

An Coimisiún Pleanála
64 Marlborough Street,
Dublin 1,
D01 V902



DESIGNING AND DELIVERING
A SUSTAINABLE FUTURE

24 September 2025

Our Ref: P22145-FT-EGN-XX-LT-PM-0001

Re: Strategic Infrastructure Development (SID) Planning Application for the development of a Wind Farm consisting of 9 no. turbines (and all associated works) in the townlands of Kilbeggan South, Hallsfarm, Stonehouse Farm; Ballybought, Durrow Demesne, Aghancarnan, Gormagh, Acantha, Ballynasrah or Tinnycross, Ardan, Puttaghan, Cappancur, Cloncollog, Meelaghans, Annagharvey, Ballycollin, Ballina, Ballyknockan, Ballymooney, Ballycue, Ballinagar, Knockballyboy, Clonad, Townparks, Castlebarnagh Big, Killoneen, Killeen, Esker Beg, Ballycon, Drumcaw or Mountlucas, Derrycricket, Ballaghassaan, Walshisland, Bunnagappagh, Coolagary, Raheenakeeran, Enaghan, Moanvane, Cushina, Clonsast Lower, and Chevychase or Derrynadarragh in County Offaly; Aughrim and Derrylea in County Kildare; and Inchacooly, Coolnaferagh, Ullard or Controversyland, Clonanny, Lea, Loughmansland Glebe, and Bracklone in County Laois.

Dear Sir/Madam,

On behalf of our client, Dara Energy limited, please find enclosed an application for approval for the proposed construction of a Wind Farm consisting of 9 no. turbine wind farm and associated infrastructure including internal access tracks, hard standings, onsite 110kV substation and associated grid connection infrastructure (and all associated infrastructure) in the townlands of Kilbeggan South, Hallsfarm, Stonehouse Farm; Ballybought, Durrow Demesne, Aghancarnan, Gormagh, Acantha, Ballynasrah or Tinnycross, Ardan, Puttaghan, Cappancur, Cloncollog, Meelaghans, Annagharvey, Ballycollin, Ballina, Ballyknockan, Ballymooney, Ballycue, Ballinagar, Knockballyboy, Clonad, Townparks, Castlebarnagh Big, Killoneen, Killeen, Esker Beg, Ballycon, Drumcaw or Mountlucas, Derrycricket, Ballaghassaan, Walshisland, Bunnagappagh, Coolagary, Raheenakeeran, Enaghan, Moanvane, Cushina, Clonsast Lower, and Chevychase or Derrynadarragh in County Offaly; Aughrim and Derrylea in County Kildare; and Inchacooly, Coolnaferagh, Ullard or Controversyland, Clonanny, Lea, Loughmansland Glebe, and Bracklone in County Laois.

This application is being made directly to An Coimisiún Pleanála as 'Strategic Infrastructure Development' (SID) in accordance with section 37E of the Planning and Development Act 2000 (as amended) for a renewable energy development. This position was confirmed by An Coimisiún Pleanála to the applicant on the 08/09/2025 following pre-application consultations with An Coimisiún Pleanála (Case Number ACP-320137-24), a copy of An Coimisiún Pleanála's determination is enclosed with this application material.

Public notices for the proposed development were published as follows:

- Newspaper Notices published on Tuesday 23rd September 2025 in the Leinster Leader, and Leinster Express, and published on Wednesday 24th September 2025 in the Irish Independent.
- Site Notice – 32 no. notices erected on Tuesday 23rd September 2025 (Site Notice Locations included on enclosed Planning Drawing 0200 series).

Any submissions/observations must be received by An Coimisiún Pleanála not later than 5.30 p.m. on the **21st November 2025**.

Renewable Energy Designation Policy Statement

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

The proposed development will constitute the provision of the following:

- A 10-year permission and a 35-year operational life from the date of commissioning of the entire Wind Farm;
- Construction of 9 no. wind turbines – 4 no. turbines will have a tip height of 186m above existing ground level with a hub height of 105m and rotor diameter of 162m, and 5 no. turbines will have a tip height of 187m above existing ground level with a hub height of 106m and rotor diameter of 162m;
- Construction of permanent turbine foundations and crane pad hardstanding areas and associated drainage;
- Construction of 1 no. new main site entrance on Regional Road R419 to serve as construction and operation access, and upgrade works to 1 no. existing site entrance (Derrylea Road) to the south to service for construction only;
- Construction of 9,360m of new internal access tracks and associated drainage infrastructure;
- Upgrading of 550m of existing tracks and associated drainage infrastructure;
- All associated drainage and sediment control including interceptor drains, cross drains, sediment ponds and swales;
- Installation of 1 no. permanent single span bridge crossing Cushina River within the proposed Wind Farm site;
- All associated infrastructure, services and site works including excavation, earthworks, peat and spoil management;

- Creation of dedicated peat and spoil deposition areas for the management of peat and spoil within the site;
- Establishment of 3 no. temporary construction compounds, and associated ancillary infrastructure including parking;
- Establishment of 2 no. temporary wheel washing areas during construction only;
- Forestry felling of 6.01ha (60,100 m²) to facilitate construction and operation of the Proposed Development;
- Provision of recreational amenity area comprising 2 no. parking spaces and picnic table;
- Biodiversity enhancement measures within the site boundary;
- Construction of 1 no. IPP Substation and associated compound including:
 - Wind farm Control building with welfare facilities;
 - Electrical infrastructure;
 - Parking;
 - Security Fencing.
- Construction of 1 no. permanent onsite 110kV TSO electrical substation and associated compound including:
 - Welfare facilities;
 - TSO control building
 - Electrical infrastructure;
 - Parking;
 - Wastewater holding tank;
 - Rainwater harvesting tank;
 - Security fencing.
- Installation of medium voltage electrical and communication cabling underground between the pro-posed turbines and the proposed on-site TSO substation and associated ancillary works;
- Installation of 11.4km of permanent high voltage (110kV) and communication cabling underground, primarily within the public roads between the proposed on-site substation and the Bracklone Sub-station (within the townland of Bracklone in Co. Laois) and associated ancillary works. The proposed grid connection cable works will include trenching, laying of ducting, installing 15 no. joint bays and 5 no. watercourse crossings, pulling cables and the back filling of trenches and reinstatement works, within the townlands of Cushina in County Offaly; Aughrim and Derrylea in County Kildare, and In-chacooly, Coolnaferagh, Ullard or Controversyland, Clonanny, Lea, Loughmansland Glebe, and Bracklone in County Laois. The underground cabling will traverse the following roads; Derrylea Road; L71764; L7176; L71761; R424; and R420 (Lea Road);
- Accommodation works required along the Proposed Turbine Delivery Route (TDR) to facilitate tur-bine component deliveries at the following seven locations:
 - Construction of load bearing surface, removal of vegetation and trees, and reprofiling of embankment on R420/R402 Junction within the townland of Ballina, Co. Offaly;

- Construction of load bearing surface, removal of railing and planters, and reprofiling of road on R402 at junction to L2025 Ballinagar, within the townland of Ballinagar, Co. Offaly;
- Installation of 1 no. permanent single span bridge crossing Daingean River at R402/R400 Junction and Philipstown Bridge along Turbine Delivery Route, within the townlands of Esker Beg and Drumcaw or Mountlucas, Co. Offaly;
- Construction of load bearing surface, removal of vegetation and trees, reprofiling on R400, within the townlands of Drumcaw or Mountlucas, Co. Offaly;
- Construction of load bearing surface, removal of vegetation and trees, reprofiling on R400 at junction to L1013 Enaghan, within the townland of Enaghan, Co. Offaly;
- Construction of load bearing surface on northeastern verge, removal of vegetation and trees, reprofiling on R400, within the townland of Moanvane, Co. Offaly;
- Construction of load bearing surface, removal of vegetation and trees, and reprofiling of embankment on R419 at junction to R400, within the townland of Cushina, Co. Offaly.

The application is seeking a 10-year permission and a 35-year operational life from the date of commissioning for the renewable energy development.

An Environmental Impact Assessment Report (EIAR) and Natura Impact Statement (NIS) have been prepared in respect of the proposed development and accompany the planning application.

Environmental Impact Assessment & Appropriate Assessment

An Environmental Impact Assessment Report (EIAR) and Natura Impact Statement (NIS) have been prepared in relation to the project and accompany this planning application. The **EIA Portal ID is 2025172** and the project details have been uploaded to the EIA Portal. Please see enclosed EIA Portal Application Confirmation.

Please note confidential annex to the EIA which is not to be made available for public inspection. It is important to highlight that the exact location data of breeding sites of sensitive species are confidential and have been submitted to The Commission, Local Planning Authorities (of Kildare, Offaly and Laois), National Parks and Wildlife Service (NPWS), and marked as confidential information and for internal use only. An additional version of the appendix has been prepared without maps for public viewing.

Contents of Application

As directed by An Coimisiún Pleanála, please find enclosed **2 no. hard copies** and **8 no. soft copies (USB Drives)** of the full planning application pack. A copy of the full application pack is required to be available for public inspection at the offices of An Coimisiún Pleanála and the 3 no. Local Planning Authorities (Kildare County Council, Offaly County Council & Laois County Council) for the time period specified in the public notices included with the application. Of note, **2 no. hard copies** and **2 no. soft copies (USB Drives)** have also been provided to Kildare County Council, Offaly County Council & Laois County Council. All prescribed bodies considered relevant by the Commission (Case Number ACP-320137-24) have received a copy of the full planning application in electronic format.

The planning application and associated documentation includes:

- 2 no. copy of the completed An Coimisiún Pleanála SID application form;
- 2 no. copy of the Record of Planning Application Payment to An Coimisiun Pleanála (Electronic Funds Transfer Payment);
- 2 no. copy of EIA Portal Confirmation;
- 2 no. copy of the Site Notice;
- 2 no. copy of each Newspaper Notice (Irish Independent, Leinster Leader, Leinster Express);
- 2 no. copy of the Completeness Check;
- 2 no. copy of the Letter of Consent from the landholders (see Appendix 2.6 - Volume III of the accompanying EIAR);
- 2 no. copy of the Statutory Undertaker Letter;
- 2 no. copy of the Notification Letter to each Prescribed Body;
- 2 no. copy of the Schedule of Planning Application Drawings (see Appendix 2.5 - Volume III of the accompanying EIAR);
- 2 no. copy of the Full Planning Application Drawing Pack;
- 2 no. copy of Environmental Impact Assessment Report (EIAR) in 5 no. Volumes;
 - a) Volume I – Non-technical Summary (NTS)
 - b) Volume II – EIAR Chapters
 - c) Volume III – EIAR Appendices
 - d) Volume IV – EIAR Figures
 - e) Volume V – LVIA Photomontages
- 2 no. copy of Natura Impact Statement (NIS)
- 2 no. copy of Planning Statement

All planning drawings are provided at scales which have previously been agreed with An Coimisiún Pleanála by email on 16th September 2025 (Annex A).

All documentation associated with the application as lodged can also be found at the dedicated project Strategic Infrastructure Development website via the following link: www.derrynadarraghplanning.ie.

Please note that payment of the application fee of €100,000 has been made by Electronic Funds Transfer (Annex B).



I trust that you have all the information you require to progress the application. If you have any queries or require a discussion of any matter in detail, please do not hesitate to contact me.

Yours sincerely,

A handwritten signature in black ink that reads "Robyn Nicholl".

Robyn Nicholl
for and on behalf of **Fehily Timoney and Company**

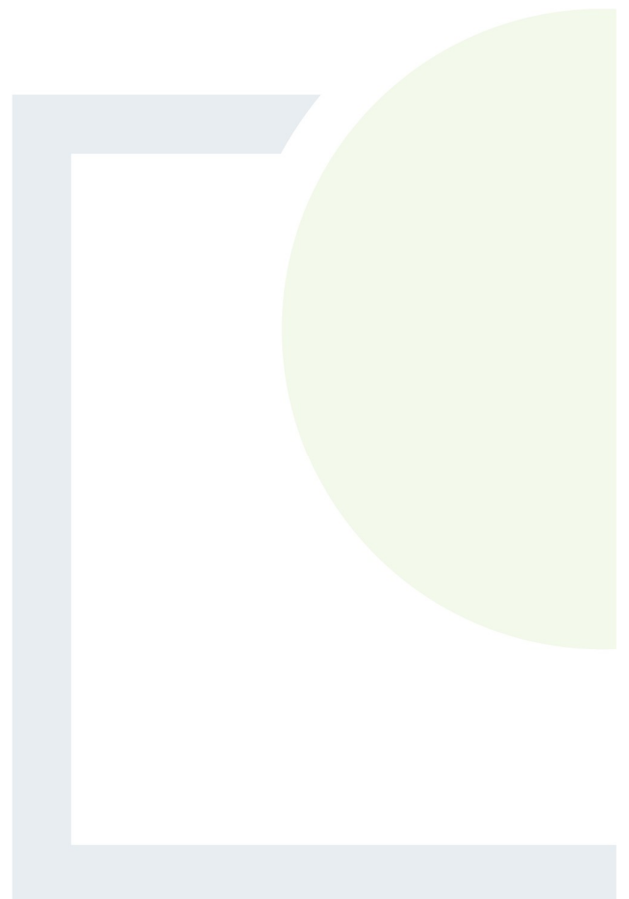
Encl.



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Annex A

ACP Confirmation Email -
dated 16th September 2025



Robyn Nicholl

From: SIDS <sids@pleanala.ie>
Sent: Tuesday 16 September 2025 12:14
To: Robyn Nicholl
Subject: RE: SID Pre-App Ref: 320137 - Derrynadarragh Wind Farm

Dear Ms Nicholl,

I have been asked by An Coimisiún Pleanála to refer to your email dated 9th September 2025, the contents of which have been noted.

Please see the amendments to the site notice highlighted in green. We would request you submit the planning application a minimum of 5 working days before the public submission period opens in order to give us time to get this case live on our website and compile our public file for viewing.

The newspapers mentioned in your email are acceptable.

Further to your query regarding the drawing scales, we can advise the following.

Given the nature of the subject proposals, covering an expansive area, we are satisfied that it would be impractical for the prospective applicant in these circumstances to provide all drawings at the scales normally required (i.e. for a standard planning application), and that it is reasonable for the drawing scales to be agreed in advance of lodging an application to An Coimisiún Pleanála.

The scales proposed for your drawings, as detailed in your email correspondence below, would appear reasonable in these circumstances. The stated approach in providing drawings illustrating detailed elements of the proposals at a metric scale of 1:500 would appear reasonable. This should also apply with respect to locations of joint bays, watercourse crossings and major junctions along the subject proposed grid-connection route, as well as other specific features of the proposed development.

The onus is on the prospective applicant to ensure that all of their application drawings are prepared at scales sufficient to allow An Coimisiún Pleanála and other parties to the application to understand and assess the siting, layout and other substantive elements of the subject development.

Yours faithfully,
Ellen Moss
Executive Officer

From: Robyn Nicholl <robyn.nicholl@ftco.ie>
Sent: Tuesday 9 September 2025 16:45
To: SIDS <sids@pleanala.ie>
Subject: SID Pre-App Ref: 320137 - Derrynadarragh Wind Farm
Importance: High

Caution: This is an **External Email** and may have malicious content. Please take care when clicking links or opening attachments. When in doubt, contact the ICT Helpdesk.

Hi Lauren,

Many thanks for receipt of the SID Close out letter, we received that in the post today – much appreciated!

Further to my email below, and the attached information, would you be able to provide me with an update on the queries:

Site Notice

Please find attached proposed Site Notice text. Can the Commission confirm that the wording within the attached Site Notice is acceptable?

Newspaper Notice

The Application is a cross-boundary application between County Kildare, County Offaly, and County Laois. The applicant is proposing to publish the Public Notices within the following newspapers – can the Commission please confirm that these are acceptable:

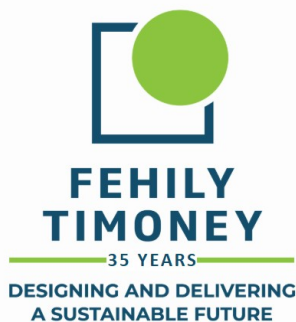
1. Irish Independent
2. Leinster Leader
3. Tullamore Tribune
4. Laois Today

Drawing Scales

Due to the area covered by the red line boundary, which is to include Wind Farm Site, Grid Connection Route, and a number of sections of the Turbine Delivery Route. Please can you advise of the required drawing scales. I have attached the proposed drawing index:

- Site Location Plan (attached) at **Scale 1:50000** – this is to show an overview of the entirety of the red line and site notices on one drawing
- Site Layout Plan for Wind Farm Site – **Scale 1:10000**
- Site Layout of Wind Farm Site – **Scale 1:2500** (broken over 4 no. drawing sheets)
- Site Layout – **Scale 1:500** (broken over 54 drawing sheets)
- Site Layout of Grid Connection Route – **Scale 1:2500** (broken over 7 no. drawing sheets)
- Site Layout of Turbine Delivery Route – **Scale 1:500** (broken over 6 no. drawing sheets)
- Site Layout – Scale 1:500

Thanks a million Lauren,
Robyn



Robyn Nicholl
Principal Planner

Unit 3/4, Northwood House, Northwood Crescent, Northwood, Dublin, D09 X899

T: +353 (0)1 658 3500



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From: Robyn Nicholl

Sent: Friday 5 September 2025 20:33

To: SIDS <sids@pleanala.ie>

Subject: SID Pre-App Ref: 320137 - Derrynadarragh Wind Farm

Importance: High

Hi Lauren,

I hope you are well,

Please can you provide me with an update on when we are likely to receive the close out letter from the Commission for SID Pre-Application Ref: **320137**

We are preparing to lodge the SID application for Derrynadarragh Wind Farm with An Coimisiun Pleanála on Thursday 25th September.

I have a few queries that I would also be very grateful if you could provide feedback on the following:

Site Notice

Please find attached proposed Site Notice text. Can the Commission confirm that the wording within the attached Site Notice is acceptable?

Newspaper Notice

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- Site Layout of Turbine Delivery Route – **Scale 1:500** (broken over 6 no. drawing sheets)
- Site Layout – Scale 1:500

I look forward to hearing from you,

Thanks Lauren,
Robyn



Robyn Nicholl
Principal Planner

Unit 3/4, Northwood House, Northwood Crescent, Northwood, Dublin, D09 X899

T: +353 (0)1 658 3500



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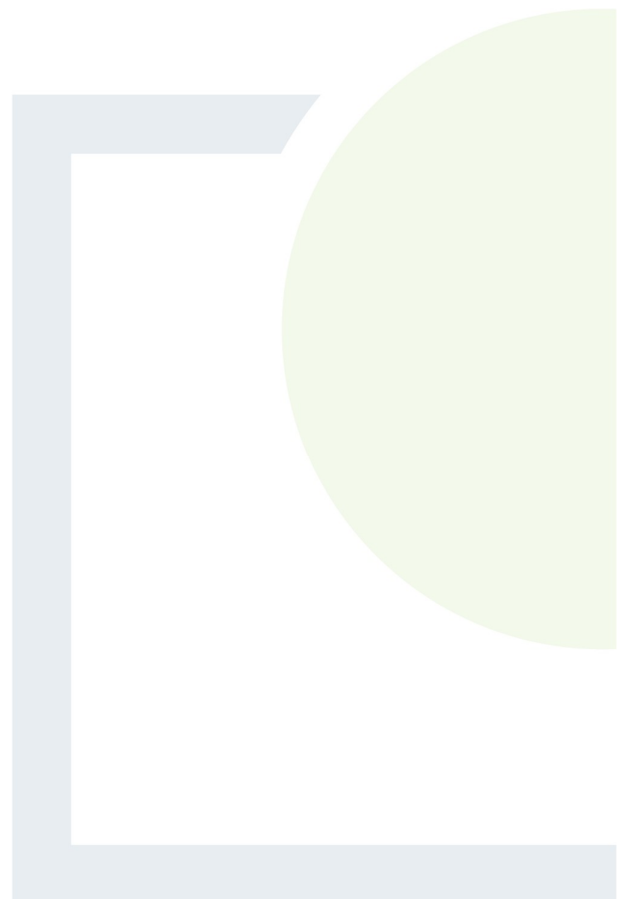
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Annex B

Confirmation of Payment of Application – EFT Confirmation





Transaction confirmation

Transaction details

Payee message	Derrynadarragh Wind Farm SID App
Amount	EUR 100,000.00
Payee message	Derrynadarragh Wind Farm SID App
Type	Credit
Currency	EUR
Additional information for payee	Payment of SID Application fee for Derrynadarragh Wind Farm by Dara Energy Ltd
Payment option	Standard
AIB reference no	0MCDTCW1FMF880X5
Payment status	Completed
Payment reference	IE25090810989069
Transaction Date	08/09/2025 15:22

Payer details

Name	DARA ENERGY LTD
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Payee details

Payee name	An Coimisiun Pleanala
Payee account	IE70AIBK93105500316067
Payee address	64 Marlborough St, Dublin , Ireland
Payee bank details	IE70AIBK93105500316067 AIBKIE2DXXX, Ireland
