



SID Section
An Coimisiún Pleanála
64 Marlborough Street,
Dublin 1,
DV01 V902

Our ref: 240740

Your ref: 323038-25

Date: 7th August 2026

Re: Strategic Infrastructure Development (ACP Case Ref: 323038-25)– Proposed Renewable Energy Development including 23 wind turbines, a 110kV substation and 110kV underground cabling connection, and all associated infrastructure and works in the townland of Lyre and adjacent townlands, Dungarvan, Co. Waterford. – Close-Out Request.

Dear Sir/Madam,

I refer to previous correspondence in relation to the Slievegrine Renewable Energy Development ('Proposed Project'), under Case Reference number 323038. The forthcoming application will constitute the provision of a 23-turbine wind farm, a 110kV onsite substation and 110kV underground cabling connection, a 220kV loop-in substation and 220kV underground cabling connection, and all associated infrastructure and development works located at Lyre and adjoining townlands in County Waterford. The pre-application consultation meetings and discussions have been based on a wind farm development which will have a generating capacity in excess of 50 megawatts (MW).

Pre-Application Consultation Review

Slievegrine Ltd. (the Applicant), requested to enter into pre-application consultation with An Coimisiún Pleanála (the Commission) under Section 37B of the Planning & Development Act 2000, as amended ('the Act'), in relation to the Proposed Project in July 2025. To date, there has been three pre-application meetings carried out between the Commission and the design team (16th October 2025, 24th of February 2026 and 11th of March 2026).

At the meeting on the 16th of October 2025, members of the design team met with the Commission's representatives to present details about the Proposed Project, RED III, the completeness check, and the overall approach to the Proposed Project was discussed, together with energy policy at an International, European, National, Regional and local level, and MKO provided a summary of the scoping and consultations carried out to date

At the second meeting, held on the 24th of February 2026, the following matters were discussed:

- > Update on Development Description
- > Biodiversity
- > Ornithology
- > Hydrology
- > Land and Soils
- > Appropriate Assessment

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At the third meeting, held on the 11th of March 2026, the following matters were discussed:

- Update on Development Proposal
- Landscape
- Noise
- Other Material Assets
- Consultation
- Consideration of the presentation of documents
- Other considerations:
 - Turbine Delivery Route
 - Ornithology update
 - Freshwater pearl mussel
 - Hydrology and Hydrogeology

Across all meetings, the Applicant outlined the view that the Proposed Project qualifies as SID under Section 37B of the Act. The Commission's representatives indicated a similar view during the discussion, though they noted that the final determination ultimately rests at board level of the Commission.

RED III Completeness Check

Article 16(2) of REDIII provides that for relevant applications, the competent authority shall acknowledge the completeness of the application within 45 days. **Table 1** below sets out the necessary items of the 'completeness check' which has been drafted to assist the Commission in issuing their schedule of information to inform the completeness check as part of the SID determination.

The 'completeness check' outlined below is based off the items set out in the *European Union (Planning and Development) (Renewable Energy) Regulations 2025 Circular (CEPP 1/2025)*¹ and the *Renewable Energy Directive (RED) III Information Guide*² published by the Commission, which forms the basis of the completeness check for the Proposed Project. For the purposes of this Report, an additional 'Note' column has been added to **Table 1** below to provide additional context to the Commission. It is MKO's view that the planning application, once submitted, will satisfy the completeness check.



Table 1: Completeness Check

Requirement	N/A	Yes	No	Note
Miscellaneous				
Correct Fee Submitted		X		The correct fee will be included with the application.
Completed copy of application form		X		The completed application form will be included with the application.
Is the application in the Gaeltacht Area			X	
Standalone website provided		X		A standalone website will be developed for the application documentation submitted with the SID application.
One hard copy and nine soft copies		X		One hard copy and nine soft copies will be provided.
Land Ownership				
Interest of applicant in land confirmed, if no, written consent of owner submitted		X		All necessary letters of consent will accompany the planning application.
Design Flexibility				
Was a Design Flexibility Opinion served	X			Design Flexibility is not sought for this application.
If yes – does application comply with the Opinion	X			
Public Notices				
Is time period and fee for submissions/observations specified		X		The Public Notices will comply with all statutory obligations.
Reference to RED III and completeness check where applicable		X		The Public Notices will comply with all statutory obligations

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Include standalone website Address		X		The Public Notices will comply with all statutory obligations
Are notices in Irish if in Gaeltacht	X			
Transboundary environmental effects	X			
Do COMAH Regulations (Major Accident Hazard Regulations 2015) Apply			X	
If Design Flexibility provided, is this referenced	X			
Are EIAR and NIS referenced		X		The Public Notices will comply with all statutory obligations
Prescribed Bodies				
Have the Prescribed Bodies specified at conclusion of pre-application consultation been Notified		X		The Prescribed Bodies specified at conclusion of pre-application consultation will be Notified
Planning Statement				
Renewable Energy designation policy statement		X		The application will be accompanied by a comprehensive Planning Report
EIAR				
Have EIAR portal requirements been completed		X		
Are all appendices referenced included		X		
Are derogations required / been obtained (biodiversity)	X			
Does EIAR comply with Article 94 and Schedule 6 of PDR 2000		X		The qualifications and experience of the principal staff involved in the preparation of the EIAR will be summarised in Chapter 1 of the EIAR. Each chapter of the EIAR has been prepared by a competent expert in the subject matter and their Statement of Authority will be included in the relevant EIAR chapter and appendix.
NPWS survey, methodology requirements		X		EIAR Volume 1: Main EIAR Report, and Volume 3: EIAR Appendices will provide detail on surveys and methodologies that are in line with current and developing best

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				practice and guidance that will facilitate a robust environmental impact assessment of the Proposed Project. A meeting was also held with the National Parks and Wildlife Service, and the feedback from that meeting will be incorporated into the EIAR. Surveys included in the current application will be listed in Chapter 6 (Biodiversity) and Chapter 7 (Birds). Similarly, the NIS will provide details of the surveys and methodologies that will aim to be in line with current that will be undertaken in accordance with emerging best practice and guidance, facilitating a robust Appropriate Assessment of the Proposed Project. On this basis, it can be concluded that the application will satisfy the requirements of the completeness check, in this regard.
Peat Stability/Landscape Susceptibility		X		A peat stability assessment is not required for the Site due to the absence of peat within the proposed development area. Landscape susceptibility will be discussed within Chapter 8 <i>'Land Soils & Geology'</i> of the EIAR.
NIS				
Is a screening report included		X		An Appropriate Assessment Screening Report will be included as part of the NIS

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Are all appendices referenced included		X		All appendices to the NIS will be included as part of the document. A complete list of appendices will be provided within the table of contents included with the NIS.
Drawings				
Site Location Map		X		
Site Layout Plan – wayleaves, site notices		X		
Are the Drawing Scales Appropriate		X		

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Formal Request to Issue SID Determination

In light of the comprehensive studies that have been carried out and discussions that have taken place with the Commission and other stakeholders in relation to the project to date, the Applicant now wishes to formally close the pre-application consultation process and requests that the Commission issue a notice containing its determination under the provisions of Section 37B(4) of the Act in relation to this case.

Contents of the Planning Application

For clarity, it is the intention to include the following documentation with any future planning application for the Proposed Project:

- Required application forms, statutory notices and cover letters etc.
- Environmental Impact Assessment Report ('EIAR')- assessing the following relevant criteria:
 - Consideration of Reasonable Alternatives
 - Population and Human Health (including Shadow Flicker),
 - Biodiversity,
 - Ornithology,
 - Land, Soils and Geology,
 - Hydrology and Hydrogeology,
 - Air Quality,
 - Climate,
 - Noise and Vibration,
 - Landscape and Visual,
 - Cultural Heritage,
 - Material Assets,
 - Vulnerability of the Project to Major Accidents and Natural Disasters,
 - Interaction of the Foregoing
 - An assessment of any potential cumulative effects, and,
- Natura Impact Statement ('NIS'),
- Planning Drawings,
- Planning Report.

Development Description

The Proposed Project, to be submitted to the Commission under Section 37E of the Act, will constitute the provision of 23 no. wind turbines with vary tip heights, rotor diameters and generating capacity with a total combined generating capacity of 145.2MW. The application includes a proposed 110kV substation in the townland of Clashbrack and 110kV underground cabling connecting to a proposed 220kV loop-in substation in the townland of Ballycullane, Co. Waterford. The 220kV loop-in substation will connect into the existing Knockraha-Cullenagh 220kV overhead line via 220kV underground cabling and 220kV end masts. This Approach was outlined and discussed with the Commission during the pre-application process.

The main characteristics of the Proposed Project are set out in the attached layout and location plan and are summarised below:

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The proposed development will consist of the provision of the following:

- i. 23 no. wind turbines of varying dimensions and a meteorological mast as outlined below:

 - a. 6 no. wind turbines with an overall turbine tip height of 185 metres, a rotor blade diameter of 162 metres, and turbine hub height of 104 metres*
 - b. 15 no. wind turbines with an overall turbine tip height of 175 metres, a rotor blade diameter of 150 metres, and turbine hub height of 100 metres*
 - c. 2 no. wind turbines with an overall turbine tip height of 170 metres, a rotor blade diameter of 150 metres, and turbine hub height of 95 metres*
 - d. A meteorological mast with a height of 80 metres*
 - e. Subsequent decommissioning of the wind turbines and meteorological mast following a thirty five-year operational period from the date of full commissioning of the wind turbines**
- ii. Associated wind turbines and meteorological mast foundations and hardstanding areas;*
- iii. A 220kV substation compound (Including control buildings (with a combined floor area of 644Sq.m) with welfare facilities, all associated electrical plant and apparatus, security fencing, underground cabling, lightening protection poles, underground wastewater holding tank, site drainage and all ancillary works), in the townland of Ballycullane;*
- iv. 520 metres of 220kV underground cabling along a new proposed access track across agricultural grassland (including communication and earth sheath link chambers and all ancillary works along the route) in the townland of Ballycullane;*
- v. 2 no. lattice-type end masts with a height of 21.5 metres to facilitate connection to the existing 220kV Knockraha-Cullenagh overhead electricity transmission line in the townland of Ballycullane;*
- vi. A 110kV substation compound (Including control buildings (with a combined floor area of 644Sq.m) with welfare facilities, all associated electrical plant and apparatus, security fencing, underground cabling, lightening protection poles, underground wastewater holding tank, site drainage and all ancillary works) in the townland of Clashbrack;*
- vii. 9 kilometre 110kV underground cabling route from the proposed 110kV substation in the townland of Clashbrack to the proposed 220kV substation in the townland of Ballycullane, with 8km following the public road corridor and 1km along proposed upgraded forestry access tracks and new proposed access track across agricultural grassland (including joint bays, communication and earth sheath link chambers and all ancillary works along the route);*
- viii. The undergrounding of an 1.23km section of the existing Dungarvan-Foxhole 38kV overhead line including 2 no. lattice-type end masts with a height of 15 metres, in the townlands of Cloghraun and Carronbeg, to facilitate the transition to underground cabling;*
- ix. Underground electrical (33kV) and communications cabling connecting the wind turbines and meteorological mast to the proposed 110kV substation;*
- x. 6 no. temporary construction compounds (including site offices and welfare facilities (with a combined floor area of 10,675Sq.m);*
- xi. 5 no. temporary security cabins (with a combined floor area of 56 Sq.m);*
- xii. Junction accommodation works to facilitate turbine delivery and construction access to the site, including the upgrade of 2 no. existing site entrances off the L2024 local road, and the construction of a new access roads off the L2021, L2023, L2024 and L6082 local roads, including new permanent gated site entrances;*
- xiii. Upgrade of existing site tracks/roads and provision of new site access roads, junctions and hardstand areas (including upgrade of a short section of the L99997 local road);*
- xiv. 5 no. borrow pits;*
- xv. Spoil Management;*
- xvi. A telecommunications relay mast;*

- xvii. *Biodiversity Management and Enhancement Plan measures (including establishment of a riparian planting, broadleaf woodland planting and hedgerow planting/enhancement);*
- xviii. *Tree felling and vegetation removal;*
- xix. *Site Drainage;*
- xx. *Operational Stage site signage; and*
- xxi. *All ancillary site development works and apparatus.*

The site of the Proposed Project includes lands in the townlands of Cloghraun, Carronbeg, Carronadavderg, Toor South, Moyng, Drumslog, Toor North, Carronahyla, Clashbrack, Lyre, Reamangagh East, Garrynagree, Reanaviddoge, Pulla, Glen Beg, Glen More Knockahoola, Monaculle, Knockatoor, Ballycullane, Lackensillagh, Graigue, Monageela, Lisgriffin, Mountstuart, Reamanagh West, Toor North, Carronhyla, Monaculee, Clashbrack, Co. Waterford.

SID Determination Criteria

In order to be considered as Strategic Infrastructure Development, any project must exceed the thresholds established in the Seventh Schedule of the Act and also satisfy one or more of the three criteria set out in Section 37A(2).

The relevant SID threshold established in the Seventh schedule of the Act for the Proposed Project is

“An installation for the harnessing of wind power for energy production (a wind farm) with more than 25 turbines or having a total output greater than 50MW”.

The Proposed Project will have 23 no. turbines which will have a combined generating capacity in excess of 50MW. The proposal will therefore exceed the generating capacity threshold specified in the Seventh schedule.

Under the Section 37A(2) of the Act the project must satisfy one or more of the following criteria:

- a) The development would be of strategic economic or social importance to the State or the region in which it would be situate,
- b) The development would contribute substantially to the fulfilment of any of the objectives in the National Planning Framework or in any regional spatial and economic strategy in force in respect of the area or area in which it would be situate,
- c) The development would have a significant effect on the area of more than one planning authority.

The consideration of the project in the context of these criteria is set out below:

- a) **The development would be of strategic economic or social importance to the State or the region in which it would be situate**

Due to the scale of the Proposed Project – which will have an installed capacity in excess of 50MW of wind energy - it is considered to be wholly of a strategic nature and of strategic economic and social importance to the region and state. The capital investment required for the construction of a project of the scale proposed, when combined with the commercial rates, contributions and community gain proposals associated with the operation of the Proposed Project, will cumulatively represent a significant economic contribution to the region, if not the country as a whole.

The Proposed Project will generate a large quantity of electricity to contribute to Ireland’s renewable energy generation and carbon saving targets as set out at national level. As a renewable energy proposal, the project

will assist in meeting national renewable energy targets and will also result in significant reductions in carbon emissions from electricity generation and reduce the country's reliance on imported fossil fuels.

- b) The development would contribute substantially to the fulfilment of any of the objectives in the National Planning Framework or in any regional spatial and economic strategy in force in respect of the area or areas in which it would be situate**

The Proposed Project is in accordance with the promotion of sustainable energy development as set out in the provisions of Project Ireland 2040: National Planning Framework First Revision (2025), Project Ireland 2040: National Development Plan and the Regional Spatial and Economic Strategy for the Southern Region (RSES). The project is also compliant with the objectives of the National Mitigation Plan 2017, Climate Action Plan 2025 and the overall national objective to decarbonise electricity generation. National Planning Framework ('NPF') Policy Objective 70 directly supports renewable energy:

"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."

At regional level, the Proposed Project will directly contribute to meeting the following Regional Policy Objectives of the RSES for the Southern Region:

- **RPO 87:** *The RSES is committed to the implementation of the Government's policy under Ireland's Transition to a Low Carbon Energy Future 2015-30 and Climate Action Plan 2019 [superseded by CAP 2021]. It is an objective to promote change across business, public and residential sectors to achieve reduced GHG emissions in accordance with current and future national targets, improve energy efficiency and increase the use of renewable energy sources across the key sectors of electricity supply, heating, transport and agriculture."*
- **RPO 95** - *It is an objective to support implementation of the National Renewable Energy Action Plan (NREAP), and the Offshore Renewable Energy Plan and the implementation of mitigation measures outlined in their respective SEA and AA and leverage the Region as a leader and innovator in sustainable renewable energy generation.*
- **RPO 98** - *It is an objective to support the development of a Regional Renewable Energy Strategy with relevant stakeholders.*
- **RPO 99** - *It is an objective to support the sustainable development of renewable wind energy (on shore and offshore) at appropriate locations and related grid infrastructure in the Region in compliance with national Wind Energy Guidelines.*

In summary, the Proposed Project will significantly contribute towards meeting sustainable energy targets and objectives at County, Regional and National level and this criterion is therefore accorded with.

- c) The development would have a significant effect on the area of more than one planning authority.**

The third criterion set out in Section 37A(2) of the Act, that the development would have a "significant effect" on the area of more than one Planning Authority. "Planning Authority" is defined within the Act as either:

- a. In the case of a county, exclusive of any borough or urban district therein the council of the county,
- b. In the case of a county or other borough, the corporation of the borough, and
- c. In the case of an urban district, the county of the urban district.

The Proposed Project is located entirely within the functional area of Waterford City and County Council.

As the Proposed Project exceeds the relevant thresholds set out in the Seventh Schedule and satisfies criteria set out in section 37A(2) of the Act it is contended that the Proposed Project does constitute Strategic Infrastructure Development, as such we look forward to the determination of the Commission in this regard.

Given the urgent need for renewable energy development to meet national targets, we respectfully request the Commission to expedite this request as a matter of urgency.

We trust the above is in order and look forward to receiving the Commission's determination of this case as soon as possible.

Yours sincerely,

Adrian Moran

Adrian Moran

Planner, MKO

Tel: 091 735 611

Email: amoran@mkoireland.ie

Enclosed

- > Site Location Map (Scale 1:100,000)
- > Site Layout Map (Scale 1:30,000)

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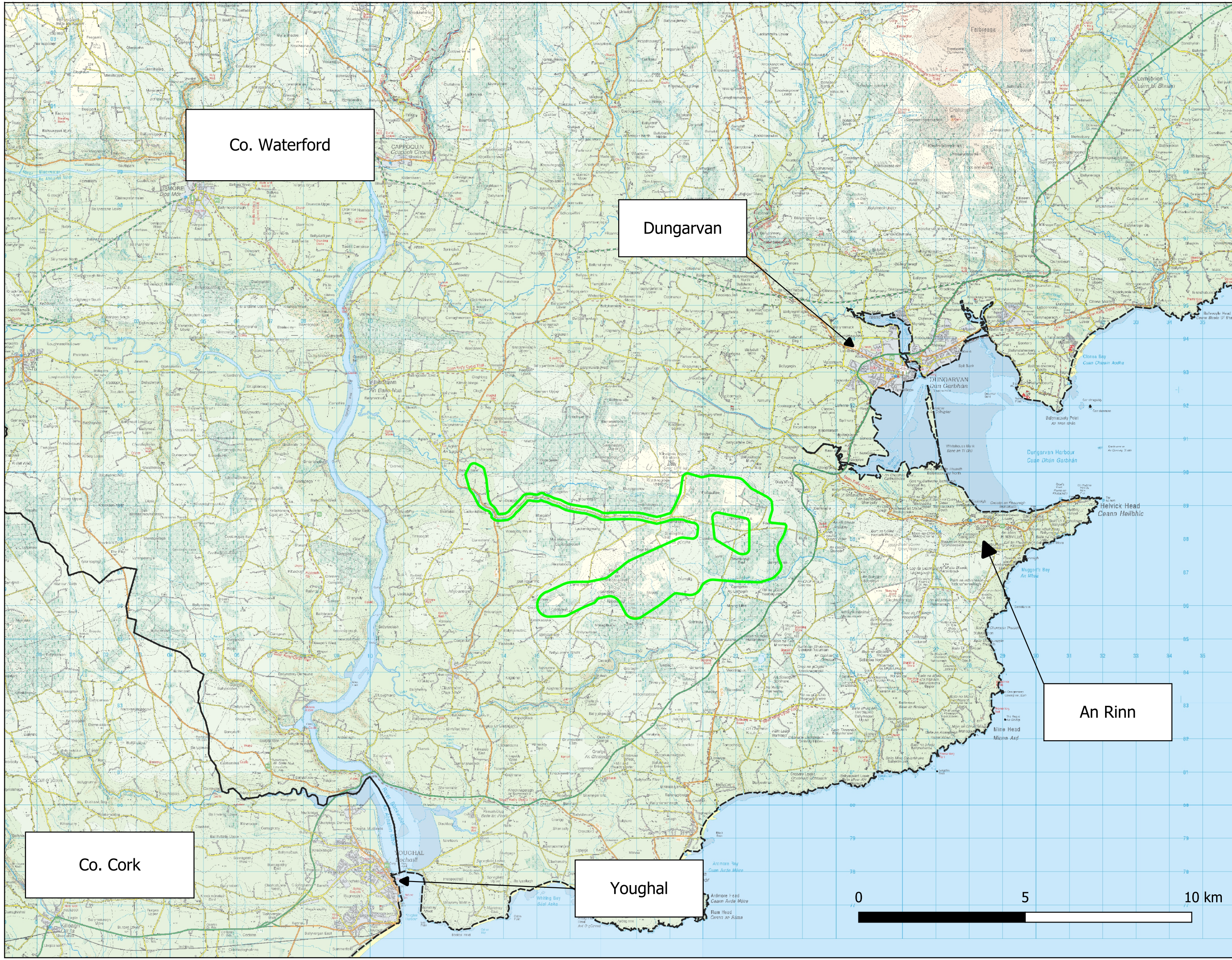
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- Legend
- EIAR Study Boundary
 - County Boundaries



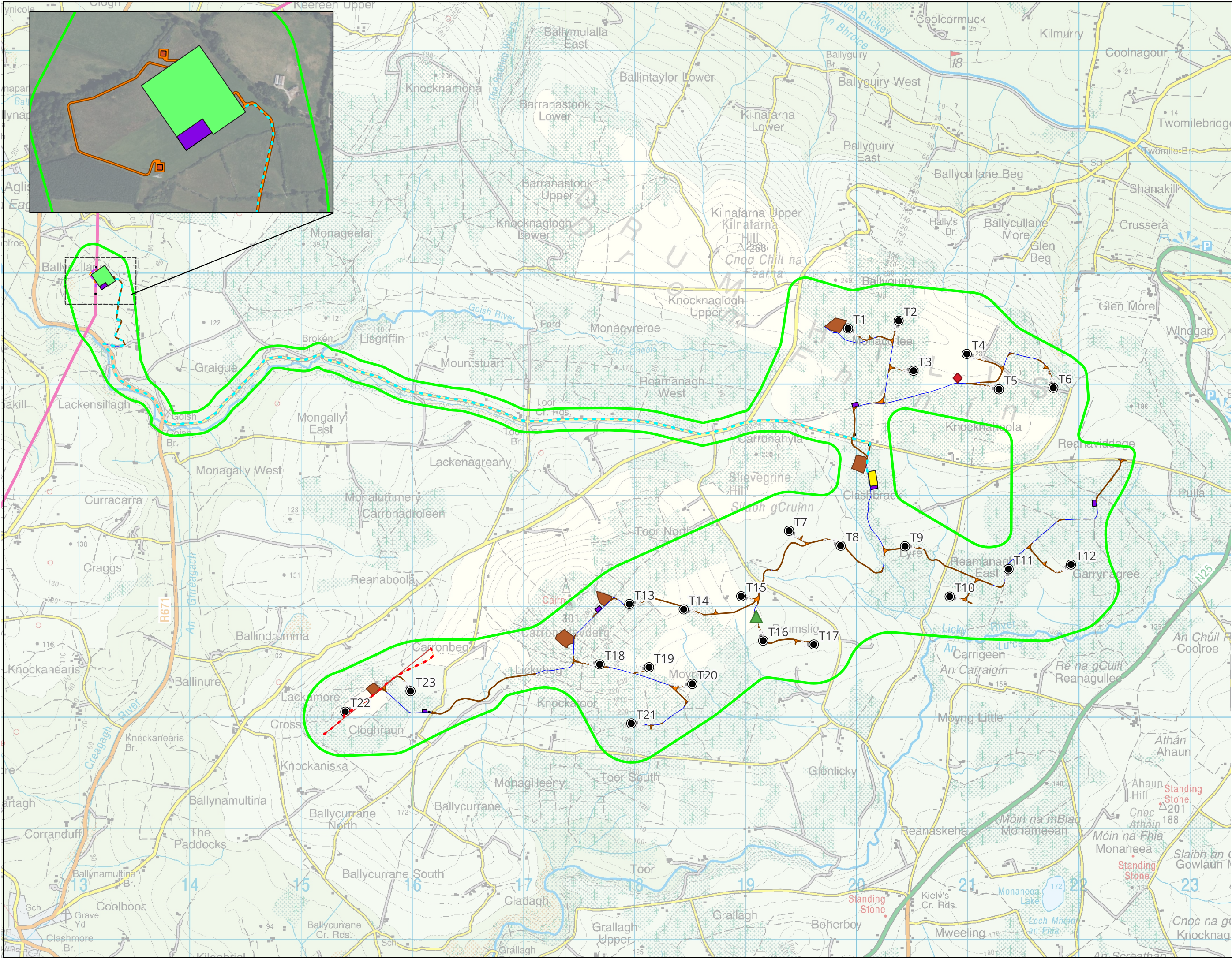
Drawing Title
Proposed Wind Farm

Project Title
Slievegrine Renewable Energy Development

Drawn By MC	Checked By EMC
Project No. 240740	Drawing No. Figure 1
Scale 1:100,000	Date 2026-07-29

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Map Legend

- EIAR Study Boundary
- Proposed Turbine Locations
- Proposed Hardstands
- Proposed Met Mast
- Proposed Comms Relay Mast
- Proposed 110kV Substation
- Proposed New Roads
- Existing Roads to be Upgraded
- Proposed Temporary Construction Compounds
- Proposed Borrow Pits
- Proposed 110kV Grid Connection Cabling
- Proposed 220kV Loop-in Substation
- Proposed 220kV Cable Chairs
- Existing Knockraha-Cullenagh 220kV OHL
- Proposed 220kV Underground Cable
- Proposed 38kV OHL Interface End Masts
- Proposed 38kV Underground Cable
- Existing 38kV OHL to be Removed

Proposed Project Layout

Project Title: Slievegrine Renewable Energy Development

Drawn By: MC	Checked By: EMC
Project No.: 240740	Drawing No.: Figure 2
Scale: 1:30,000	Date: 2026-07-29

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