



GALETECH

ENERGY SERVICES

**Strategic Infrastructure Development
Pre-Application Consultation Meeting**

Cushina Wind Farm (ACP-323296-25)

3 November 2025

Introduction

- Prospective Applicant
 - Cushina Wind Limited
- Prospective Applicant's Agent
 - Galetech Energy Services
- Attendees
 - James Carville (Cushina Wind Limited)
 - Bláithín Rafferty (Galetech Energy Services)
 - Simon Carleton (Galetech Energy Services)

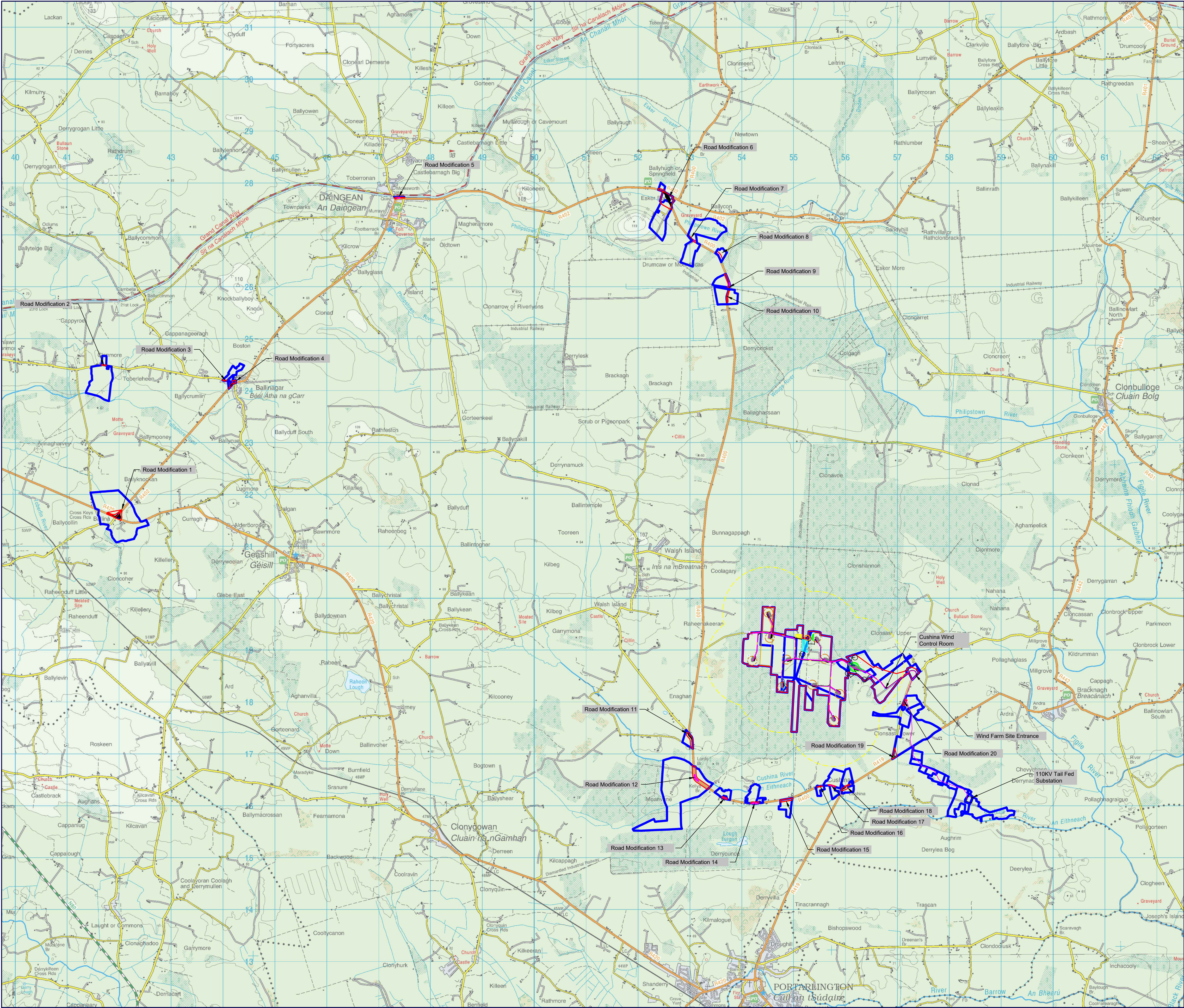
Prospective Development - Introduction

- Location of Prospective Development
 - Southeast County Offaly
 - 5km north of Portarlinton
 - 20km southeast of Tullamore
- Site Characteristics
 - Generally flat or gently undulating.
 - Current land use is predominately agricultural pasture, arable crops and commercial forestry.
 - Localised pockets of dry calcareous and neutral grassland habitats, wet grassland, broadleaf woodland and mixed woodland.
 - Extensive tracts of cutaway peatland in the wider landscape.
 - Relatively sparsely populated; characterised by one-off rural dwellings often accompanied by agricultural buildings.

Prospective Development – Preliminary Design

- 11 no. wind turbines with an overall tip height of 220 metres (7-megawatts per turbine)
- Turbine Foundations
- Crane Hardstandings
- Site Entrance
- Access Tracks
- Electrical Control Building
- Underground Electricity & Communications Cables
- Meteorological Mast
- Spoil Deposition Area
- Borrow Pit
- Site Drainage Infrastructure
- Turbine Component Haul Route
 - Port of Galway – N6 – M6 – N52 – R420 – R402 – R400 – R419 – L1005.
 - Minor temporary works at numerous locations including the removal of street furniture, pruning of roadside hedgerows and removal of short sections of hedgerow.
 - More substantial works at 4 no. locations
 - Construction of a permanent bridge over the Daingean (Phillipstown) River and accompanying access track and site entrances at the junction of R402 and R400.
 - Temporary widening of the junction of the R400 and L1013.
 - Temporary widening of the junction of the R400 and R419.
 - Temporary widening of the junction of the R419 and L1015.
- Grid Connection Infrastructure
 - Prospective development will connect to the proposed Derrynadarragh Wind Farm 110kV Electricity Substation (Reference ACP-323728-25) via approximately 4km of underground electricity and communications cabling.
 - Cabling will be installed predominately within private lands with a short section (c. 500m) within the public road network.
 - A direct crossing of the R419 will be undertaken via Horizontal Directional Drilling.





Legend:

- Ownership Boundary
- Application Boundary
- Wind Farm Access Tracks & Crane Hardstanding Areas
- Indicative Cable Routes
- Surplus Soil Deposition Areas
- Borrow Pit and Supluss Soil Deposition Area
- Forestry to be felled
- Swept Area to Turbine Rotor (175 meter diameter)
- Bat Buffer (86.4m Radius)
(Based on Worst Case Scenario 132.5m hub - 175 rotor - 25m high forestry)
- Four Times Turbine Tip Height Setback to dwellings

Notes:

- All dimension in meters unless otherwise stated
- Turbines may be micro-sited by up to a maximum of 20 meters
- Micro-sited of ancillary infrastructure to be permitted within the planning application boundary

09/10/25	08	T3 & T6 moved, Road Added to Compound Area	GOR
09/06/25	07	Substation & Road to Metmast Revised	GOR
06/06/25	06	Site Entrance & Substation Revised	GOR
23/04/25	05	Internal Access Road Revised for Badger Sett	GOR
22/04/25	04	New Blade (V175) Route Adjusted & Cable Route Added	GOR
02/04/25	03	New Site Entrance with Cable & Substation added	GOR
22/01/25	02	Site Entrance & Road Modification area added	GOR
Date:	Rev:	Description:	Drawn By:

Prepared by:



Galetech Energy Developments Ltd,
Clondorgan,
Stradone,
Co. Cavan

Client:

Cushina Wind Ltd

Job Title:

Cushina Wind Farm

Drawing Title:

Overview Map (1:35,000)

Drawing No.:	240730/CMP/GD/003	Revision No.:	Rev08
Scale:	(A1) 1:35,000	Date:	09/10/2025
Drawn By:	C.M.P	Checked By:	J.C
		Confirmed By:	S.D



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Overall Site Location Map (1:6,000)

<u>Drawing No.:</u> 240730/CMP/GD/002		<u>Revision No.:</u> Rev08	
<u>Scale:</u> (A1) 1:6,000		<u>Date:</u> 09/10/2025	
<u>Drawn By:</u> C.M.P		<u>Checked By:</u> J.C	
		<u>Confirmed By:</u> S.D	

Site Selection Process

- Lands are identified as 'Open for Consideration' within the *Offaly County Development Plan 2022-2028*.
- Absence of European-designated nature conservations sites at subject site; however, a number of such sites are located within 20km:-
 - River Barrow & River Nore SAC – c. 4.5km.
 - Mountmellick SAC – c. 10km.
 - The Long Derries, Edenderry SAC – c. 13km .
 - Raheenmore Bog SAC – c. 15km.
 - Pollardstown Fen SAC – c. 19km.
 - Mouds Bog SAC – c. 20km.
 - Slieve Bloom Mountain SPA – c. 18km.
- Absence of significant watercourses.
- General absence of recorded cultural heritage features.
- General absence of sensitive landscape/visual receptors.
- Generous separation distance (setback) to residential dwellings achievable, thus allowing for:-
 - Adherence to the visual amenity setback requirements (Draft Revised Wind Energy Guidelines 2019).
 - A reduced likelihood of significant noise, vibration & shadow flicker effects.
 - Noise and shadow flicker limits will be strictly adhered to regardless of separation distance.
- Subject site is assessed to have a sufficient wind speed and provides multiple options for connecting to national electricity network.

Environmental Scoping

To date, the Prospective Applicant's environmental scoping process has followed two distinct methods, as follows:-

- Consultation
 - Government Departments, relevant bodies, authorities and service providers.
 - Consultees were provided with details and drawings of the prospective development and requested to advise on matters which should be considered in the Environmental Impact Assessment Report (EIAR) and/or Habitats Directive Assessment.
 - All responses have been recorded and relevant matters will be incorporated into the methodology and scope of the EIAR and/or Appropriate Assessment Screening/Natura Impact Statement.
- Environmental Scoping & Constraints Analysis
 - Carried out by the EIAR project team in relation to:-
 - Population & Human Health (local residents, proximity of dwellings, tourism, EMF, health and safety).
 - Biodiversity (birds, bats, habitats, aquatic species, mammals).
 - Land & Soil (land use, ground conditions, presence of peat).
 - Water (surface water features, flood risk, hydrogeology, drinking-water sources/aquifers).
 - Landscape (scenic views/prospects, designated landscapes).
 - Cultural Heritage (archaeological and architectural features).
 - Noise, Vibration & Shadow Flicker (proximity of dwellings, construction methodologies).
 - Material Assets (transport/access, telecommunications, aviation).

Environmental Scoping – Population & Human Health

- No consultation responses related to population and human health were received.
- EIAR Project Team Scoping
 - Desktop assessment of publicly available population records, employment records, tourism statistics, health and safety guidelines, economic impact of prospective development.
 - Desktop assessment of distribution of local residences.
 - Field-verification of inhabited or non-inhabited residences.
- Summary of Scoping Findings
 - Effects on Population & Human Health may arise due to effects on water , air quality, climate, landscape, noise, shadow flicker, etc.).
 - Comprehensive assessment of effects (including cumulative) arising during the construction, operation and decommissioning phases required with particular focus on public health and safety and potential effects on the local economy.

Environmental Scoping - Biodiversity

- Consultation responses related to ecology/biodiversity were received from:-
 - Department of Housing, Local Government & Heritage (Development Applications Unit).
- Matters Raised
 - Scope of the Habitats Directive Assessment.
 - Ecological survey methods.
 - Assessment of invasive species.
 - Protection of hedgerows.
 - Protection of watercourses and riparian habitats.
 - Scope of bird surveys.
 - Assessment of effects on bats and badgers.
 - Monitoring of effects prior to and post-construction.
 - The requirement for comprehensive Construction Management Plans.
- EIA Project Team Scoping
 - Desktop assessment of publicly available biodiversity and ecological records.
 - Site-specific fieldwork, including:-
 - Bird Surveys: VP watches, walkover surveys [waders and breeding birds within 500m of turbine locations], dusk surveys [woodcock, snipe and owl], raptor surveys, hen harrier roost surveys, and wintering waterbird surveys.
 - Bat Surveys: Potential Roost Feature surveys, habitat suitability assessments, static detector surveys.
 - Habitat Surveys: Walkover surveys and classification per Fossitt (2000) and invasive species surveys.
 - Aquatic Surveys: Q-value and water quality assessments.
 - Terrestrial Mammal Surveys: Walkover surveys.
 - Other Taxa (Invertebrates, Amphibians, Reptiles, etc.) Surveys: Walkover surveys.

Environmental Scoping – Biodiversity (cont'd)

- Summary of Scoping Findings

- Habitats largely comprise improved agricultural grassland, arable crops and conifer plantation. A small parcel of raised bog was identified along the electricity line route which will be further assessed.
- Avian activity has been recorded across the site; including mallard, whooper swan, wigeon, mute swan, grey heron, little egret (incidental), shoveler, greylag goose (incidental), golden plover, lapwing, snipe, woodcock, merlin, peregrine falcon, sparrowhawk, hen harrier, buzzard, and kestrel.
 - Collision risk modelling will be undertaken.
- Bat activity has been recorded and potential roost features (ranging from 'Low' to 'High' suitability) identified.
 - The project design was revised to ensure appropriate separation distances
- Badger, pine marten and Irish hare were each recorded at the site.
 - A number of badger setts were identified and the project design revised to ensure appropriate separation distances.
- No evidence of white-clawed crayfish; while watercourses were assessed as providing low-moderate suitability for salmonids.

Environmental Scoping – Land & Soil

- Consultation responses related to land use and geology were received from:-
 - Department of Climate, Energy and the Environment (Geological Survey Ireland).
- Matters Raised
 - Recommendation to fully utilise the publicly available datasets and mapping held by the GSI.
- EIAR Project Team Scoping
 - Desktop assessment of publicly available geological and land use records.
 - Peat Stability Risk Assessment
 - Site-specific fieldwork, including:-
 - Site walkovers.
 - Peat-depth probing.
 - Peat shear strength testing.
 - Slope inclination surveys.
 - Trial pitting.
- Summary of Scoping Findings
 - Peat depths are generally shallow across the site (<1m).
 - No peat/ground instability concerns identified.
 - Construction of the prospective development will have a direct effect on soils due to excavation.
 - Construction of the prospective development may have an indirect effect on soils due to pollution.
 - Comprehensive assessment of effects (including cumulative) arising during the construction, operation and decommissioning phases required with particular focus on the management of excavated peat material.

Environmental Scoping – Water

- Consultation responses related to water and hydrology were received from:-
 - National Federation of Group Water Schemes.
 - Uisce Éireann.
- Matters Raised
 - Presence of the Bracknagh Group Water Scheme in the wider area but no likelihood of effects.
 - Effect of the prospective development on water sources and reservoirs.
 - Effect on capacity of water services and Uisce Éireann infrastructure.
 - Effects on hydrological and hydrogeological pathways between the prospective development and Uisce Éireann discharge waters.
- EIAR Project Team Scoping
 - Desktop assessment of publicly available hydrological and hydrogeological records.
 - Flood Risk Assessment.
 - Water Framework Directive Assessment.
 - Site-specific fieldwork, including:-
 - Site walkovers.
 - Water quality sampling.
 - Drainage channel surveys.
- Summary of Scoping Findings
 - Absence of natural watercourses within wind farm site.
 - Indirect hydrological connectivity to downstream Natura 2000 site.
 - Construction of the bridge over the Daingean (Phillipstown) River is located within a mapped flood zone and will require careful design.
 - Construction may adversely affect surface water quality in the absence of mitigation measures.
 - Groundwater quality may be adversely affected in the absence of mitigation measures.
 - The treatment of surface water during construction and operation will require assessment and appropriate design.
 - Comprehensive assessment of effects (including cumulative) arising during the construction, operation and decommissioning phases required with particular focus on the protection of water quality and avoiding an increased flood risk at the Daingean (Phillipstown) River.

Environmental Scoping – Air Quality & Climate

- No consultation responses related to air quality and climate were received.
- EIAR Project Team Scoping
 - Desktop assessment of publicly available air quality records.
 - Desktop assessment of climate targets and contribution of prospective development.
- Summary of Scoping Findings
 - Construction of prospective development will likely generate adverse air quality effects through dust and exhaust emissions.
 - Construction of prospective development will result in the use of carbon and affect carbon stored in soils and forestry.
 - Operation of prospective development will likely result in improvements in air quality and contribute to meeting climate targets.
 - Comprehensive assessment of effects (including cumulative) arising during the construction, operation and decommissioning phases required with particular focus on the development's carbon balance and the effect of electricity generation on renewable energy targets.

Environmental Scoping – Landscape

- No consultation responses related to landscape were received.
- EIAR Project Team Scoping
 - Desktop assessment of local authority County Development Plans and Landscape Character Assessments.
 - Review of designated scenic views, prospects and routes.
 - Identification of sensitive receptors and viewpoints
 - Site-specific fieldwork, including:-
 - Refinement and selection of appropriate viewpoints.
 - Preparation of photo-realistic montages of prospective development.
- Summary of Scoping Findings
 - Site is located in an area classified as being of 'Low Landscape Sensitivity' and in an area 'Open for Consideration' for wind energy developments.
 - No designated scenic views, prospects or routes proximate to the site.
 - Construction may adversely affect local landscape due to removal of vegetation and presence of plant and machinery.
 - Wind turbines may be visible over a large area during the operational phase.
 - Cumulative effects may arise with other wind energy developments located in the wider environs of the site.
 - Comprehensive assessment of effects (including cumulative) arising during the construction, operation and decommissioning phases required with particular focus on the long-term visibility of the wind turbines during the operational phase.

Environmental Scoping – Cultural Heritage

- Consultation responses related to cultural heritage were received from:-
 - Department of Housing, Local Government & Heritage (Development Applications Unit).
- Matters Raised
 - Requirement to carry out an Archaeological Impact Assessment.
 - Assessment shall include documentary research and field survey.
- EIAR Project Team Scoping
 - Desktop assessment of documentary resources.
 - Site walkover.
- Summary of Scoping Findings
 - No heritage features within site of prospective development.
 - One recorded monument within 1km of the wind farm site.
 - No national monuments in State care within 5km of the wind farm site.
 - No World Heritage Sites or sites included in the Tentative List as consideration for nomination to the World Heritage List within 5km of the wind farm.
 - No protected structures within the site of the prospective development.
 - Construction may result in adverse effects on previously unrecorded heritage features if encountered during excavations.
 - Construction may result in adverse effects on heritage features due to noise and visual effects.
 - The operation of the prospective development may result in adverse visual effects on heritage features.
 - Comprehensive assessment of effects (including cumulative) arising during the construction, operation and decommissioning phases required with particular focus on construction phase effects on previously unrecorded features and visual effects during the operation phase.

Environmental Scoping – Noise & Vibration

- No consultation responses related to noise and vibration were received.
- EIAR Project Team Scoping
 - Review of distribution of residential properties.
 - Identification of third party noise generating developments.
 - Identification of suitable baseline noise monitoring locations.
 - Monitoring of baseline noise levels.
- Summary of Scoping Findings
 - Site is located a substantial distance from residential properties.
 - Current project design/layout provides for a minimum separation distance of 1km between residences and wind turbines.
 - Construction activities will give rise to noise.
 - Vibration levels (arising largely from works at the borrow pit during construction) unlikely to be substantial due to the characteristics of construction activities and separation distance to dwellings.
 - Noise during operation phase may be experienced at residential properties.
 - Cumulative noise effects may arise with other wind energy developments located in the wider environs of the site.
 - Comprehensive assessment of effects (including cumulative) arising during the construction, operation and decommissioning phases required with particular focus on construction activities proximate to residential properties (turbine component haul route and grid connection route) and wind turbine noise during operation phase.

Environmental Scoping – Shadow Flicker

- No consultation responses related to shadow flicker were received.
- EIA Project Team Scoping
 - Review of distribution of residential properties.
 - Identification of other shadow flicker generating developments (wind farms).
 - Desktop shadow flicker modelling.
- Summary of Scoping Findings
 - Site is located a substantial distance from residential properties.
 - Current project design/layout provides for a minimum separation distance of 1km between residences and wind turbines.
 - Shadow flicker cannot occur during construction or decommissioning as wind turbines will not be operational.
 - Shadow flicker during operation phase may be experienced at residential properties.
 - Cumulative shadow flicker effects may arise with other wind energy developments located in the wider environs of the site.
 - Comprehensive assessment of effects (including cumulative) arising during the operation phase required.

Environmental Scoping – Transport & Access

- Consultation responses related to transport and access were received from:-
 - An Garda Síochána.
 - Department of Transport.
 - Transport Infrastructure Ireland.
- Matters Raised
 - Consultation should be undertaken prior to the delivery of wind turbine components.
 - Construction and maintenance implications of installing electrical infrastructure in the public road network.
 - Structural effects on road network. Have regard to requirements of Circular RW 07 of 2025 and the *Interim Guidance to Road Authorities* (placement of medium or high voltage electricity assets).
 - Assessment of alternatives.
 - Adhering to TII guidelines.
 - Effects on the national road network should be fully assessed.
 - Consultations should be undertaken with Local Authority, Roads Design Office and motorway maintenance companies.
 - Bridging structures to be traversed should be fully surveyed.
 - Any damage to the national road network shall be fully rectified.
- EIAR Project Team Scoping
 - Desktop assessment of public road network and proposed site entrance.
 - Route Access Survey of turbine component haul route.
 - Site walkover of site entrance, internal access track network and haul route works locations.
 - Windshield survey of turbine component haul route.
- Summary of Scoping Findings
 - Works (permanent and temporary) will be required at a number of locations to accommodate the delivery of turbine components.
 - Effects which may arise include direct effects on road network during construction (haul route works locations and grid connection infrastructure) and indirect effects (increased traffic volumes and traffic disruption).
 - Comprehensive assessment of effects (including cumulative) arising during the construction, operation and decommissioning phases required with particular focus on traffic volumes and management.

Environmental Scoping – Telecommunications

- Consultation responses related to telecommunications were received from:-
 - 2rn.
 - Ajisko.
 - BT.
 - Enet
 - Imagine Group.
 - Tetra Ireland.
 - Towercom.
 - Vodafone.
- Matters Raised
 - 2rn noted the potential for interference to broadcast services and requested that a protocol agreement be entered into.
 - Enet advised of the presence of a link which passes through the site and advised of the required separation distances.
- EIAR Project Team Scoping
 - Desktop assessment of telecommunication services.
 - Review and appraisal of consultation responses.
- Summary of Scoping Findings
 - Effects not likely to arise during construction or decommissioning.
 - Following further consultation with Enet, a reduced separation distance has been agreed.
 - Effects on telecommunications may occur; however, appropriate management and mitigation measures are available.
 - Comprehensive assessment of effects (including cumulative) arising during the operation phase required.

Environmental Scoping – Aviation

- Consultation responses related to aviation were received from:-
 - Benfield Aerodrome (Funfly Aerosports).
 - Department of Defence.
 - Irish Aviation Authority.
- Matters Raised
 - Installation of aviation warning lighting.
 - Prior notification of crane operations and confirmation of as-built wind turbine coordinates.
 - Concerns regarding reduced airspace, increased collision risk and risk of turbulence affecting aircraft.
- EIAR Project Team Scoping
 - Desktop assessment of geographic location of aviation installations.
- Summary of Scoping Findings
 - No particular concerns identified by the Department of Defence or Irish Aviation Authority.
 - Consultation is ongoing with Benfield Aerodrome to further assess potential effects.
 - Installation of wind turbines may have an adverse effect in the absence of mitigation.
 - Comprehensive assessment of effects (including cumulative) arising during the construction, operation and decommissioning phases required.

Emerging Preferred Design

- No fundamental concerns or constraints have been identified which would preclude the development of a wind farm at this location.
- Project design/layout has been revised to account for localised constraints identified in the scoping process undertaken to date.
- Turbine positions have been slightly altered but prospective development continues to comprise 11 no. turbines.
- Technical analyses have indicated that a number of turbine models would be suitable for installation.
 - Design Flexibility Opinion to be sought (Section 37CC).
 - Turbine heights to range between 219.5 and 220 metres.
 - Electrical output to range between 73.7MW and 79.2MW.
- SID threshold of 50MW will be exceeded. Prospective Applicant remains of the view that the prospective development is a SID.

Proposed Next Steps

- Continued evaluation of identified environmental constraints (desktop analyses and field surveys) and iterative project design process.
- Continuation of Public Consultation (additional to that complete to date).
 - Remote Consultation (phone calls, emails, etc.).
 - Door-to-Door Consultation.
 - Consultation Clinics.
 - Project Website (www.cushinawindfarm.ie).
- Request for Design Flexibility Opinion
- Continued Engagement with Pre-Application Consultation Process.
- Commencement of preparation of Environmental Impact Assessment Report.
- Request for Scoping Opinion from Commission.
- Commencement of preparation of Planning Application and Natura Impact Statement.



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