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The Secretary
An Coimisiún Pleanála
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AN COIMISIÚN PLEANÁLA	
LDG-	081943-25
ACP-	323296-25
01 AUG 2025	
Fee: €	Type:
Time: 12.12	By: hand.

31 July 2025

Our Ref: CNA001
Your Ref: --/--

Re: Pre-Application Consultation Request pursuant to Section 37B of the Planning & Development Act 2000 (as amended).

Development: Proposed 11 no. turbine wind farm

Location: Raheenakeeran, Enaghan, Clonsast Upper, Clonsast Lower, Cushina (Ballyshear E.D.), Cushina (Bracknagh E.D.), Moanvane, Ballycon, Drumcaw or Mountlucas, Esker Beg, Townparks (Daingean E.D.), Ballinagar, Toberleheen, and Ballina (Cappancur E.D.), County Offaly.

1.0 INTRODUCTION

On behalf of our client, Cushina Wind Limited ('the prospective applicant'), we hereby request to enter into pre-application consultations with An Coimisiún Pleanála ('the Commission') pursuant to Section 37B of the Planning & Development Act 2000 (as amended) ('the Planning Act') to determine whether a prospective development is, or is not, a Strategic Infrastructure Development (SID). We enclose the applicable fee of €4,500.

2.0 DESCRIPTION OF THE PROSPECTIVE DEVELOPMENT

The prospective development comprises an 11 no. turbine wind farm; with a predicted output of approximately 77 megawatts (MW); and all associated and ancillary site development works including *inter alia* turbine foundations; hardstand areas; meteorological mast; access tracks and site entrance; underground electrical and communications cabling; a borrow pit; spoil deposition areas; and upgrade works to the turbine component delivery route. For the convenience of the Commission, a site plan of the prospective development is provided at **Annex 1**¹.

It is anticipated that the prospective development will connect, via medium-voltage underground electrical cabling, to the national electricity network at an electricity

¹ The precise layout of the prospective development remains subject to change as part of ongoing project design and environmental assessment. In addition, temporary and/or permanent works may be undertaken at further locations to accommodate the delivery of wind turbine components.

substation which forms part of the proposed Derrynadarragh Wind Farm². The underground electrical cabling forms part of the subject prospective development.

3.0 STRATEGIC INFRASTRUCTURE DEVELOPMENT

The Seventh Schedule of the Planning Act sets out the classes of infrastructure development for the purposes of Sections 37A and 37B, with Class 1 including the following:-

"An installation for the harnessing of wind power for energy production (a wind farm) with more than 25 turbines or having a total output of greater than 50MW."
[emphasis added]

As the prospective development comprises a wind farm with a predicted total output of greater than 50MW, it is a class of development falling within the Seventh Schedule of the Planning Act and the prospective applicant must, therefore, enter into pre-application consultations with the Commission to formally determine whether it is a SID.

4.0 SUMMARY

The prospective applicant therefore requests to enter into pre-application consultations with the Commission, in accordance with Section 37B of the Planning Act, to determine whether the prospective development falls within the scope of Section 37A of the Planning Act; and, if so determined, the procedures involved in making such an application and what considerations, related to proper planning and sustainable development or the environment, may, in the opinion of the Commission, have a bearing on its decision in relation to such an application.

Yours Sincerely,

Galetech Energy Services

² An Coimisiún Pleanála [Reference APP-320137-24](#)

PROSPECTIVE APPLICANT DETAILS

Cushina Wind Limited
Greaghcrofta
Tullyco
Cootehill
County Cavan

AGENT DETAILS

Galetech Energy Services
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Stradone
Co. Cavan
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ADDRESS OF PROSPECTIVE DEVELOPMENT

Raheenakeeran, Enaghan, Clonsast Upper, Clonsast Lower, Cushina (Ballyshear E.D.), Cushina (Bracknagh E.D.), Moanvane, Ballycon, Drumcaw or Mountlucas, Esker Beg, Townparks (Daingean E.D.), Ballinagar, Toberleheen, and Ballina (Cappancur E.D.), County Offaly.

PROSPECTIVE APPLICANT'S LEGAL INTEREST

Consultations are at an advanced stage between the prospective applicant and the relevant private landowners.

LOCAL AUTHORITY FUNCTIONAL AREA

Offaly County Council

ANNEX 1 – SITE PLANS & DRAWINGS