbines over an 18mth period. The development is totally dependent on the transport of construction materials and labour by road. The road network is primarily a network of *"legacy roads".* These roads do not have a road structure as envisaged in the design standards. The network depends on the periodic replacement of a thin road surface course or courses without the necessary road capping layer and sub-base being present beneath (directly on the subgrade). This renders the road liable to significant damage from HCV traffic (especially over-weight vehicles) caused by the transfer of wheel loads to the subgrade at stress levels above that which the subgrade can support.

The proposed haul routes are unsuitable for accessing the facility due to bridge restrictions, poor road infrastructure and volume of traffic at existing junctions in small towns and villages.

The volume of material and labour to be trafficked will overburden and compromise the existing transportation network. The increased volumes of HCV's and other vehicles through small towns and villages poses an increased risk to public safety for VRU's and other vehicles.

However, notwithstanding the current limitations in road infrastructure, the KCC Transport, Mobility and Open Spaces Department recognises the overriding strategic importance in meeting national renewal energy targets, reducing carbon emissions and enhancing energy security and it is on that basis specific conditions relating to the local road network are recommended if the Board are minded to grant permission.

The KCC Transportation Referral Report is included in Appendix 1 of this Report.

Furthermore, a report has been received from the Municipal District which has comments. One of the major concerns relates to access to the site, the report states the following: *"Access to the site in the main, will be off the M4 and along the R402. However, to access the southern end of the site, the last 3km is along the L5025 which is in the most part a bog road. This road is not constructed to carry large construction vehicles. Recent construction of a solar farm in the area led to a deterioration in the road, and the developer contributed to the repair of the road. The existing road width is not sufficient for two construction vehicles to pass and has previously led to the road edge/verge failing. If granted, the developer should be conditioned to maintain the L5025 during construction."*

Similar concerns were raised to the transportation sections report and similar specific conditions relating to the local road network are recommended.

The Maynooth Municipal District Report is included in Appendix 1 of this Report.

5.2.2 Water Services Department

The report from the Water Services Department has assessed Chapter 10 of the EIAR in relation to Flood Risk Assessment and Surface water Drainage.

With regard to Flood Risk Assessment concerns regarding the proposed locations of T5 and T6 within OPW NIFM (National Indicative Flood Mapping) Flood Zone A are raised. The following is stated:

"Flood risk assessment including Flood area modelling carried out by the applicant verifies these areas are at high risk of flooding. Water Services Planning have concerns regarding the location of these turbines within an area of high flood risk. The applicant also states Wind Turbines are deemed "Water Compatible Development" according to the OPW's "The Planning System and Flood Risk Management - Guidelines for Planning Authorities". Water Services are of the view that Wind Turbines are deemed Essential Electricity generating Infrastructure and therefore are classed as "Highly Vulnerable

Development". A full justification test is required for Highly Vulnerable Development within Flood Zone A which the applicant has not provided in accordance with OPW's "The Planning System and Flood Risk Management - Guidelines for Planning Authorities"

The Water Services Section of Kildare County Council is of the opinion that any grant of planning from ABP should be subject to a condition that the proposed site layout is amended such that no development is undertaken within Flood Zone A or B (High or Moderate) risk of flooding according to OPW Flood risk mapping. Revised layout drawings and Site-Specific Flood Risk Assessment shall be submitted clearly demonstrating same."

In relation to surface water drainage, there is no objection subject to a number of conditions being recommended.

The KCC Water Services Report is included in Appendix 1 of this Report.

5.2.3 - Environment Department

The report from the Environment Department has been received, they have reviewed the NIS, and the following chapters in the EIAR Chapter 6 - Air Quality and Climate and relative Appendix (Air Quality section assessed), Chapter 7 – Noise and Vibration and relative Appendix and Chapter 9 – Lands, Soils, Geology and Hydrogeology and relative Appendix.

Concerns were raised in relation to the noise monitoring being carried out in November 2017, December 2017, January 2018 and May 2019 and recommends that more recent baseline noise monitoring should be carried out. A suite of conditions are recommended.

The KCC Environment Sections Report is included in Appendix 1 of this Report.

5.2.4 Chief Fire Officer

The report from the Chief Fire Officer has set out no objections to the proposed development.

The KCC Chief Fire Officer Referral Report is included in Appendix 1 of this Report.

5.2.5 Heritage Officer

The KCC Heritage Officer has reviewed the proposal and chapters 9 and 14 of the EIAR and had regard to the photomontages. The report states, *"No geological heritage sites are identified in the EIAR. Unsurprisingly, several archaeological finds have been made, predominantly in the previously worked-out peat soils. Much of the western portion of the site is comprised of lands that were in agricultural use by the time of the 1st OS survey and are described mainly as improved grassland currently.*

Visual impact in terms of built heritage appears to be limited. Perhaps the most sensitive site in proximity to the proposed development, in the photomontage, Carbury Hill shows that turbines are visible."

The report recommends conditions relating to, all excavation and site clearance works **on peat soils** should be monitored by a qualified archaeological team, a programme of archaeological monitoring shall be carried out and a programme of geophysical testing to cover non-peat soil and non-forested lands across the development site shall be carried.

The KCC Heritage Officer Referral Report is included in Appendix 1 of this Report.

5.2.6 County Ecologist

A Screening for Appropriate Assessment and Natura Impact Statement has been submitted with the application. The following seven European sites are noted within 15km of the site are the following, of which three are outside the zone of influence (ZoI).

- The Long Derries SAC (000925) is 7.3km from the site (not applicable, outside the ZoI)
- Ballynafagh Bog SAC (001387) is 7.9km from the site.
- Ballynafagh Bog SAC (000391) is 8.6km from the site.
- River Boyne and River Blackwater SAC (002299) is 9.6km from the site
- River Boyne and River Blackwater SPA (004232) is 9.6km from the site.
- Mouds Bog SAC (002331) is 14.4km from the site. (not applicable, outside the ZoI)
- Mount Hevey Bog SAC (002342) is 14.8km from the site (not applicable, outside the ZoI)

The County Ecologist states the following regarding the survey for both NIS and the EIAR, *"many of the survey reports are outside the recommended lifespan for such reports.*

The CIEEM Advice Note on the Lifespan of Ecological Reports and Surveys provides guidance on how long ecological survey data remains valid for use in planning and development contexts. Here are the main recommendations:

CIEEM outlines general timeframes for assessing the validity of ecological surveys:

Less than 12 months:

Surveys are likely to be valid in most cases

12–18 months:

Still likely to be valid, but exceptions apply:

- If the site has features that could attract mobile species quickly.

- If mobile species are known in the area and could have created new relevant features.

- If specific country or species guidance suggests otherwise

18 months to 3 years:

May still be valid in certain circumstances, but:

- A professional ecologist should conduct a walkover re-survey.

- Desk study data may need updating.

- The ecologist should issue a clear statement on:

- Report validity.

- Which surveys need updating.

- Scope, timing, and methods for updates

- 3 years or more:

Reports are unlikely to be valid. Most or all surveys will likely need to be repeated

Factors Influencing Validity

CIEEM advises considering the following when assessing survey lifespan:

- Presence or potential presence of mobile species (e.g., bats, otters, badgers, birds).

- Changes in habitat or site management that affect ecological conditions.

- Any shifts in species distribution in the wider area.

- New ecological knowledge or conservation initiatives (e.g., species recovery projects)

Resurveys

*If ecological surveys for species such as bats, birds, lizards, mammals, and aquatic life are **at or near the limits of their lifespan**, applicants should follow these **CIEEM-aligned recommendations** to ensure data remains valid and defensible:*

General Recommendations for Applicants

1. ***Consult a Qualified Ecologist***
    - *Engage a professional to assess the current validity of the surveys.*
    - *Request a **walkover survey** to check for significant changes in habitat or species presence.*
2. ***Update Desk Study Data***

- *Refresh records from local biological records centres or national databases.*
- *Include recent sightings, conservation designations, or habitat changes.*

3. ***Species-Specific Considerations***
    - ***Bats**: Roosts can be established quickly; re-survey if structures or trees have changed.*
    - ***Birds**: Breeding and usage patterns may vary; re-survey if habitat has altered or if more than one breeding season has passed.*
    - ***Reptiles (e.g., lizards)**: Sensitive to habitat structure; re-survey if vegetation or microhabitats have changed.*
    - ***Mammals (e.g., badgers, otters)**: Highly mobile; check for new setts or holts.*
    - ***Aquatic life**: Water quality, flow, and vegetation can shift rapidly and may require resurvey.*
4. ***Assess Site Changes***
    - *Consider any **land management**, construction, or natural events (e.g., flooding, fire) that may have altered ecological conditions.*
5. ***Plan for Re-Surveying***
    - *If surveys are over 18 months old, prepare to **repeat or supplement** them.*
    - *Include updated surveys in planning submissions as further information*
6. ***Document Decisions Transparently***
    - *Include a statement from the ecologist in the planning application:*
        - *Justifying continued use of older data.*
        - *Outlining any limitations or assumptions.*
        - *Detailing any updates or new surveys undertaken.*

The Ecologist recommends further information to confirm the continued validity of ecological survey data submitted in support of this application. Where any ecological surveys are more than 18 months old at the time of determination or commencement of

Concerns are also raised regarding the location of peatland habitat on site.

The Ecologist states the following:

"Note on Peat Soils and Peatland Habitats including Raised Bog (Annex I priority habitat active raised bog 7110)

A large area of the proposed development is located on cutover raised bog habitat (cutover raised peat). Most of this cutover peatland has been artificially replanted or revegetated with atypical bog vegetation such as conifer plantations and mixed conifer deciduous woodland or improved agricultural grassland which support many of the

turbine locations. However, some turbine locations and associated trackways and berms occur in or directly adjacent to areas of more intact peatland vegetation, bog woodland, intact raised bog and intact drained raised bog. The terrestrial ecology baseline notes areas intact raised bog and intact drained raised bog in 1.1.1.1.19 to be of international and national importance. Therefore, most site excavations will require the very careful management of peat soil, peat cut and fill and vegetation reinstatement on peat soils. The distances from areas of less modified raised bog habitat are outlined in 1.1.1.1.19 27m to Turbine T9, 31m to Turbine T10 and a short area of access track passes within 4m of this habitat. The main hard stand for T10 is located 9m from this habitat and some parts of the hardstand (peripheral to the main stand) is 3m from this habitat. These areas of more intact bog known as Mulgeeth Bog are also noted in the County Kildare Wetland Survey .

Figure Peat Soils underlying the development site range from 1.5m to over 5m in depth

Wind Farm Sites on Cutover Raised Bogs

1. Baseline Assessment

- *Conduct detailed **peat depth and condition surveys** across the site.*
- *Map **peatland habitats** and identify areas of active bog, degraded bog, and cutover zones and cutover revegetated areas mapped.*
- *Assess detailed **hydrological conditions** and connectivity to surrounding peatland systems.*

2. Design and Avoidance

- *Apply the **avoidance hierarchy**: avoid deep peat and sensitive habitats.*
- *Use **micro-siting** to relocate infrastructure away from vulnerable areas.*
- *Consider **floating roads** or **piled foundations** to minimise peat disturbance.*

3. Excavation and Handling

- *Minimise peat excavation volumes and depth.*
- *Segregate **acrotelmic** and **catotelmic** peat during excavation.*
- *Store peat in **bunded, geotextile-lined areas** to prevent erosion and contamination.*
- *Maintain **moisture levels** in stored peat to prevent desiccation.*

4. Reinstatement and Restoration

- *Reuse excavated peat in **reinstatement** as close to the original location as possible.*
- *Restore **hydrological function** by blocking drains and regrading surfaces.*
- *Use **local vegetation** (e.g., Sphagnum mosses) to aid recovery.*
- *Avoid compaction and ensure **peat structure** is preserved during reinstatement.*

5. Monitoring and Reporting

- *Develop a **Peat Management Plan (PMP)** with clear roles, responsibilities, and timelines.*
- *Record volumes of peat excavated, stored, reused, and disposed.*
- *Monitor **peat stability**, hydrology, and vegetation recovery post-construction.*
- *Submit regular **compliance reports** to the planning authority.*

6. Carbon and Biodiversity Considerations

- *Include a **carbon balance assessment** using best practice methodologies.*
- *Identify opportunities for **peatland restoration** and biodiversity enhancement.*
- *Engage with stakeholders (e.g., NPWS, Coillte, local communities) for restoration partnerships.*

The Irish Wind Energy Association Guidelines Recommend the following;

EIA Assessment in Peat Soils

• permanent loss of Annex 1 habitats from footprint of development and access routes

Design Aspects to be Examined	*Potential Impacts to be Examined (both construction-related and long-term impacts will need to be considered for the following)*
• location of turbines	*• health and safety, and slope stability*
• location of other infrastructure	*• effects on surrounding bogland of de-watering in cuttings, and oxidisation of peat*
• choice of construction methods	*• sediment and erosion control*
• approach to drainage design	*• nutrient control*

• peat disposal measures	*• impact of site track and drainage design on soils, hydrology, and ecology, including fisheries where relevant*
	• environmental impact of peat disposal measures
	• re-vegetation measures
	• permanent loss of Annex 1 habitats from footprint of development and access routes

The following observation are made by the County Ecologist:

It is acknowledged by the KCC ecologist that peat depth surveys have been carried out for the site and stability assessment conducted. However, it is not evident from the documents provided that detailed peat habitat condition assessments have been carried out other than general habitat surveys. It is also unclear that detailed hydrological assessment of the peatland habitats of the site has been carried out and hydrological linkages investigated. It is evident that an effort has been made to avoid the most sensitive habitat areas but the siting of Turbines 9 and 10 in such close proximity to the most intact area of the site is problematic

Based on guidance from ***Scotland and Northern Ireland****, the construction of wind turbine foundations in peatland areas can lead to* ***drawdown or dewatering effects*** *that impact adjacent intact peatlands—sometimes up to* ***100 metres*** *from the turbine base.*

The EIAR presented as part of this application notes

> *There is a potential for temporary drawdown at the foundation excavations in areas of bog (T6, T7, T8, T9, T10 and T11). This drawdown could occur for approximately five weeks until the foundation area is reinstated, after which the bog will recharge. Proposed piling at T8, T9 and T10 will mitigate against the potential drawdown as there will be lesser excavation works required. This will reduce potential effects on the bog.*

However, from close reading of the EIAR it is clear that dewatering may be an ongoing concern in areas of deep bog adjacent to the turbine bases and associated hardstanding areas.

Extent of Impact

- ***Dewatering for turbine foundations*** *or borrow pits can cause a* ***reduction in the water table****, altering the* ***groundwater flow regime*** *and affecting peatland hydrology*
- *Impacts may extend* ***up to 10s of metres*** *from the turbine base, especially in* ***deep peat*** *or areas with high water tables*
- ***Changes in infiltration and surface runoff*** *due to construction and forestry removal can further influence dewatering of the site*
- ***Hydrological Effects/Drawdown zones*** *can lead to:*

- *Drying of adjacent peatland.*
- *Loss of peat-forming vegetation (e.g., Sphagnum).*
- *Increased risk of **peat oxidation** and carbon release.*
- *Potential for **peat instability or slide** in sloped terrain*

- *Include more detailed **hydrological modelling** in the EIA to predict in greater detail drawdown zones.*

Flood Risk

The siting of certain turbines T6 and to a more limited extent T5 within the OPW modelled flood risk areas is a concern.

Building wind turbines on residual peatland in flood-prone areas presents a complex set of environmental, engineering, and regulatory challenges.

Key Risks of Wind Turbine Development on Peatland in Flood Risk Areas

Peatland Degradation and Carbon Emissions

Peatlands are among the most significant terrestrial carbon stores. Disturbing them through excavation or drainage can release large amounts of carbon dioxide and methane, exposing excavated and disturbed peatlands (impacting areas around elevated turbine hardstands etc) to flood conditions may exacerbate methane loss from the flooded bog, this needs to be assessed and there may also be impact via disturbance to the surrounding bog vegetation and the potential for habitat restoration which should be assessed in more detail.

Best Practice Recommendations for Wind Farm Development on Peatlands in Flood Risk Areas

Wind farm development on peatlands must be approached with caution due to the environmental sensitivity of these habitats and their role in flood mitigation. The following best practice recommendations are supported by national guidance and case studies from Ireland and the UK.

1. Site Selection: Avoid High Flood Risk Zones

Selecting appropriate sites is critical. Infrastructure should be sited away from areas of deep peat and high flood risk to prevent environmental degradation and engineering complications.

- ***NatureScot's Good Practice Guidance** emphasizes the importance of avoiding infrastructure in areas of deep peat and flood-prone zones. It recommends detailed peat surveys and hydrological assessments to guide infrastructure placement*
- *The **Longford County Development Plan 2021–2027** supports wind energy development on cutaway peatlands but **explicitly prohibits development in high flood risk zones**, aligning with national flood risk management guidelines*

2. Apply the Mitigation Hierarchy: Avoid, Minimize, Compensate

This principle should guide all stages of planning and construction:

- ***Avoid** sensitive areas such as deep peat and flood zones.*
- ***Minimize** disturbance*
- ***Compensate** through habitat restoration and hydrological management*

This approach is embedded in environmental impact assessments (EIAs) and is supported by for example Natural England's commissioned report on wind farm impacts on blanket peatland

3. Case Study Examples

Scout Moor and Wharrels Hill Wind Farms (England)

- *These sites were assessed for peat and flood risk as part of Natural England's study.*
- *Developers **avoided areas with deep peat and high water tables***

Derryadd Wind Farm (Ireland)

- *A comprehensive flood risk assessment was conducted, including fluvial, pluvial, and groundwater flooding.*
- *The project incorporated **site drainage redesign** and **flood zone mapping** to ensure infrastructure was placed outside vulnerable areas*

Recommendation for Re-location of Turbine 5 and 6

Avoiding flood-prone areas in peatland systems is a critical step in ensuring the long-term sustainability and environmental integrity of wind energy projects. Therefore, it is recommended that turbines 5 and 6 located within or partially within the OPW modelled flood risk areas are relocated to more suitable locations within the developers land holding."

Other ecological and restoration considerations are raised:

"1. Marsh Fritillary Butterfly Management

*The ecologist from Kildare County Council recommends developing a **dedicated management plan** for the **marsh fritillary butterfly**, which has been recorded in the western part of the proposed development site.*

This plan should:

- *Identify opportunities to **enhance suitable habitat** for the species within the site.*
- *Be presented as a potential **biodiversity gain**, contributing positively to the ecological value of the area.*

2. Post-Decommissioning Restoration Planning

The ecologist also notes that ***no integrated restoration plan*** *has been proposed for the site following decommissioning, despite its location on a large area of peatland.*

Given that:

- ***Coillte*** *is one of the proposed developers,*
- *The site* ***adjoins land owned by Bord na Móna****, and*
- *The area includes peatlands under* ***Coillte*** *ownership,*

It is recommended that the developers prepare a ***coherent post-use habitat restoration plan****. This plan should:*

- *Focus on the* ***rehabilitation of peatland habitats*** *within the site.*
- *Be aligned with a* ***broader regional restoration strategy*** *for peatlands in the area including close alignment of the plans of* ***Bord na Móna****.*

This recommendation is in line with ***Principle 30 of the National Peatland Strategy****, which states:*

"Coillte and Bord na Móna, as managers of significant tracts of peatlands on behalf of the Irish people, will continue to show leadership in responsible management, rehabilitation, and restoration of peatlands."

The KCC Ecologist's Referral Report is included in Appendix 1 of this Report.

PART VI- LVIA

A photomontage around the Dunmurray Hill area (L3003 local primary road) /Guidenstown area (L7007 local secondary road) south/southwest of VP27 indicated on figure 15-18 of the EIAR would be beneficial as there are open expansive views to this application area and views of existing windfarms in the wider locality.

Part VII- PLANNING AUTHORITY VIEW

Kildare County Council is supportive of the proposed development, having regard to its objectives in the Kildare County Development Plan to promote renewable energy use generation and associated electricity grid infrastructure, subject to the conditions set out in the attached reports of the Council's internal departments. It is acknowledged that the proposed development will help meet the growing demand for electricity in the east of the country

It is considered that the proposed development is in accordance with the provisions of the Kildare County Development Plan 2023-2029 and is therefore acceptable in principle having regard to:

- National, regional and local policy support for the proposed development,

- The nature, scale and extent of the proposed development,
- The distances between the proposed development and dwellings or other sensitive receptors,
- Reports received from internal KCC Departments,

However, the Inspector from An Coimisiún Pleanála attention is drawn to the specific concerns raised by the following sections:

- Kildare County Council Transportation section and the Municipal District Engineer in relation to the local road network, the structure and capacity of these roads. Therefore, their conditions are informed from their local knowledge of these roads and are critical to future of the local road infrastructure of this part of County Kildare.

- The Water Services section and the Ecology Officer have serious concerns in relation to the location of T6 and part of the area associated with T5 being located within OPW NIFM (National Indicative Flood Mapping) Flood Zone A. A condition recommending no development takes place within Flood Zone A or B (High or Moderate) and requiring a revised layout and site specific flood risk assessment is required.

- The Ecology Officer has raised concerns regarding the timelines of multiple surveys within the NIS and the EIAR.

- The Ecology Officer has also raised concerns regarding the locations of T9 and T10 on peatland.

It is considered that subject to compliance with the conditions set out below, the proposed development would:

- Not have a visual impact on the surrounding area including scenic view no. 26 which is c.2.2km and hill top view from Carbury Castle.
- Not have an unacceptable impact on the character of the landscape or on the cultural or archaeological heritage,
- Not seriously injure the visual and residential amenities of the area,
- Be acceptable in terms of public health and traffic safety,

The proposed development would, therefore, would be generally in accordance with the proper planning and sustainable development of the area.

Part VIII- CONDITIONS

Should An Coimisiún Pleanála decide to grant permission for the proposed development, the following conditions are recommended by the Planning Authority. (Please note that the list of conditions is not exhaustive and shall be determined in the event of a grant of planning permission by An Coimisiún Pleanála).

6.1 Recommended Conditions

General/Planning

1. The development shall be carried out and completed in accordance with the plans and particulars lodged on 19/06/2025 except as may otherwise be required in order to comply with the following conditions. Where such conditions require details to be agreed with the planning authority, the developer shall agree such details in writing with the planning authority prior to commencement of development and the development shall be carried out and completed in accordance with the agreed particulars.
Reason: In the interests of clarity.

2. This permission shall be valid for a period of 10 years effective from the date of the final grant of planning permission.
Reason: In the interest of clarity and having regard to the nature, scale and location of the proposed development.

3. All of the environmental, construction and ecological mitigation measures set out in the EIAR and the Natura Impact Statement, and other particulars submitted with the application shall be implemented by the developer in full, except as may otherwise be required in order to comply with the conditions of this permission.
Reason: In the interest of clarity and the protection of the environment during the construction and operational phases of the development.

4. (a) All structures including foundations hereby authorised shall be removed not later than 35 years from the date of commissioning of the development, and the site reinstated unless planning permission has been granted for their retention for a further period prior to that date.

(b) Prior to the commencement of development, a detailed restoration plan including a timescale for its implementation, shall be submitted to, and agreed in writing with, the planning authority.

(c) On full or partial decommissioning of the wind farm, the site, including access road, shall be restored to an agreed use as restoration plan, and the structures removed in accordance with the plan outlined in the submission documents within six months of decommissioning/cessation, to the written satisfaction of the planning authority.

Reason: To ensure the satisfactory reinstatement of the site on full or partial cessation of the project.

Ecology

1.Where any ecological surveys are more than 18 months old at the time of determination or commencement of development, the Developer shall:

i. Commission a qualified ecologist to:

- Review the existing data.
- Undertake a walkover survey to assess current site conditions.
- Update desk study records as necessary.

ii. Submit a statement for the written agreement of the Planning Authority confirming

- Whether the original survey data remains valid.
- Which surveys require updating.
- The scope and timing of any required re-surveys.

iii. Complete any necessary re-surveys prior to commencement of development, in accordance with current CIEEM guidance and best practice standards.

No development shall commence until the Planning Authority has received and approved in writing the updated ecological information and any associated mitigation or enhancement measures.

Reason: To ensure the ecological integrity of the site is maintained.

2. Prior to the commencement of development the Developer shall submit for the written agreement of the Planning Authority a **dedicated management plan** for the **marsh fritillary butterfly**, which has been recorded in the western part of the proposed development site.

This plan shall:

- Identify opportunities to **enhance suitable habitat** for the species within the site.
- Be presented as a potential **biodiversity gain**, contributing positively to the ecological value of the area.

Reason: To ensure the appropriate management of ecology.

3. Prior to the commencement of development the Developer shall submit for the written agreement of the Planning Authority a **coherent post-use habitat restoration plan**. This plan shall:

- Focus on the **rehabilitation of peatland habitats** within the site.
- Be aligned with a **broader regional restoration strategy** for peatlands in the area including close alignment of the plans of **Bord na Móna**.

This recommendation is in line with **Principle 30 of the National Peatland Strategy.**
Reason: To ensure the appropriate restoration of the site.

4. (a) Monitoring of the construction phase shall be carried out by a suitably qualified and competent Ecological Clerk of Works to ensure that all mitigation measures outlined in the Environmental Impact Assessment Report and The Natura Impact Statement are fully implemented. In addition, a designated member of the company's staff shall interface with the Planning Authority and members of the public in the event of complaints or queries in relation to environmental emissions. Details of the name and contact details, and the relationship to the operator of this person, shall be available at all times to the Planning Authority on request whether requested in writing or by a member of staff of the Planning Authority at the site.

(b) A completion report demonstrating compliance with all mitigation measures outlined in the EIAR and the Natura Impact Statement shall be prepared by the Ecological Clerk of Works and shall be submitted to the Planning Authority within 6 weeks of completion of the development.

(c) Monitoring of the operational phase shall be carried out by a suitably qualified and competent person to ensure that all mitigation measures and all monitoring outlined in the Environmental Impact Assessment Report and The Natura Impact Statement are fully implemented. This designated person shall interface with the Planning Authority and members of the public in the event of complaints or queries in relation to environmental emissions. Details of the name and contact details, and the relationship to the operator of this person shall be available at all times to the Planning Authority on request whether requested in writing or by a member of staff of the Planning Authority at the site.

Reason: To safeguard the amenities of the area during construction and operational phases.

Water Services Conditions:

1.The proposed development shall be amended to ensure no development is undertaken within Flood Zone A or B (High or Moderate) risk of flooding according to OPW Flood risk mapping. Prior to the commencement of development the Developer shall submit for the written agreement of the Planning Authority a revised site layout plan and a revised Site-Specific Flood Risk Assessment demonstrating no works are proposed within Flood Zone A or B of the OPW Flood risk mapping
Reason: In order to ensure proper servicing and to eliminate the potential impact of flood risk.

2.The proposed surface water drainage system shall be designed in terms of incorporating appropriate Sustainable Drainage Systems (SuDS). The applicant shall comply with the Kildare County Development Sustainable Drainage Systems (SuDS) Guidance Document and incorporate a sequence of SuDS techniques that work together in a Management Train to control the flow, volume and frequency of run-off as well as preventing or treating pollution as water flows through the development. SuDS design shall maximise nature based solutions and the sustainable drainage systems shall be designed, inspected, and supervised by a qualified engineer who shall certify the works as compliant with regard planning compliance, design and construction. The sustainable drainage systems shall cater for the 1 in 100 year storm event (or as otherwise agreed in writing) and with an allowance of +30% in order to cater for “climate change”. The Developer shall ensure that surface water from the development does not discharge to a point where neighbouring developments would be at risk of flooding.
Reason: In order to ensure proper servicing and to eliminate the potential impact of pluvial flood risk.

3. The Sustainable Drainage Systems (SuDS) Strategy and Sustainable Drainage Systems (SuDS) Scheme Design detailed within the Report “Volume 2 Main EIAR – Chapter 10 – Hydrology and Water Quality” carried out by Fehily Timoney and associated Surface water Drainage layout drawings detailed within Series101, 300 and

501 drawings contained within the Planning Drawings Pack shall be implemented in full unless otherwise agreed with the Planning Authority.
Reason: To ensure proper servicing of the development and to eliminate the potential impact of pluvial flood risk.

4. No works shall take place until a scheme to minimise the risk of offsite flooding caused by surface water run-off and groundwater during construction works and prevent pollution has been submitted to, and approved in writing by, the local planning authority. The scheme shall subsequently be implemented as approved.
Reason: To prevent flooding and in the interests of sustainable drainage.

5. The Developer shall be responsible for repairing and reinstating any failures to the Sustainable Drainage Systems (SuDS) infrastructure designed and constructed in accordance with Planning Condition 2 and 3 of the water services conditions.
Reason: To prevent flooding and in the interests of sustainable drainage

6. Prior to commencement of development, the Developer shall submit written consent from the Office of Public Works (OPW) which states the Developer has obtained Section 50 approval for the installation of any such permanent and/or temporary culverts under the Arterial Drainage Act 1945. The Developer shall submit plan view layout drawings and cross-sectional details of any proposed culvert also.
Reason: To prevent flooding and in the interests of sustainable drainage

7. Prior to commencement of development, the Developer shall submit a Sustainable Drainage Systems (SuDS) Maintenance Plan for the written approval of the Planning Authority. The plan shall include a schedule of activities providing details and frequency of maintenance tasks required for all SuDS and Surface water drainage elements proposed. This maintenance regime shall have planned preventative and response elements and cover all emergency maintenance and repairs. The Developer shall keep full records akin to the statutory 'Safety File' including paper, digital and photographic of all sustainable drainage systems. Records shall include the operation, implementation and maintenance & repair of the sustainable drainage systems.
Reason: To ensure proper and sustainable servicing of the proposed development and to prevent pollution and flooding.

8. Only clean uncontaminated surface water from the development shall be discharged to the surface water system. Only foul sewage and soiled water from the development shall be discharged to the foul system. The entrance shall be drained to the surface water system in order that no water discharges of to the public roadway.
Reason: In the interests of public health, to avoid pollution and to ensure proper servicing of the development.

9. Roadside drainage shall be provided at the entrance which shall discharge to soakaways or water system on site. The roadside drainage along the road frontage shall not be impaired and shall discharge to the grass verge which shall be lowered and levelled to the road level and provided with water run-off cuttings as directed by the roads authority. Roadside drains where present shall be retained except at the entrance where they shall be piped with a single pipe or culvert corresponding to the dimensions of the drain cross section.
Reason: In the interest of traffic safety and proper development

10.All works shall comply with the Greater Dublin Regional Code of Practice for Drainage Works.
Reason: To ensure proper servicing of the development and to ensure mandatory design standards are complied with.

Municipal District Engineer/Office Conditions.

1. The Developer shall maintain the L5025 during the construction phase to the satisfaction of the Municipal District office.

   Reason: To ensure the road quality and in the interest of traffic safety.

2. Prior to commencement of development the Developer shall make a special contribution for repair of L5025 of €500,000. These remedial works will be carried out by Kildare County Council on completion of the Development.

   Reason: In the interest of traffic safety and to ensure the road network is maintained.

3. The Developer shall maintain the L5012 during the construction phase to the satisfaction of the Municipal District office.

   Reason: To ensure the road quality and in the interest of traffic safety.

4. Prior to commencement of development the Developer shall make a special contribution for repair of L5012 of €350,000. These remedial works will be carried out by Kildare County Council on completion of the Development.

   Reason: In the interest of traffic safety and to ensure the road network is maintained

5. The proposed development site shall only be accessed from the north end of the L5012 or the southern end of the L5025. No other local roads shall be used to access the proposed development.
   Reason: In the interest of clarity and road safety.

6. Prior to the commencement of the development, passing bays shall be installed along the L5025 and the L5012 to allow two construction vehicles to pass. These passing bays shall be located at suitable locations to allow forward visibility and be no more than 300 metres apart.
   Reason: To improve safety for road users and reduce the impact of the construction traffic on local residents.

7. (a) Prior to the commencement of development the Developer shall submit for the written agreement of the Clane/Maynooth Municipal District Office an assessment of all of the existing road structures and install monitors on same.
   (b) Within 2 months post construction the Developer shall submit for the written agreement of the Clane/Maynooth Municipal District Office an assessment of all of the existing road structures

Where damage or movement is identified the developer shall be responsible for the cost of making good.
Reason: To ensure no damage or movement occurs to these structures and in the interest of proper planning and sustainable development.

8. Prior to the commencement of Development the Developer shall submit for the written agreement oof the Planning Authority details of abnormal loads and haul routes. The cost of any works required to enable these abnormal loads will be the sole responsibility of the applicant. Abnormal load permits and road opening licences for any enabling works shall be required by the Developer.
   Reason: In the interest of road safety and the proper planning and sustainable development of the area.

9. The development shall not impair existing land or road drainage, road gullies to be installed along the proposed entrance and piped back into the site and maintained, for disposal of surface water from the public road at these locations.
   Reason: In the interest of road drainage and the proper planning and sustainable development of the area.

10. (a) All surface water generated on-site shall be disposed of on-site and not allowed onto the public road.
    (b) The Developer shall be responsible for the proper design, construction and maintenance of all surface water drains installed as part of the proposed development including soakways.
    (c) No spoil, dirt, debris or other materials shall be deposited on the public road, footpath or verge by machinery or vehicles traveling to or from the development site during construction phase.
    (d) The Developer shall be responsible for re-location of all existing services / utilities as required, to facilitate proposed development. (Road opening licence will be required for works on public footpath/pavements.)
    (e) Working hours for construction should be restricted to 08:00 to 18:00 Monday to Friday and 08:00 to 14:00 on Saturdays with no works permitted on Sundays. Abnormal load movements shall apply for abnormal load permits.
    Reason: In the interest of road drainage and the proper planning and sustainable development of the area.

Transportation Conditions.

1. Prior to commencement of development the Developer shall make a special contribution for repair of L5025 of €500,000. These remedial works will be carried out by Kildare County Council on completion of the Development.
   Reason: The Developer should contribute towards the cost of remediation works to the road network as a result of the Development and the interest of traffic safety and to ensure the road network is maintained.

2. Prior to commencement of development the Developer shall make a special contribution for repair of L5012 of €350,000. These remedial works will be carried out by Kildare County Council on completion of the Development.
   Reason: The Developer should contribute towards the cost of remediation works to the road network as a result of the Development and the interest of traffic safety and to ensure the road network is maintained

3. Passing bays on **all** haul routes shall be provided in locations for proposed construction traffic (reference TTA Report page 10). Prior to the commencement of development the Developer shall submit for the written agreement of the Planning Authority a drawing detailing provision and location of passing bays on **ALL** haul routes and construction of same. Letters from **specific** landowners confirming agreement to provision of passing bays shall also be included.
   Reason: In the interest of road safety.

4. The Developer shall obtain written agreement for all haul routes for the proposed development from the Municipal District Engineer prior to the commencement of development. Evidence of agreement shall be submitted to the Roads Department of Kildare County Council prior to the commencement of development.
   Reason: In the interest of road safety.

5. The Developer shall provide specific details of pre and post inspections/condition surveys on **all** the haul and cable construction routes in the vicinity of the development prior to construction to establish the condition of the roads. (extent of inspection/condition survey for approval of the Municipal District Engineer). Details of same shall be submitted for the agreement of the Planning Authority.
   Reason: In the interest of road safety and to ensure the quality of the roads and maintained.

6. The Developer shall submit a drawing clearly outlining the extent of cable provision and construction on the L50242.
   Reason: In the interest of clarity.

7. Prior to commencement the Developer to submit a comprehensive traffic management plan, for the Works in association with the L50242. Details to include any full or partial road closures, diversions, stop/go systems and local access.
   Reason: In the interest of road safety.

8. Prior to commencement the Developer shall submit for the written agreement of the Planning Authority a drawing showing the necessary slit trench locations and method statements to establish the services in the proposed cable routes along the L50242 prior to works (for approval by the Municipal District Engineer).

Reason: In the interest of clarity and road safety.

9. Prior to commencement the Developer shall submit for the written agreement of the Planning Authority a detailed drawing showing trench construction and reinstatement for proposed cabling along the L50242.
   Reason: In the interest of road safety.

10. Prior to commencement the Developer shall submit for the written agreement of the Planning Authority three separate drawings for all entrances on L5012, L50242 and L5025 and a swept path analysis and sightlines for all entrances into the proposed development site should be submitted.
    Reason: In the interest of road safety.

11. Prior to commencement the Developer shall submit for the written agreement of the Planning Authority a revised independent Road Safety Audit. All RSA recommendations from the revised report shall be incorporated into the design.
    Reason: In the interest of road safety.

12. Prior to commencement the Developer shall submit for the written agreement of the Planning Authority a structural assessment of any bridges on the haul routes to determine their structural stability and any improvement measures that may be required should be submitted.
    Reason: In the interest of road safety.

13. Prior to commencement the Developer shall submit for the written agreement of the Planning Authority a site layout plan showing location of transfer station, car parking spaces provided and wheel wash facilities for proposed development.
    Reason: To manage site operations and protect local amenity and in the interest of clarity.

14. Prior to commencement the Developer shall submit reinstatement measures for Key Constraint areas and remediation/ replacement works for swept path assessment areas.
    Reason: To ensure the development is carried out in an orderly and environmentally responsible manner.

15. Prior to commencement the Developer shall submit for the written agreement of the Planning Authority a detailed Overhead Constraints Study.
    Reason: In the interest in Road safety.

16. Prior to commencement the Developer shall submit a Communication Plan detailing how engagement and liaison with local residents, businesses and schools will be established, and how it is proposed to keep the public, businesses and other relevant bodies informed of impending disruption to traffic flow in the area of the proposed works should be submitted.
Reason: In the interest of clarity.

17. All works on roads to accommodate abnormal load delivery (such as sign, shrub and public lighting removal and hardcore) shall be reinstated post construction.
Reason: In the interest of road safety.

18. Prior to commencement the Developer shall submit for the written agreement of the Planning Authority letters from landowners confirming agreement to any hedge trimming or accommodation works to facilitate abnormal load delivery should be submitted.
Reason: In the interest of clarity.

Heritage

1.(a) All excavation and site clearance works on peat soils shall be monitored by a qualified archaeological team. Any archaeological finds shall require a cessation of works and the Developer shall liaise with the National Monuments Service to conserve the finds or if necessary, work out alternative options to ensure nothing of archaeological potential is lost.
(b) A programme of archaeological monitoring shall be carried out by a qualified archaeological team during site clearance works to cover area of peat soils that are not currently or were historically forested across the development site.

Particularly on the western portion of the lands (in the vicinity of T1 to T5, as well as the area to the north of T11) where there is extensive agricultural **(non-peat) soils**. The archaeological potential for these areas shall require a programme of geophysical testing be undertaken within the development boundary prior to commencement of any development works to establish if there are unrecorded archaeological features.

(c) A programme of geophysical testing to cover non-peat soil and non-forested lands across the development site shall be carried out. Qualified archaeologist in conjunction with National Monuments Service shall advise on exact scope of this testing.
Reason: In the interest of archaeological heritage and the monitoring and protection of same.

Environment Conditions

1. All overground oil, chemical storage tank(s) shall be adequately bunded to protect against spillage. Bunding shall be impermeable and capable of retaining a volume equal to 1.1 times the capacity of the largest tank. Filling and offtake points shall be located within the bund.
Reason: In the interest of public health and the use of best practice guidelines in order to avoid pollution.

2. Prior to the commencement of development, the applicant shall prepare a Construction and Demolition Resource Waste Management Plan (RWMP) in accordance with Appendix C of the "EPA Best Practice Guidelines for the Preparation of Resource and Waste Management Plans for C&D Projects (2021)" including demonstration of proposals to adhere to best practice and protocols. The RWMP shall include specific proposals as to how the RWMP will be measured and monitored for effectiveness, these details shall be placed on the file and retained as part of the public record. The RWMP shall be submitted to the planning authority for written agreement prior to the commencement of development.
Reason: In the interest of proper planning and sustainable development.

3. All foul sewage, trade effluent and soiled water shall discharge to the on site foul holding tank system.
Reason: In the interest of public health, to avoid pollution, and to ensure proper development.

4. Noise from the construction stages of the development shall not give rise to sound pressure levels (Leq 15 minutes) measured at noise sensitive locations which exceed 70 dB(A) (LAeq 1 hour) between 0800 hours and 1800 hours Monday to Friday inclusive (excluding bank holidays) and between 0800 hours and 1300 hours on Saturdays when measured at any noise sensitive location in the vicinity of the site. Sound levels from site development works shall not exceed 45 dB(A) (LAeq 1 hour) at any other time.
Reason: In the interest of public health, to avoid pollution, and to ensure proper development.

5. Noise from the operational stages of the planned development shall not give rise to sound pressure levels (Leq 15 minutes) measured at noise sensitive locations which exceed the following limits:
a. 55 dB(A) between the hours of 0800 and 1800 Monday to Friday inclusive (excluding bank holidays) and 45 dB(A) at any other time, and
b. There shall be no clearly audible tonal component or impulsive component in the noise emission from the development at any noise sensitive location.
A detailed Noise Study, with recommendations, shall be carried out by a competent noise/environmental consultant within three months of the development being in full operation and at any other time as may be specified by Kildare Co. Council. The Noise Study shall be submitted for the written consent of the Planning Authority.
Reason: In the interest of public health, to avoid pollution, and to ensure proper development.

6. Prior to the commencement of development, an updated baseline noise survey shall be carried out by the applicant at the same seven locations previously chosen. A comparative noise survey report of this baseline noise survey against the previous results obtained between 2017-2019 shall be carried out by the applicant and be

submitted to the Planning Authority.
Reason: In the interest of public health, and the use of best practice guidelines in order to avoid nuisance.

7. A Noise Survey of the site operations shall be carried out annually by a competent Environmental Consultant in accordance with a plan to be agreed with the Planning Authority prior to commencement of operations. A record of the survey results shall be available for inspection by any authorised persons of the Planning Authority, at all reasonable times.
Reason: In the interest of public health, and the use of best practice guidelines in order to avoid nuisance.

6. The Developer shall use "Best Practicable Means" to prevent/minimise noise and dust emissions during the construction and operational phases of the development, through the provision and proper maintenance, use and operation of all machinery all to the satisfaction of the Planning Authority.
Reason: In the interest of public health, and the use of best practice guidelines in order to avoid nuisance.

7. All surface water from the carpark areas shall pass through adequately sized and sited petrol/oil interceptor(s) before being discharged to the surface water system. A log of the maintenance of the interceptors (to include dates and invoices) shall be kept on the premises and made available for inspection by council officials
Reason: In the interest of public health, to avoid pollution, and to ensure proper development.

8. The Developer shall note that the importation of waste Soil & Stone for the purposes of landraising or landscaping requires prior authorisation under Section 39 of the Waste Management 1996, (as amended) once the development has been authorised under this planning application. Prior to commencement, the developer shall outline in detail their proposals in this regard, and no development shall commence until such time as when their waste importation plan has been approved in writing by the Planning Authority.
Reason: In the interest of public health and the use of best practice guidelines in order to avoid pollution.

9. Prior to Commencement Notice Stage, the developer shall submit a Construction Phase Surface Water Management Plan in accordance with IFI Publication 2016 "*Guidelines on Protection of Fisheries During Construction Works in and Adjacent to Waters*" for the written approval of the Planning Authority. The Plan shall address the collection, control and management of any surface water run-off from the site to prevent any polluting matter, suspended solids and silt, being discharged to any receiving water. The Plan shall, inter alia, include:

(a) Site Layout Plan at sufficient scale identifying any potential surface water and/or groundwater receptors;
(b) The location and design of any proposed mitigation measures; and
(c) Proposals for a surface water and/or groundwater monitoring programme, as appropriate.

Reason: In the interest of public health, to avoid pollution, and to ensure proper development.

10.If a discharge to waters of any silt laden water is proposed as part of the Surface Water Management plan for either the development or the operational stages of the proposal; the Environment Section shall be consulted as such a discharge can only be authorised under Section 4 of the Local Government (Water Pollution) Act 1977, as amended.

Reason: In the interest of public health, to avoid pollution, and to ensure proper development.

Financial Development Contributions

Bond

1. Prior to commencement of development, the developer shall lodge with the planning authority a cash deposit, a bond of an insurance company, or such other security as may be acceptable to the planning authority, to secure the satisfactory reinstatement of the site on cessation of the project coupled with an agreement empowering the planning authority to apply such security or part thereof to such reinstatement. The form and amount of the security shall be as agreed between the planning authority and the developer or, in default of agreement, shall be referred to An Coimisiún Pleanála for determination.

Reason: To ensure satisfactory reinstatement of the site.

Development Contribution Scheme 2023-2029

1. The developer shall pay to the planning authority a financial contribution in respect of public infrastructure and facilities benefiting development in the area of the planning authority that is provided or intended to be provided by or on behalf of the authority in accordance with the terms of the Development Contribution Scheme made under section 48 of the Planning and Development Act 2000, as amended. The contribution (Refer to attached note on calculation of the Development Contribution in Appendix 1) shall be paid prior to commencement of development or in such phased payments as the planning authority may facilitate and shall be subject to any applicable indexation provisions of the Scheme at the time of payment. Details of the application of the terms of the Scheme shall be agreed between the planning authority and the developer or, in default of such agreement, the matter shall be referred to An Coimisiún Pleanála to determine the proper application of the terms of the Scheme.

Reason: It is a requirement of the Planning and Development Act 2000, as amended, that a condition requiring a contribution in accordance with the Development Contribution Scheme made under section 48 of the Act be applied to the permission

Signed: 

L. Murphy

Executive Planner

Date: 25/08/2025

Signed Carroll Melia

Carroll Melia

Senior Executive Planner

Date: 27/08/2025

Appendix 1

a) Reports received from KCC Service Departments

Department	Date of Report
Transportation Department	30/07/2025
Clane Maynooth MD Office	31/07/2025
Water Services Department	18/07/2025
County Ecologist	22/08/2025
Heritage Officer	31/07/2025
Environment Department	25/07/2025
Chief Fire Officer	28/07/2025

Kildare County Council
Transport, Mobility and Open Spaces Department,
Aras Chill Dara,
Devoy Park,
Naas.

Planning Report

Planning Number:	25/322845
Applicant:	North Kildare Wind Farm Ltd
Address:	Drehid Wind Farm, Carbury and Timahoe, Co. Kildare
Date:	**30**/7/25 Revised for commentary and layout

The KCC Transport, Mobility and Open Spaces Department has reviewed the EIAR, Chapter 13, Traffic and Transportation Report for this proposed development and has serious concerns about the large increase in HCV and LCV traffic generated by the proposed development on the substandard width and poor alignment of the L5025, L5024 and L5011 for wind farm and substation construction traffic.

The proposed development of a wind farm and substation at Drehid is not serviced by a suitable transportation network and is not suitable for the intense scale of construction traffic required to develop the wind farm with 11 wind turbines over an 18mth period. The development is totally dependent on the transport of construction materials and labour by road. The road network is primarily a network of “legacy roads”. These roads do not have a road structure as envisaged in the design standards. The network depends on the periodic replacement of a thin road surface course or courses without the necessary road capping layer and sub-base being present beneath (directly on the subgrade). This renders the road liable to significant damage from HCV traffic (especially over-weight vehicles) caused by the transfer of wheel loads to the subgrade at stress levels above that which the subgrade can support.

The proposed haul routes are unsuitable for accessing the facility due to bridge restrictions, poor road infrastructure and volume of traffic at existing junctions in small towns and villages.

The volume of material and labour to be trafficked will overburden and compromise the existing transportation network. The increased volumes of HCV’s and other vehicles through small towns and villages poses an increased risk to public safety for VRU’s and other vehicles.

The KCC Transport, Mobility and Open Spaces Department has **concerns** about the extent of cable route construction on the L50242 for proposed connection to substation. These Works has the potential for serious traffic hazard and disruption in the area.

Notwithstanding the current limitations in road infrastructure, the KCC Transport, Mobility and Open Spaces Department recognises the overriding strategic importance in meeting national renewal energy targets, reducing carbon emissions and enhancing energy security and it is on that basis that the following conditions should be applied to a grant of planning:

1. Prior to commencement the Applicant is to make a special contribution for repair of L5025 of €500,000. These remedial works will be carried out by Kildare County Council on completion of the Development.

   Reason: It is considered reasonable that the Developer should contribute towards the cost of remediation works to the road network as a result of the Development.

2. Prior to commencement the Applicant is to make a special contribution for repair of L5012 of €350,000. These remedial works will be carried out by Kildare County Council on completion of the Development.

   Reason: It is considered reasonable that the Developer should contribute towards the cost of remediation works to the road network as a result of the Development.

3. Prior to commencement passing bays on **all** haul routes to be provided in locations for proposed construction traffic. A drawing detailing provision and location of passing bays on **ALL** haul routes and construction of same should be submitted. Letters from **specific** landowners confirming agreement to provision of passing bays should be submitted.

   Reason: In the interest of Road Safety.

4. Prior to commencement the Applicant is to obtain written agreement for all haul routes for the proposed development from the Municipal District Engineer. Evidence of agreement should be submitted to the Roads Department prior to commencement.

   Reason: In the interest of Road Safety

5. Prior to commencement the Applicant is to provide specific details of pre and post inspections/condition surveys on **all** the haul and cable construction routes in the vicinity of the development prior to construction to establish the condition of the roads. (extent of inspection/condition survey for approval of the Municipal District Engineer). Details to be submitted to the Planning Authority.

   Reason: In the interest of Road Safety

6. Prior to commencement the Applicant is to submit a drawing clearly outlining the extent of cable provision and construction on the L50242.

   Reason: In the interest of Clarity.

7. Prior to commencement the Applicant to submit a comprehensive traffic management plan, for the Works in association with the L50242. Details to include any full or partial road closures, diversions, stop/go systems and local access

   Reason: In the interest of Road Safety.

8. Prior to commencement the Applicant shall submit a drawing showing the necessary slit trench locations and method statements to establish the services in the proposed cable routes along the L50242 prior to works (for approval by the Municipal District Engineer).

   Reason: In the interest of Clarity and Road Safety.

9. Prior to commencement the Applicant shall submit a detailed drawing showing trench construction and reinstatement for proposed cabling along the L50242 to the Planning Authority.

   Reason: In the interest of Road Safety

10. Prior to commencement the Applicant shall submit Three separate drawings for all entrances on L5012, L50242 and L5025 and a swept path analysis and sightlines for all entrances into the proposed development site should be submitted.

    Reason: In the interest of Road Safety.

11. Prior to commencement the Applicant should submit a revised independent Road Safety Audit. All RSA recommendations from the revised report should be incorporated into the design.

    In the interest of Road Safety.

12. Prior to commencement the Applicant shall submit a structural assessment of any bridges on the haul routes to determine their structural stability and any improvement measures that may be required should be submitted.

    In the interest of Road Safety.

13. Prior to commencement the Applicant shall submit a site layout plan showing location of transfer station, car parking spaces provided and wheel wash facilities for proposed development.

    Reason: To manage site operations and protect local amenity.

14. Prior to commencement the Applicant should submit reinstatement measures for Key Constraint areas and remediation/ replacement works for swept path assessment areas.

Reason: To ensure the development is carried out in an orderly and environmentally responsible manner.

15. Prior to commencement the Applicant shall submit a detailed Overhead Constraints Study.

    Reason: In the interest of Road Safety

16. Prior to commencement the Applicant shall submit a Communication Plan detailing how engagement and liaison with local residents, businesses and schools will be established, and how it is proposed to keep the public, businesses and other relevant bodies informed of impending disruption to traffic flow in the area of the proposed works should be submitted.

    Reason: In the interest of Clarity

17. All works on roads to accommodate abnormal load delivery (such as sign, shrub and public lighting removal and hardcore) to be reinstated post construction.

    Reason: In the interest of Road Safety.

18. Letters from landowners confirming agreement to any hedge trimming/ passing bays or accommodation works to facilitate abnormal load delivery should be submitted.

    Reason: In the interest of Clarity

Signed: Annette Keaveney Date: 31/07/2025

A. Keaveney,

Senior Executive Engineer.

MAYNOOTH MUNICIPAL DISTRICT PLANNING REPORT

File No:	25/322845	**Applic's Name:**	North Kildare Wind Farm Ltd.	**Development Address:**	Drehid Wind Farm, Carbury & Timahoe, Co. Kildare

Site Notice in place (y/n)	yes	**Date Checked:**	29/07/2025	**Site Notice In Compliance:**	yes

The proposed development by North Kildare Wind Farm Limited for planning permission for a development consisting of 11 wind turbines and associated infrastructure. The proposed wind farm is located approximately 3.5km west of Carbury, and approximately 2.5km northwest of Timahoe, Co. Kildare. The current land use is mainly agricultural. The site is approximately 79 hectares in size. It is located south of Enfield and east of the R402, Enfield to Edenderry road.

The Clane Maynooth Municipal District Office would have the following comments in relation to this proposed development.

	1	Access to the site in the main, will be off the M4 and along the R402. However to access the southern end of the site, the last 3km is along the L5025 which is in the most part a bog road. This road is not constructed to carry large construction vehicles. Recent construction of a solar farm in the area led to a deterioration in the road, and the developer contributed to the repair of the road. The existing road width is not sufficient for two construction vehicles to pass and has previously led to the road edge/verge failing. If granted, the developer should be conditioned to maintain the L5025 during construction.
	2	Based on the local knowledge and experience a special contribution for the repair of the L5025 after construction has been completed in the region of €500,000 should be sought from the developer.
	3	Access to the north of the site will also be off the M4 and the R402, However the last 2km is along the L5012, a rural road which would not be constructed to carry heavy construction traffic. If granted a developer should be conditioned to maintain the L5025 during construction..
	4	Based on the local knowledge and experience a special contribution for the repair of the L5012 after construction has been completed in the region of €350,000 should be sought from the developer
	5	The proposed development site should only be accessed from the north end off the L5012 or the southern end off the L5025. No other local roads should be used to access the proposed development.
	6	Prior to the commencement of the wind farm, passing bays should be installed along the L5025 and the L5012 to allow two construction vehicles to pass. These passing bays should be located at suitable location to allow forward visibility and be no more than 300 metres apart. These passing bays will improve safety for road users and reduce the impact of the construction traffic on local residents.
	7	There are several road structures along the route. The applicant needs to carry out an assessment of these and install monitors to ensure no damage or movement occurs because of any construction vehicles or works. Where damage or movement is identified then the developer shall be responsible for the cost of making good.

MAYNOOTH MUNICIPAL DISTRICT PLANNING REPORT

	8	Should the application be successful the applicant must submit details of abnormal loads and haul routes for agreement with Kildare County Council. The cost of any works required to enable these abnormal loads will be the sole responsibility of the applicant. Abnormal load permits and road opening licences for any enabling works will be required by the applicant.
	9	The development shall not impair existing land or road drainage, road gullies to be installed along the proposed entrance and piped back into the site and maintained, for disposal of surface water from the public road at these locations.
	10	All surface water generated on-site shall be disposed of on-site and not allowed onto the public road.
	11	Applicant shall be responsible for the proper design, construction and maintenance of all surface water drains installed as part of the proposed development including soakways.
	12	No spoil, dirt, debris or other materials shall be deposited on the public road, footpath or verge by machinery or vehicles traveling to or from the development site during construction phase.
	13	Applicant shall be responsible for re-location of all existing services / utilities as required, to facilitate proposed development. (Road opening licence will be required for works on public footpath/pavements.)
	14	Working hours for construction should be restricted to 08:00 to 18:00 Monday to Friday and 08:00 to 14:00 on Saturdays with no works permitted on Sundays. Abnormal load movements will be permitted outside these times in line with any abnormal load permits.

Mark Evans, Technician — 31/07/25 Date

Cyril Buggie, Area Engineer — Date

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KILDARE COUNTY COUNCIL, WATER SERVICES DEPARTMENT

An Bord Pleanala Planning Reference:	ABP 322845-25
Applicant:	North Kildare Wind Farm Limited
Proposal:	Windfarm, Drehid, Co. Kildare SID Application
Development Description:	Planning Permission for a development consisting of 11 wind turbines and associated infrastructure.
Address:	Townlands of Ballynamullagh, Coolree, Killyon, Mullgeeth and Drehid, Co.Kildare
Date:	18/07/2025

Preamble/Introduction

Water Services have assessed Chapter 10 and Appendix 10 of the submitted EIAR. Relevant drawings were also assessed including Series 101, 300 and 501.

Observations:

Flood Risk Assessment

Water Services are of the opinion that the development contravenes KCC CDP 2023-2029 Objective IN033 for the following reasons and are therefore not in favour of the development as currently proposed:

1. The proposed location of T5 and T6 Wind Turbines are within OPW NIFM (National Indicative Flood Mapping) Flood Zone A. Flood risk assessment including Flood area modelling carried out by the applicant verifies these areas are at high risk of flooding. Water Services Planning have concerns regarding the location of these turbines within an area of high flood risk. The applicant also states Wind Turbines are deemed “Water Compatible Development”

according to the OPW's "The Planning System and Flood Risk Management - Guidelines for Planning Authorities". Water Services are of the view that Wind Turbines are deemed Essential Electricity generating Infrastructure and therefore are classed as "Highly Vulnerable Development". A full justification test is required for Highly Vulnerable Development within Flood Zone A which the applicant has not provided in accordance with OPW's "The Planning System and Flood Risk Management - Guidelines for Planning Authorities".

Water Services are of the opinion that any grant of planning from ABP should be subject to a condition that the proposed site layout is amended such that no development is undertaken within Flood Zone A or B (High or Moderate) risk of flooding according to OPW Flood risk mapping. Revised layout drawings and Site-Specific Flood Risk Assessment shall be submitted clearly demonstrating same

Surface Water Drainage

Water Services have no objections to the proposed surface water drainage strategy for the development subject to the following conditions:

2. The proposed surface water drainage system shall be designed in terms of incorporating appropriate Sustainable Drainage Systems (SuDS). The applicant shall comply with the Kildare County Development Sustainable Drainage Systems (SuDS) Guidance Document and incorporate a sequence of SuDS techniques that work together in a Management Train to control the flow, volume and frequency of run-off as well as preventing or treating pollution as water flows through the development. SuDS design shall maximise nature-based solutions and the sustainable drainage systems shall be designed, inspected, and supervised by a qualified engineer who shall certify the works as compliant with regard planning compliance, design and construction. The sustainable drainage systems shall cater for the 1 in 100 year storm event (or as otherwise agreed in writing) and with an allowance of +30% in order to cater for "climate change". The applicant shall ensure that surface water from the development does not discharge to a point where neighbouring developments would be at risk of flooding.

Reason: In order to ensure proper servicing and to eliminate the potential impact of pluvial flood risk.

3. The Sustainable Drainage Systems (SuDS) Strategy and Sustainable Drainage Systems (SuDS) Scheme Design detailed within the *Report "Volume 2 Main EIAR – Chapter 10 – Hydrology and Water Quality"* carried out by *Fehily Timoney and associated Surface water Drainage layout drawings detailed within Series101, 300 and 501 drawings* contained within the Planning Drawings Pack shall be implemented in full unless otherwise agreed with the Planning Authority.

Reason: To ensure proper servicing of the development and to eliminate the potential impact of pluvial flood risk.

4. No works shall take place until a scheme to minimise the risk of offsite flooding caused by surface water run-off and groundwater during construction works and prevent pollution has been submitted to, and approved in writing by, the local planning authority. The scheme shall subsequently be implemented as approved.

Reason: To prevent flooding and in the interests of sustainable drainage.

5. The applicant shall be responsible for repairing and reinstating any failures to the Sustainable Drainage Systems (SuDS) infrastructure designed and constructed in accordance with Planning Condition 2 and 3 above.

Reasons: To prevent flooding and in the interests of sustainable drainage

6. Prior to commencement of development, the applicant is required to submit written consent from the Office of Public Works (OPW) which states the applicant has obtained Section 50 approval for the installation of any such permanent and/or temporary culverts under the Arterial Drainage Act 1945. The applicant shall submit plan view layout drawings and cross-sectional details of any proposed culvert also.

Reasons: To prevent flooding and in the interests of sustainable drainage

7. **Prior to commencement of development,** the Applicant shall submit a Sustainable Drainage Systems (SuDS) Maintenance Plan for the written approval of the Planning Authority. The plan shall include a schedule of activities providing details and frequency of maintenance tasks required for all SuDS and Surface water drainage elements proposed. This maintenance regime shall have planned preventative and response elements and cover all emergency maintenance and repairs.

   The Applicant shall keep full records akin to the statutory 'Safety File' including paper, digital and photographic of all sustainable drainage systems. Records to include the operation, implementation and maintenance & repair of the sustainable drainage systems.

   Reason: To ensure proper and sustainable servicing of the proposed development and to prevent pollution and flooding.

8. Only clean uncontaminated surface water from the development shall be discharged to the surface water system. Only foul sewage and soiled water from the development shall be discharged to the foul system. The entrance shall be drained to the surface water system in order that no water discharges of to the public roadway.

Reason: In the interests of public health, to avoid pollution and to ensure proper servicing of the development.

9. Roadside drainage shall be provided at the entrance which shall discharge to soakaways or water system on site. The roadside drainage along the road frontage shall not be impaired and shall discharge to the grass verge which shall be lowered and levelled to the road level and provided with water run-off cuttings as directed by the roads authority. Roadside drains where present shall be retained except at the entrance where they shall be piped with a single pipe or culvert corresponding to the dimensions of the drain cross section.

   Reason: In the interest of traffic safety and proper development

10. All works shall comply with the Greater Dublin Regional Code of Practice for Drainage Works.

    Reason: To ensure proper servicing of the development and to ensure mandatory design standards are complied with.

Signed:

Ronan Toft, E.E..
18/07/2025

Referral Report

To	Development Management Unit
From	KCC Executive Ecologist
Planning Ref. No.	ACP-322843-25
Name of Applicant	North Kildare Wind Farm Ltd
Address of Development	Drehid, Co. Kildare
Type of Development	Strategic Infrastructure Development
	Description of Development Permission is sought for Permission is sought for a Wind Farm consisting of 11 turbines each with a rotor diameter of 133 m. 10 no. turbines will have a hub height of 100.5 m and a tip height of 167 m; while one turbine (T1, closest to the site entrance) will have a hub height of 81.4 m and a tip height of 147.9 m. The Proposed Wind Farm will also include permanent turbine foundations and crane pad hardstanding areas and associated drainage and new and upgraded access tracks all on lands located within the townlands of Ballynamullagh, Kilmurry, Killyon, Coolree, Mulgeeth, and Drehid, County Kildare.

The KCC Ecologist has reviewed the documentation provided in both the accompanying EIAR and Natura Impact Statement and makes the following observation re. the ecological surveys to which the EIAR and Natura Impact Statement reference. The KCC ecologist has noted that many of the survey reports are outside the recommended lifespan for such reports.

The CIEEM Advice Note on the Lifespan of Ecological Reports and Surveys provides guidance on how long ecological survey data remains valid for use in planning and development contexts. Here are the main recommendations:

Validity Timeframes

CIEEM outlines general timeframes for assessing the validity of ecological surveys:

Less than 12 months:

Surveys are likely to be valid in most cases

12–18 months:

Still likely to be valid, but exceptions apply:

- If the site has features that could attract mobile species quickly.
- If mobile species are known in the area and could have created new relevant features.
- If specific country or species guidance suggests otherwise

18 months to 3 years:

May still be valid in certain circumstances, but:

- A professional ecologist should conduct a walkover re-survey.
- Desk study data may need updating.
- The ecologist should issue a clear statement on:
  - Report validity.
  - Which surveys need updating.
  - Scope, timing, and methods for updates

- 3 years or more:

Reports are unlikely to be valid. Most or all surveys will likely need to be repeated

Factors Influencing Validity

CIEEM advises considering the following when assessing survey lifespan:

- Presence or potential presence of mobile species (e.g., bats, otters, badgers, birds).
- Changes in habitat or site management that affect ecological conditions.
- Any shifts in species distribution in the wider area.
- New ecological knowledge or conservation initiatives (e.g., species recovery projects)

Resurveys

If ecological surveys for species such as bats, birds, lizards, mammals, and aquatic life are **at or near the limits of their lifespan**, applicants should follow these **CIEEM-aligned recommendations** to ensure data remains valid and defensible:

General Recommendations for Applicants

1. **Consult a Qualified Ecologist**
    - Engage a professional to assess the current validity of the surveys.
    - Request a **walkover survey** to check for significant changes in habitat or species presence.
2. **Update Desk Study Data**
    - Refresh records from local biological records centres or national databases.
    - Include recent sightings, conservation designations, or habitat changes.
3. **Species-Specific Considerations**
    - **Bats**: Roosts can be established quickly; re-survey if structures or trees have changed.
    - **Birds**: Breeding and usage patterns may vary; re-survey if habitat has altered or if more than one breeding season has passed.
    - **Reptiles (e.g., lizards)**: Sensitive to habitat structure; re-survey if vegetation or microhabitats have changed.
    - **Mammals (e.g., badgers, otters)**: Highly mobile; check for new setts or holts.
    - **Aquatic life**: Water quality, flow, and vegetation can shift rapidly and may require resurvey.
4. **Assess Site Changes**
    - Consider any **land management**, construction, or natural events (e.g., flooding, fire) that may have altered ecological conditions.
5. **Plan for Re-Surveying**
    - If surveys are over 18 months old, prepare to **repeat or supplement** them.
    - Include updated surveys in planning submissions as further information
6. **Document Decisions Transparently**
    - Include a statement from the ecologist in the planning application:
        - Justifying continued use of older data.
        - Outlining any limitations or assumptions.
        - Detailing any updates or new surveys undertaken.

Planning Condition: Further Information – Ecological Survey Validity

Further information is required to confirm the continued validity of ecological survey data submitted in support of this application. Where any ecological surveys are more than **18 months old** at the time of determination or commencement of development, the applicant shall:

1. Commission a qualified ecologist to:
    - Review the existing data.
    - Undertake a **walkover survey** to assess current site conditions.
    - Update desk study records as necessary.
2. Submit a statement confirming:
    - Whether the original survey data remains valid.
    - Which surveys require updating.
    - The scope and timing of any required re-surveys.
3. Complete any necessary **re-surveys prior to commencement of development**, in accordance with current **CIEEM guidance** and best practice standards.

No development shall commence until the Local Planning Authority has received and approved the updated ecological information and any associated mitigation or enhancement measures.

Note on Peat Soils and Peatland Habitats including Raised Bog (Annex I priority habitat active raised bog 7110)

A large area of the proposed development is located on cutover raised bog habitat (cutover raised peat). Most of this cutover peatland has been artificially replanted or revegetated with atypical bog vegetation such as conifer plantations and mixed conifer deciduous woodland or improved agricultural grassland which support many of the turbine locations. However, some turbine locations and associated trackways and berms occur in or directly adjacent to areas of more intact peatland vegetation, bog woodland, intact raised bog and intact drained raised bog. The terrestrial ecology baseline notes areas intact raised bog and intact drained raised bog in 1.1.1.1.19 to be of international and national importance. Therefore, most site excavations will require the very careful management of peat soil, peat cut and fill and vegetation reinstatement on peat soils. The distances from areas of less modified raised bog habitat are outlined in 1.1.1.1.19 27m to Turbine T9, 31m to Turbine T10 and a short area of access track passes within 4m of this habitat. The main hard stand for T10 is located 9m from this habitat and some parts of the hardstand (peripheral to the main stand) is 3m from this habitat. These areas of more intact bog known as Mulgeeth Bog are also noted in the County Kildare Wetland Survey

Figure Peat Soils underlying the development site range from 1.5m to over 5m in depth

Wind Farm Sites on Cutover Raised Bogs

1. Baseline Assessment

- Conduct detailed **peat depth and condition surveys** across the site.
- Map **peatland habitats** and identify areas of active bog, degraded bog, and cutover zones and cutover revegetated areas mapped.
- Assess detailed **hydrological conditions** and connectivity to surrounding peatland systems.

2. Design and Avoidance

- Apply the **avoidance hierarchy**: avoid deep peat and sensitive habitats.
- Use **micro-siting** to relocate infrastructure away from vulnerable areas.
- Consider **floating roads** or **piled foundations** to minimise peat disturbance.

3. Excavation and Handling

- Minimise peat excavation volumes and depth.
- Segregate **acrotelmic** and **catotelmic** peat during excavation.
- Store peat in **bunded, geotextile-lined areas** to prevent erosion and contamination.
- Maintain **moisture levels** in stored peat to prevent desiccation.

4. Reinstatement and Restoration

- Reuse excavated peat in **reinstatement** as close to the original location as possible.

- Restore **hydrological function** by blocking drains and regrading surfaces.
- Use **local vegetation** (e.g., Sphagnum mosses) to aid recovery.
- Avoid compaction and ensure **peat structure** is preserved during reinstatement.

5. Monitoring and Reporting

- Develop a **Peat Management Plan (PMP)** with clear roles, responsibilities, and timelines.
- Record volumes of peat excavated, stored, reused, and disposed.
- Monitor **peat stability**, hydrology, and vegetation recovery post-construction.
- Submit regular **compliance reports** to the planning authority.

6. Carbon and Biodiversity Considerations

- Include a **carbon balance assessment** using best practice methodologies.
- Identify opportunities for **peatland restoration** and biodiversity enhancement.
- Engage with stakeholders (e.g., NPWS, Coillte, local communities) for restoration partnerships.

The Irish Wind Energy Association Guidelines Recommend the following;

EIA Assessment in Peat Soils

• permanent loss of Annex 1 habitats from footprint of development and access routes

Design Aspects to be Examined	Potential Impacts to be Examined (both construction-related and long-term impacts will need to be considered for the following)
• location of turbines	• health and safety, and slope stability
• location of other infrastructure	• effects on surrounding bogland of de-watering in cuttings, and oxidisation of peat
• choice of construction methods	• sediment and erosion control
• approach to drainage design	• nutrient control
• peat disposal measures	• impact of site track and drainage design on soils, hydrology, and ecology, including fisheries where relevant
	• environmental impact of peat disposal measures
	• re-vegetation measures
	• permanent loss of Annex 1 habitats from footprint of development and access routes

Ecologist Observations on Development on Peat Soils

It is acknowledged by the KCC ecologist that peat depth surveys have been carried out for the site and stability assessment conducted. However, it is not evident from the documents provided that detailed peat habitat condition assessments have been carried out other than general habitat surveys. It is also unclear that detailed hydrological assessment of the peatland habitats of the site has been carried out and hydrological linkages investigated. It is evident that an effort has been made to avoid the most sensitive habitat areas but the siting of Turbines 9 and 10 in such close proximity to the most intact area of the site is problematic

Based on guidance from **Scotland and Northern Ireland**, the construction of wind turbine foundations in peatland areas can lead to **drawdown or dewatering effects** that impact adjacent intact peatlands—sometimes up to **100 metres** from the turbine base.

The EIAR presented as part of this application notes

> *There is a potential for temporary drawdown at the foundation excavations in areas of bog (T6, T7, T8, T9, T10 and T11). This drawdown could occur for approximately five weeks until the foundation area is reinstated, after which the bog will recharge. Proposed piling at T8, T9 and T10 will mitigate against the potential drawdown as there will be lesser excavation works required. This will reduce potential effects on the bog.*

However, from close reading of the EIAR it is clear that dewatering may be an ongoing concern in areas of deep bog adjacent to the turbine bases and associated hardstanding areas.

Extent of Impact

- **Dewatering for turbine foundations** or borrow pits can cause a **reduction in the water table**, altering the **groundwater flow regime** and affecting peatland hydrology
- Impacts may extend **up to 10s of metres** from the turbine base, especially in **deep peat** or areas with high water tables
- **Changes in infiltration and surface runoff** due to construction and forestry removal can further influence dewatering of the site
- **Hydrological Effects/Drawdown zones** can lead to:
    - Drying of adjacent peatland.
    - Loss of peat-forming vegetation (e.g., Sphagnum).
    - Increased risk of **peat oxidation** and carbon release.
    - Potential for **peat instability or slide** in sloped terrain
- Include more detailed **hydrological modelling** in the EIA to predict in greater detail drawdown zones.

Flood Risk

The siting of certain turbines T6 and to a more limited extent T5 within the OPW modelled flood risk areas is a concern.

Building wind turbines on residual peatland in flood-prone areas presents a complex set of environmental, engineering, and regulatory challenges.

Key Risks of Wind Turbine Development on Peatland in Flood Risk Areas

Peatland Degradation and Carbon Emissions

Peatlands are among the most significant terrestrial carbon stores. Disturbing them through excavation or drainage can release large amounts of carbon dioxide and methane, exposing excavated and disturbed peatlands (impacting areas around elevated turbine hardstands etc) to flood conditions may exacerbate methane loss from the flooded bog, this needs to be assessed and there may also be impact *via* disturbance to the surrounding bog vegetation and the potential for habitat restoration which should be assessed in more detail.

Best Practice Recommendations for Wind Farm Development on Peatlands in Flood Risk Areas

Wind farm development on peatlands must be approached with caution due to the environmental sensitivity of these habitats and their role in flood mitigation. The following best practice recommendations are supported by national guidance and case studies from Ireland and the UK.

1. Site Selection: Avoid High Flood Risk Zones

Selecting appropriate sites is critical. Infrastructure should be sited away from areas of deep peat and high flood risk to prevent environmental degradation and engineering complications.

- **NatureScot's Good Practice Guidance** emphasizes the importance of avoiding infrastructure in areas of deep peat and flood-prone zones. It recommends detailed peat surveys and hydrological assessments to guide infrastructure placement
- The **Longford County Development Plan 2021–2027** supports wind energy development on cutaway peatlands but **explicitly prohibits development in high flood risk zones**, aligning with national flood risk management guidelines

2. Apply the Mitigation Hierarchy: Avoid, Minimize, Compensate

This principle should guide all stages of planning and construction:

- **Avoid** sensitive areas such as deep peat and flood zones.
- **Minimize** disturbance
- **Compensate** through habitat restoration and hydrological management

This approach is embedded in environmental impact assessments (EIAs) and is supported by for example Natural England's commissioned report on wind farm impacts on blanket peatland

3. Case Study Examples

Scout Moor and Wharrels Hill Wind Farms (England)

- These sites were assessed for peat and flood risk as part of Natural England's study.
- Developers **avoided areas with deep peat and high water tables**

Derryadd Wind Farm (Ireland)

- A comprehensive flood risk assessment was conducted, including fluvial, pluvial, and groundwater flooding.
- The project incorporated **site drainage redesign** and **flood zone mapping** to ensure infrastructure was placed outside vulnerable areas

Recommendation for Re-location of Turbine 5 and 6

Avoiding flood-prone areas in peatland systems is a critical step in ensuring the long-term sustainability and environmental integrity of wind energy projects. Therefore it is recommended that turbines 5 and 6 located within or partially within the OPW modelled flood risk areas are relocated to more suitable locations within the developers land holding.

Other Observations

Additional Ecological and Restoration Considerations

1. Marsh Fritillary Butterfly Management

The ecologist from Kildare County Council recommends developing a **dedicated management plan** for the **marsh fritillary butterfly**, which has been recorded in the western part of the proposed development site.

This plan should:

- Identify opportunities to **enhance suitable habitat** for the species within the site.
- Be presented as a potential **biodiversity gain**, contributing positively to the ecological value of the area.

2. Post-Decommissioning Restoration Planning

The ecologist also notes that **no integrated restoration plan** has been proposed for the site following decommissioning, despite its location on a large area of peatland.

Given that:

- **Coillte** is one of the proposed developers,
- The site **adjoins land owned by Bord na Móna**, and
- The area includes peatlands under **Coillte** ownership,

It is recommended that the developers prepare a **coherent post-use habitat restoration plan**. This plan should:

- Focus on the **rehabilitation of peatland habitats** within the site.
- Be aligned with a **broader regional restoration strategy** for peatlands in the area including close alignment of the plans of **Bord na Móna**.

This recommendation is in line with **Principle 30 of the National Peatland Strategy**, which states:

"Coillte and Bord na Móna, as managers of significant tracts of peatlands on behalf of the Irish people, will continue to show leadership in responsible management, rehabilitation, and restoration of peatlands."

Mary O' Connor
Executive Ecologist
Date 22/08/2025

Amy Granville
Senior Planner
22/08/2025

Referral Report

To	Development Management Unit
From	The Heritage Officer
Planning Ref. No.	ACP-322845-25
Name of Applicant	North Kildare Wind Farm Ltd
Address of Development	Drehid, Co. Kildare
Type of Development	Strategic Infrastructure Development
Description of Development	Permission is sought for Permission is sought for a Wind Farm consisting of 11 turbines each with a rotor diameter of 133 m. 10 no. turbines will have a hub height of 100.5 m and a tip height of 167 m; while one turbine (T1, closest to the site entrance) will have a hub height of 81.4 m and a tip height of 147.9 m. The Proposed Wind Farm will also include permanent turbine foundations and crane pad hardstanding areas and associated drainage and new and upgraded access tracks all on lands located within the townlands of Ballynamullagh, Kilmurry, Killyon, Coolree, Mulgeeth, and Drehid, County Kildare.

POLICY CONTEXT

The Kildare County Development Plan 2023-2029 clearly sets out the requirements for development in terms of archaeology, namely:

> **AH O2** Manage development in a manner that protects and conserves the archaeological heritage of County Kildare, avoids adverse impacts on sites, monuments, features or objects of significant historical or archaeological interest and secures the preservation in-situ or by record of all sites and features of historical and archaeological interest, including underwater cultural heritage. The Council will favour preservation in – situ in accordance with the recommendation of the Framework and Principles for the Protection of Archaeological Heritage (1999) and the Council will seek and have regard to the advice and recommendations of the Department of Housing, Local Government and Heritage.
>
> **AH O3** In co-operation with the National Monuments Service, Department of Housing, Local Government and Heritage require archaeological impact assessment, surveys, test excavation and/or monitoring and/or underwater archaeological impact assessments for

planning applications in areas of archaeological importance and where a development proposal is likely to impact upon in-situ archaeological monuments, their setting and archaeological deposits, based on recommendations of a suitably qualified archaeologist and the Council will seek and have regard to the advice and recommendations of the Department of Housing, Local Government and Heritage.

HERITAGE DESIGNATIONS (RPS/NIAH/RMP) REF:

A large number of recorded archaeological finds, designated sites and protected structures are identified across the development site. These are listed in Chapter 14 of the EIAR.

FURTHER INFORMATION ASSESSMENT

Having read the EIAR (in particular, Ch. 14), a number of archaeological heritage-related issues, including geological, built and archaeological are discussed. This is primarily discussed in Ch. 14 but other chapters are relevant, including Ch. 9 for geological heritage and Volume 4 Photomontages for visual impact on built heritage.

ASSESSMENT CONCLUSION

No geological heritage sites are identified in the EIAR. Unsurprisingly, several archaeological finds have been made, predominantly in the previously worked-out peat soils. Much of the western portion of the site is comprised of lands that were in agricultural use by the time of the 1st OS survey and are described mainly as improved grassland currently:

OS Map 1839-1871

Visual impact in terms of built heritage appears to be limited. Perhaps the most sensitive site in proximity to the proposed development, in the photomontage, Carbury Hill shows that turbines are visible.

RECOMMENDATIONS

The following conditions are recommended:

1. All excavation and site clearance works **on peat soils** should be monitored by a qualified archaeological team. Any archaeological finds will require a cessation of works and the developer will need to liaise with the National Monuments Service to conserve the finds or if necessary, work out alternative options to ensure nothing of archaeological potential is lost.

2. A programme of archaeological monitoring shall be carried out by a qualified archaeological team during site clearance works to cover area of peat soils that are not currently or were historically forested across the development site.

   Particularly on the western portion of the lands (in the vicinity of T1 to T5, as well as the area to the north of T11) where there is extensive agricultural **(non-peat) soils**. The archaeological potential for these areas would require that a programme of geophysical testing be undertaken within the development boundary prior to commencement of any development works to establish if there are unrecorded archaeological features.

3. A programme of geophysical testing to cover non-peat soil and non-forested lands across the development site shall be carried out. Qualified archaeologist in conjunction with National Monuments Service shall advise on exact scope of this testing.

Dara Wyer
Heritage Officer
Date: 31/07/2025

Patricia Hyland
Senior Executive Planner
Date 23/06/2025

Reference Number: **ABP-322845-25 (windfarm)** **Environment Section**

Name of applicant: **North Kildare Windfarm Limited** **Planning Report**

Preamble

The following documents from the Applicant have been assessed by the Environmental Section:

- NIS
- EIAR Chapter 6 - Air Quality and Climate and relative Appendix (Air Quality section assessed)
- EIAR Chapter 7 – Noise and Vibration and relative Appendix
- EIAR Chapter 9 – Lands, Soils, Geology and Hydrogeology and relative Appendix

Assessment

The Environmental Section consider the documentation to constitute a reasonable basis for making the SID application but note that the baseline noise monitoring carried out was back in Novemebr 2017, December 2017, January 2018 and May 2019. The Environment Section are of the opinion that more recent baseline noise monitoring should be carried out at the various locations. Any grant of planning from ABP should be subject to the following conditions including a condition for updated baseline noise monitoring to be carried out:

1. All overground oil, chemical storage tank(s) shall be adequately bunded to protect against spillage. Bunding shall be impermeable and capable of retaining a volume equal to 1.1 times the capacity of the largest tank. Filling and offtake points shall be located within the bund.
   Reason: In the interest of public health and the use of best practice guidelines in order to avoid pollution.

2. Prior to the commencement of development, the applicant shall prepare a Construction and Demolition Resource Waste Management Plan (RWMP) in accordance with Appendix C of the *"EPA Best Practice Guidelines for the Preparation of Resource and Waste Management Plans for C&D Projects (2021)*" including demonstration of proposals to adhere to best practice and protocols. The RWMP shall include specific proposals as to how the RWMP will be measured and monitored for effectiveness, these details shall be placed on the file and retained as part of the public record. The RWMP must be submitted to the planning authority for written agreement prior to the commencement of development.
   Reason: In the interest of proper planning and sustainable development**.**

3. All foul sewage, trade effluent and soiled water shall discharge to the on site foul holding tank system.
   Reason: In the interest of public health, to avoid pollution, and to ensure proper development.

4. Noise from the construction stages of the development shall not give rise to sound pressure levels (Leq 15 minutes) measured at noise sensitive locations which exceed 70 dB(A) (LAeq 1 hour) between 0800 hours and 1800 hours Monday to Friday inclusive (excluding bank holidays) and between 0800 hours and 1300 hours on Saturdays when measured at any noise sensitive location in the vicinity of the site. Sound levels from site development works shall not exceed 45 dB(A) (LAeq 1 hour) at any other time.
   Reason: In the interest of public health, to avoid pollution, and to ensure proper development.

5. Noise from the operational stages of the planned development shall not give rise to sound pressure levels (Leq 15 minutes) measured at noise sensitive locations which exceed the following limits:
   a. 55 dB(A) between the hours of 0800 and 1800 Mo1nday to Friday inclusive (excluding bank holidays) and 45 dB(A) at any other time, and
   b. There shall be no clearly audible tonal component or impulsive component in the noise emission from the development at any noise sensitive location.

   A detailed Noise Study, with recommendations, shall be carried out by a competent noise/environmental consultant within three months of the development being in full operation and at any other time as may be specified by Kildare Co. Council. The Noise Study shall be submitted for the consent of the Planning Authority.
   Reason: In the interest of public health, to avoid pollution, and to ensure proper development.

6. Prior to the commencement of development, an updated baseline noise survey shall be carried out by the applicant at the same seven locations previously chosen. A comparative noise survey report of this baseline noise survey against the previous results obtained between 2017-2019 shall be carried out by the applicant and be submitted to the Planning Authority.
   Reason: In the interest of public health, and the use of best practice guidelines in order to avoid nuisance.

7. A Noise Survey of the site operations shall be carried out annually by a competent Environmental Consultant in accordance with a plan to be agreed with the Planning Authority prior to commencement of operations. A record of the survey results shall be available for inspection by any authorised persons of the Planning Authority, at all reasonable times.
   Reason: In the interest of public health, and the use of best practice guidelines in order to avoid nuisance.

8. Applicant shall use “Best Practicable Means” to prevent/minimise noise and dust emissions during the construction and operational phases of the development, through the provision and proper maintenance, use and operation of all machinery all to the satisfaction of the Planning Authority.
   Reason: In the interest of public health, and the use of best practice guidelines in order to avoid nuisance.

9. All surface water from the carpark areas shall pass through adequately sized and sited petrol/oil interceptor(s) before being discharged to the surface water system. A log of the maintenance of the interceptors (to include dates and invoices) shall be kept on the premises and made available for inspection by council officials
   Reason: In the interest of public health, to avoid pollution, and to ensure proper development.

10. Developer to note that the importation of waste Soil & Stone for the purposes of land-raising or landscaping requires prior authorisation under Section 39 of the Waste Management 1996, (as amended) once the development has been authorised under this planning application. Prior to commencement, the developer shall outline in detail their proposals in this regard, and no development shall commence until such time as when their waste importation plan has been approved in writing by the Planning Authority.
    Reason: In the interest of public health and the use of best practice guidelines in order to avoid pollution.

11. Prior to Commencement Notice Stage, the developer shall submit a Construction Phase Surface Water Management Plan in accordance with IFI Publication 2016 "*Guidelines on Protection of Fisheries During Construction Works in and Adjacent to Waters*" for the written approval of the Planning Authority. The Plan shall address the collection, control and management of any surface water run-off from the site to prevent any polluting matter, suspended solids and silt, being discharged to any receiving water. The Plan shall, inter alia, include:
    (a) Site Layout Plan at sufficient scale identifying any potential surface water and/or groundwater receptors;
    (b) The location and design of any proposed mitigation measures; and
    (c) Proposals for a surface water and/or groundwater monitoring programme, as appropriate.
    Reason: In the interest of public health, to avoid pollution, and to ensure proper development.

12. If a discharge to waters of any silt laden water is proposed as part of the Surface Water Management plan for either the development or the operational stages of the proposal; the Environment Section shall be consulted as such a discharge can only be authorised under Section 4 of the Local Government (Water Pollution) Act 1977, as amended.
    Reason: In the interest of public health, to avoid pollution, and to ensure proper development.

Inspector: Date:

Morgan O Flaherty 24/07/2025

Approved by SEE/SE: SEE Date:

25/7/2025

Kildare County Council
Fire Service,
Central Fire Station,
Newbridge,
Co. Kildare.
W12 PW70

Comhairle Chondae Chill Dara
Seirbhís Dóiteáin

Phone: 045 454800
Fax: 045 432530

28th July 2025

Planning Dept.,
Kildare County Council

File Ref:	ACP-322845-25
Applicant Name:	North Kildare Wind Farm Limited
Development Address:	Within the townlands of Ballynamullagh, Kilmurry, Killyon, Coolree, Mulgeeth, and Drehid, Kildare

A Chara,

Kildare Fire Service has no objection to this SID planning application.

Mise, le meas,

PP

NIALL O'RIORDAN
A/CHIEF FIRE OFFICER

Appendix 2 - Minutes of Clane-Maynooth Municipal District Special Meeting (Planning Department Minutes) 06/08/2025

Kildare County Council
Comhairle Contae Chill Dara

Áras Chill Dara, Devoy Park, Naas, Co. Kildare

Telephone: 045-980845; Fax. 045-980834; Email: preplanning@kildarecoco.ie

Minutes of Information Briefing - Strategic Development Application (SID) 110kV Substation and SID Application for Windfarm at Drehid Co Kildare

Meeting Date:	**PP Ref. No.:**
06 August 2025	ACP: 322845-25 ACP: 322843-25
Proposed Development:	Strategic Development Application (SID) 11 Turbine Windfarm Drehid. Strategic Development Application (SID) 110kV Substation

Attendees

KCC Staff	**Elected Member in the Clane/Maynooth Municipal District (MD) Area:**
Louise Murphy (EP) – Executive Planner (EP) Lisa Rothwell (LR) Executive Planner (EP) Geraldine Morris – (GM) Clerical Officer Planning – Minutes Andrew Graham (Student)	Cllr. Brendan Wyse Cllr. Tim Durkan Cllr. William Durkan Cllr. Padraig McEvoy Cllr. Paula Mulroe Cllr. Donna Phelan

LR began the meeting by thanking the members for attending and advising that the purpose of the meeting was to give a briefing on the two Strategic Development/SID applications which we received in relation to a 100kV substation, and a Windfarm located at Drehid.

Background – given KCC Planning Staff – Louise Murphy & Lisa Rothwell

A high-level overview was given as follows:

- Applications which are made directly to Coimisiún Pleanála (formally An Bord Pleanála)
- Developments are set out in the Seventh Schedule of the Planning and Development Act 2000, as amended
- Planning Authority reports back to ACP on the view of the proposal which includes minutes from this meeting and recommendations from the Elected Members.
- Members of the public can make a submission
- There is no appeal process against Coimisiún Pleanála decision on a SID application.

ABP 322845-25

Proposed development of 11no. wind turbines and ancillary development.

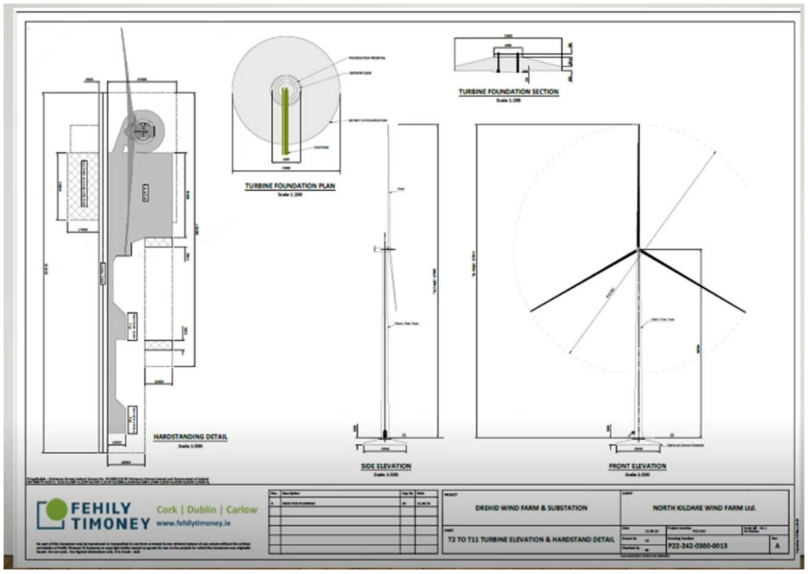
LM advised that the proposed development will comprise:

- Construction of 11 no. wind turbines, each with a rotor diameter of 133 m. 10 no. turbines will have a hub height of 100.5 m and a tip height of 167 m; while one turbine (T1, closest to the site entrance) will have a hub height of 81.4 m and a tip height of 147.9 m;
- Construction of permanent turbine foundations and crane pad hardstanding areas and associated drainage;
- Construction/upgrade of 1. no. main site entrance (off local road L5025), and 1 no. additional site entrance (off local road L50242);
- Construction of 1. no. site entrance (off local road L5012) to accommodate the delivery of large turbine components;
- Use of 1 no. existing Coillte entrance (off local road L5012) for pedestrian/cyclist access to an amenity trail.
- Construction of 9.67 km of new internal access tracks and associated drainage infrastructure.
- Upgrading of 951 m of existing tracks and associated drainage infrastructure.
- Establishment of 2 no. temporary construction site compounds and associated ancillary infrastructure including parking.
- Establishment of 1. No. temporary blade set down area.
- Construction of drainage and sediment control systems.
- 3 no. Watercourse Crossings.
- Upgrade and extension to an existing recreation amenity trail and installation of signage, picnic tables and bicycle stands.

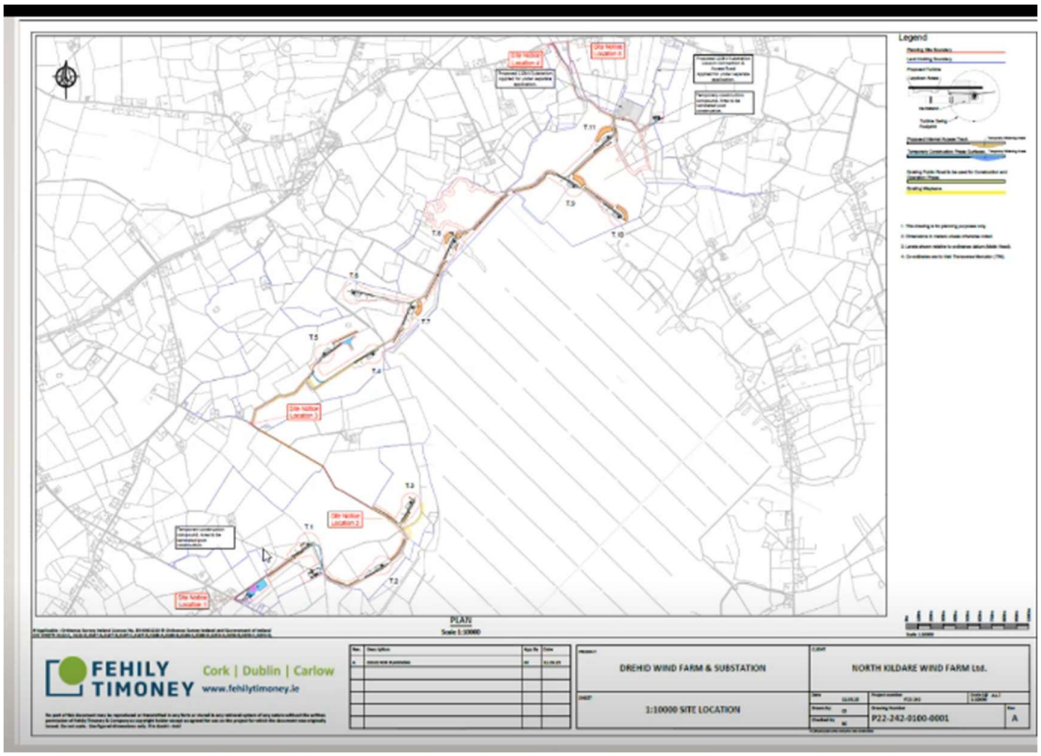
- All related site works and ancillary development including signage, berms, culverts, drain crossings, landscaping, and soil excavation.
- Forestry felling (both permanent and temporary) to facilitate construction and operation
- All associated underground electrical and communications cabling connecting the wind turbines to the proposed Substation including the laying of underground cabling along the local road L50242 which traverses the site.

It's for a 35-year operational period which will include the full decommissioning of the entire windfarm and they are seeking a 10-year permission

LM then showed an example of one of the turbines:



There is substantial works proposed in terms of foundation and path for each turbine. The site layout shows where the placement of the turbines will be as per below



LM advised that they have reviewed the Built/Natural Heritage as follows:

Built / Natural Heritage

Built Heritage	There no protected structures within the site or in the adjoining vicinity.
Archaeological Heritage	There are no SMRS or recorded moments within the site boundary there are a number near the boundaries of the site. The nearest one being c.50m from the boundary of the windfarm site.
Natural Heritage	A Natura Impact Statement is included with this planning application The nearest European Site is the Long Derries, Edenderry SAC (site code 000925) which is c.7.3km southwest of the application site.
Landscape Character	Western Boglands, Class 3 high sensitivity, Areas with reduced capacity to accommodate uses without significant adverse effects on the appearance or character of the landscape having regard to prevalent sensitivity factors. T6 of the windfarm is located within the Northwestern lowlands, Class 1 low sensitivity, Areas with the capacity to generally accommodate a wide range of uses without significant adverse effects on the appearance or character of the area
Scenic Route	Scenic route no.26- Views of Carbury Castle & Hill is located to the west of the application sites, with the nearest point of it is c.2.2km from the application site boundary.
Flooding	T6 and part of the area for T5 are within OPW NIFM (National Indicative Flood Mapping) Flood Zone A. Small of the site are located within the OPW pluvial flood area.

Next Steps in the process includes:

Planning Authority Report due for substation on 14th August and for the Windfarm on 28th August and the appendix will include the minutes of today's meeting and any recommendations from the Members which LR invited to be submitted by this Friday 8th August.

LM clarified that an EIAR has been submitted with both applications – it goes a lot of detail and NIS also included and appendices include a Kingfisher survey, otter survey, bat surveys, aquatic species survey, a high-level info supplied to ACP and all information available to view on website.

The meeting was now opened to all members and questions were asked as follows:

Cllr Wyse:

1. **Why did they put in 2 separate applications? Could each stand alone? It doesn't feel that the substation would be of benefit alone?**

LM advised that the applicant would have liaised with ACP regarding the application being a SID and ACP would have informed the application to submit in this manner. (KCC would not have been part of this discussion)

2. **Will Planning liaise with Cyril Buggy regarding the local roads 5024 single lane and a lane into a field?**

LM the application has been referred to all service areas, heritage, ecology, MD office, roads, water, environment and they will feed into CE report

LR advised that ACP will make their own referrals to other Government sections as well.

Cllr T Durkin:

1. **Does the application encompass any land in Bord Na Mona ownership**

   LM advised that KCC were not aware and advised Cllr Durkin to look at letters of consent on the ACP website

2. **Was there any hydrological link between the site and the Rye River Carton SAC and given the Baltracey River is close to Ryereene and ito the Rye:**

   LM advise there is Natura Impact Statement (NIS) the main focus was the Fear English River flowing to the Blackwater SAC.

3. **Is there any flood risk assessment documents?**
   In the EIAR there is a chapter on hydrology and water quality and a soil report, that will look at the issue of flooding/flood risk. All information is available to view on ACP, a search can be done there regarding a flood risk assessment . LM can revert back Cllr if required. KCC is not doing an assessment on the application, just a referral/CE report, the inspector with ACP will do an assessment.

4. **Any battery storage including in application**
   LR advised there were no battery storage proposed on either apps

Cllr McEvoy:

- LM/LKR confirmed that EIAR documents were available to view online and would assist as necessary
- Note the typo error re date of submission to KCC – confirmed as Friday 8th August

Cllr W Durkin

1. **Advised that whilst there is no historical monument there are some close by and asked if the application is going to employ an archaeologist for a detailed archaeology review of the site**
   Cultural Heritage chapter in the EIAR and Archaeology Impact Assessment included – it has been referred to KCC Heritage Officer and ACP has own archaeology staff who will assess and people from the Dept of Heritage will also assess.
   LR will be recommending that ACP put in conditions and specify if an archaeologist will be required on site during excavation
2. **Stress that CE importance of a detailed Visual Impact Survey**
   LM advised that there had been a Visual Impact Assessment completed showing 27 viewpoints and that ACP have their own inspector who will review that
3. **Will slides be circulate in advance**
   LR agreed to disturb the slides

Cllr Phelan

1 Do you think any environmental or community effects

LM noted the planning history that in 2018 planning application was submitted for a 12 turbine windfarm, and this was refused by KCC and it was appealed to ABP who granted it and then it went for judicial review to the High Court and the ABP decision was quashed.

The reasons for refusal related the capacity of roads and roads network and impact of the construction traffic and heavy loads. With regard to the Judicial review, the point of law was an issue with consent and red line boundary and particular requirements for a valid application were not correct and therefore the High Court quashed the decision.

In terms of environmental issues LM reiterated again KCC is not assessing this SID application.

Cllr Wyse

Made a general comment on the changes in the new KCC County Development Plan noting the Timahoe North Solar Farm is now in place adjacent to woodland, so

whatever amenity loss has been needs to be taken into account whilst they have included some walkway he hoped it hadn't been overlooked.

LM advised that an applicant when preparing a EIAR assessment must look at the cumulative impact of the area – lots of existing wind farms in the Offaly/Kildare border to be considered. LM advised that members look at the Landscape Visual Assessment report.

Cllr Wyse asked if we can trust that the documents are correct and accurate, and have they noted the Carbury Hill Scenic View. LM reiterated the 27 viewpoints, and they have indicated the scenic routes and view points in the LVIA

LR advised that communities can make submissions, and each Cllr can make own submission – Cllrs can point out if members of public make contact. Submission can be made as a group or individual and it costs €50 each

Signed: 

L. Murphy

Executive Planner

06/08/2025

Signed: _____

Appendix 3- Members Submissions/Comments

No separate comments have been received from the Elected Members by CoB on 8th of August 2025.

Members concerns raised and noted as part of the minutes of the Minutes of Clane-Maynooth Municipal District Special Meeting (Planning Department Minutes) 6th of August 2025.