

**SITE NOTICE**  
**Planning and Development Act 2000 (as amended)**  
**Notice of Direct Planning Application to An Coimisiún Pleanála**  
**in respect of a Strategic Infrastructure Development**  
**County Offaly**

In accordance with section 37E of the Planning and Development Act 2000, as amended and the European Union (Planning and Development) (Renewable Energy) Regulations 2025 (S.I. No. 274 of 2025) Ballinla Wind Farm Ltd. gives notice of its intention to make an application for permission to An Coimisiún Pleanála (the Commission) in relation to the following proposed development in the townlands of Leitrim, Ballyfore Big, Ballyleakin, and Ballina (Geashill By), Co. Offaly.

This development is covered by the provisions of the Renewable Energy Directive III (Directive 2023/2413) and the planning application is subject to a completeness check under section 37JA of the Planning and Development Act, 2000, as amended by the European Union (Planning and Development) (Renewable Energy) Regulations 2025.

The proposed development for which permission is being sought includes:

- Seven Wind Turbine Generators (blade tip height 185m).
- Seven Wind Turbine foundations and hardstand areas.
- One electrical substation (110kV) including independent power producer (IPP) substation and wind farm operations compound with associated ancillary buildings, security fencing and all associated works.
- One LiDAR station based on the ground.
- Two new site entrances from the L5010.
- New and upgraded internal site access tracks.
- All associated underground electrical and communications cabling connecting the proposed turbines to the proposed onsite substation.
- The TDR including temporary works on sections of the public road network and private lands along the turbine delivery route on the L-5006 and the junction of the R-402 and R-420.
- One temporary construction site compound and additional mobile welfare unit.
- One spoil deposition area.
- Landscaping.
- Associated surface water management systems.

The applicant is seeking a ten-year permission and an operational period of no less than 35 years from the date of commissioning of the entire Wind Farm. The substation and associated infrastructure is permanent.

An Environmental Impact Assessment Report (EIAR) and a Natura Impact Statment (NIS) have been prepared and accompanys this application. The EIAR and NIS were completed for the Proposed Development with the added element of a proposed 8km grid connection to the Philipstown 110kV Substation, to be submitted into planning separately and in the future. The proposed grid connection will be within the townlands of Leitrim, Lumville, Ballinla, Clarkeville, Ballyfore Big, Ballyfore Little, Ballyeakin and Ballykilleen, in (Coolestown By) Co. Offaly

The planning application, EIAR and NIS may be inspected free of charge or purchased on payment of a specified fee (which fee shall not exceed the reasonable cost of making such a copy) during public opening hours for a period of seven weeks commencing on the 5<sup>th</sup> September 2025 at the following locations:

- The offices of An Coimisiún Pleanála, 64 Marlborough Street, Dublin 1.
- The offices of Offaly County Council, Áras an Chontae, Charleville Road, Tullamore Co. Offaly

The application may also be viewed/downloaded on the following stand-alone website: [www.ballinlawindfarmsid.ie](http://www.ballinlawindfarmsid.ie)

Submissions or observations may be made to An Coimisiún Pleanála (The Commission) 64 Marlborough Street, Dublin 1 in writing or online at [www.pleanala.ie](http://www.pleanala.ie) during the above-mentioned period of seven weeks relating to:

- i. the implications of the proposed development for proper planning and sustainable development, and
- ii. the likely effects on the environment of the proposed development, and
- iii. the likely significant effects or adverse effect on any European site, if the development is carried out.

Any submissions/observations much be accompanied by a fee of €50 (except for certain prescribed bodies) and must be received by the Commission not later than 5.30pm on the 24<sup>th</sup> October 2025. Such submissions/observations must also include the following information:

- The name of the person making the submission or observations, the name of the person acting on their behalf, if any, and the address to which any correspondence relating to the application should be sent;
- The subject matter of the submission or observation; and
- The reasons, considerations and arguments on which it is based in full. (Article 217 of the Planning and Development Regulations refers).

Any submissions or observations which do not comply with the above requirements cannot be considered by the Commission. Find out more information on the Commission's website [www.pleanala.ie/en-ie/observations](http://www.pleanala.ie/en-ie/observations)

The Commission may at its absolute discretion hold an oral hearing on the application (For further details see 'A Guide to Public Participation in Strategic Infrastructure Development' on the Commission's website [www.pleanala.ie](http://www.pleanala.ie)).

The Commission may, within the statutory decision-making timelines set out in Section 37JB of the Planning and Development Act 2000 (as amended), decide to:

- (a) (i) grant the permission, or (ii) make such modifications to the proposed development as it specifies in its decision and grant permission in respect of the proposed development as so modified, or (iii) grant permission in respect of part of the proposed development (with or without specified modifications of it of the foregoing kind), and any of the above decisions may be subject to or without conditions, or
- (b) refuse to grant the permission.

A person may question the validity of any such decision of the Commission by way of an application for judicial review under Order 84 of the Rules of the Superior Courts (S.I. No. 15 of 1986, as amended) in accordance with Section 50 of the Planning and Development Act, 2000 as amended. Practical information on the review mechanism can be accessed on the An Coimisiún Pleanála website [www.pleanala.ie](http://www.pleanala.ie) under the heading Judicial Review Notice or on the Citizens Information Services website [www.citizensinformation.ie](http://www.citizensinformation.ie)

SIGNED: 

**Graeme Thornton MWP, Loughmore Centre, Raheen Business Park, Limerick. (Agent on behalf of Ballinla Wind Farm Ltd.)**

**DATE OF ERECTION OF SITE NOTICE: 05/09/2025**