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Our Ref: 11474

15th December 2025

Your Ref: 320900-24 (SID Determination)
322292-25 (Design Flexibility Opinion)

The Secretary
An Coimisiún Pleanála
64 Marlborough Street
Dublin 1

RE: Ballyfasy Wind Farm – Strategic Infrastructure Development under S.37E of the Planning and Development Act 2000, as amended in relation to a proposed wind farm at Ballyfasy, Co. Kilkenny.

Dear Sir/Madam

On behalf of our client Manogate Ltd. (hereafter referred to as the Applicant), please find enclosed a planning application for a 10-year permission for the proposed construction of a wind energy development (and all associated infrastructure) at a site located in the southern portion of County Kilkenny between the villages of Listerlin to the northeast, Mullinavat to the west, Glenmore to the southeast, and Slieverue to the south.

This application is being made directly to An Coimisiún Pleanála as 'Strategic Infrastructure Development' (SID) under the provisions of Section 37E of the Planning and Development Act 2000, as amended. This position was confirmed by An Coimisiún Pleanála to the applicant on 12th November 2025 following pre-application consultation with the Commission (Case Number – ABP-320900-24), a copy of the noted correspondence is enclosed with this application form.

A detailed description of the proposed development is set out in the enclosed public notices, and a complete description is set out in the application documents.

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.

Certain details of the proposed development are unconfirmed in this planning application and an opinion on unconfirmed details from the Commission (Case Reference: ACP Ref. 322292-25) pursuant to section 37CD of the Planning and Development Act 2000 (as amended) accompanies this planning application. The details unconfirmed in this application are the turbine tip height, rotor diameter and hub height. The range of parameters under which the turbine dimensions will fall are specified on the site notice.

Directors: M. Shelly (Chairman) C. McGovern (Managing Director) E. Connaughton (Company Secretary)
B. Downes D. Grehan M. McDonnell J. McGrath
B. Carroll S. Tinnelly J. O'Flaherty

Technical Directors: B. Gallagher B. Heaney C. Kelly T. Mackey D. Meade O. Fitzpatrick P. Cloonan P. Cunningham

Associate Directors: M. Casey E. Fenton L. Kennedy P. O'Connor B. Rudden M. Geraghty S. Ryan R. Murtagh K. Gallagher

The proposed development will comprise:

- Erection of 10 no. wind turbines with a maximum blade tip height range from 170 m-180 m inclusive, a rotor diameter range from 149 m-163 m inclusive, and a hub height range from 95 m-105.5 m inclusive, and all associated foundations and hard-standing areas respective of each turbine;
- A new site entrance with access onto the Local Road L3417;
- Modifications at one existing site entrance with access onto the Local Road L3417 ; two existing site entrances with access onto the Local Road L7499; one existing site entrance with access onto Local Road L3424;
- A temporary road crossing each to allow turbine delivery along the Local Road L3417; to allow turbine delivery along the Local Road L7499; to allow turbine delivery along the Local Road L3424;
- Construction of 2 no. temporary construction compounds with associated temporary site offices, parking areas and security fencing;
- Construction of 3 no. temporary deposition areas;
- Construction of 5 no. clear span bridges;
- Installation of 1 no. permanent meteorological mast up to a height of 100 m with a lightning finial extending above the mast;
- Two no. borrow pits;
- Construction of new internal site access roads and upgrade of existing site roads, to include passing bays and all associated drainage;
- Two no. temporary construction stage Moby Dick type wheel wash systems (with over ground settlement tank);
- Construction of drainage and sediment control systems;
- Construction of 1 no. permanent 110 kilovolt (kV) Air Insulated Switchgear (AIS) Electrical Substation with associated compound. The substation will be configured as either a tail-fed design or a loop-in design, depending on the final grid connection arrangement. The Substation Compound will include:
 - 1 no. EirGrid Control Building containing, a Relay Room, Battery Room, Generator Room, Messroom, WC, and Workshop/ Store Room;
 - 1 no. Independent Power Producer (IPP) Control Building containing a Switchgear Room, Control Room, Office, Messroom, WC, Control Room, and Store Room;
 - Lightening Masts;
 - A Telecommunications mast;
 - Parking;
 - Security Palisade Fencing;
 - Electrical Plant and Infrastructure and Grid Ancillary Services Equipment;
 - Drainage Infrastructure;
 - All associated and ancillary works.
- All associated underground electrical and communications cabling connecting the wind turbines to the proposed wind farm substation;
- All related site works and ancillary development including berms, landscaping, ecological enhancement and soil excavation;
- Facilitating works on the public road network and private properties to accommodate the delivery of turbine components and oversized loads. Four private locations (locations 10, 13, 14 and 15)) located across the townlands of Ballynoony West, Smithstown, Ballymartin, and Bishopsmountain will require works to facilitate turbine and oversize load deliveries; and
- Ancillary forestry felling to facilitate construction and operation of the proposed project.

A separate application to obtain approval for proposed grid connection options has been submitted to An Coimisiún Pleanála. This application, and the proposed grid connection application are functionally interdependent and constitute a single project. The proposed grid connection application seeks approval for two no. grid connection options of which only one option will be implemented, i.e., an underground 110kV grid connection to the consented



110kV Castlebanny substation (approved under ACP Ref. PA10.309306) and a loop in grid connection to existing 110kV overhead Great Island-Kilkenny line to facilitate the export of power from the wind farm, and other associated works. Grid Connection Option (GCO) One spans across the townlands of Castlebanny, Cappagh, Coolnahau, Mullennakill, Glenpipe, Ballymackillagill, Smithstown, Ballymartin, and Bishopsmountain, Co. Kilkenny. GCO Two will be located across the townlands of Ballymartin, Ballyfasy Upper and Ballywairy, within the proposed Ballyfasy Wind Farm site.

A 35-year operational life from the date of full commissioning of the wind farm is being sought for all works (other than temporary and permanent works specified above), and the subsequent decommissioning. The proposed onsite substation and grid connection will remain permanent infrastructure and form part of the Irish national grid network.

Both applications are accompanied by one Environmental Impact Assessment Report (EIAR) and a Natura Impact Statement (NIS), which pertain to the overall project.

Supporting Documentation

The following documents are included in the application pack:

- Planning Application Documentation
 - Planning Application Form
 - Addendum 1: Schedule of Drawings
 - Addendum 2: Landowner Letters of Consent and Statutory Undertaker Letter
 - Addendum 3: Details of consultations with An Coimisiún Pleanála including SID Determination and Opinion on Unconfirmed Details
 - Addendum 4: List of prescribed bodies notified, and a copy of letters sent
 - Addendum 5: EIA Portal Confirmation
 - Addendum 6: Confirmation of payment of SID Planning Application Fee of €100,000.00
 - Site Notice
 - Newspaper Notice
 - Planning Cover Letter to Kilkenny County Council
- Planning Application Drawings
- Environmental Impact Assessment Report (EIAR)
 - Volume 1- EIAR Non-Technical Summary (NTS)
 - Volume 2- EIAR Main Body
 - Volume 3- EIAR Appendices
 - Volume 4- Photomontages
- Appropriate Assessment Screening Report (AASR) and Natura Impact Statement (NIS)
- Planning Statement

All elements of the proposed development, including the proposed grid connection route options (which will form part of a separate planning application) which form part of the overall project but are not part of the current planning application such as works required on public roads, have been considered and are assessed as part of the EIAR and NIS.

Please find 2 no. hard copies and 8 no. electronic copies (USBs) of the planning application pack enclosed with this letter. Kilkenny County Council has also received 2 no. hard copies and 2 no. electronic copies (USBs).

All prescribed bodies as identified are being provided with application documentation in a digital format via the website link and cover letter.

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

We look forward to your decision in due course.



Yours sincerely,



Allison Murphy

Senior Project Manager

For and on behalf of TOBIN

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