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Our Ref: 11474

15th December 2025

Chief Executive,
Kilkenny County Council,
Planning Department,
County Hall,
John Street,
Kilkenny
R95 A39T

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

I write to inform you that Manogate Ltd.,(the applicant) is applying to An Commission Pleanála for permission for development in respect of the above project. This application is submitted under Section 37E of the Planning and Development Act 2000 (as amended). I attach a copy of the public notices.

Pre-planning meetings with Kilkenny County Council have also been held in respect of the proposed development on 13th September 2023 and 27th February 2025 which was attended by TOBIN, the prospective applicant and the area planner at the Council.

In accordance with Section 37E of the Planning and Development Act 2000, as amended, we, Manogate Ltd., give notice of our intention to make an application to An Coimisiún Pleanála for permission for a period of 10 years, for development comprising the construction of a wind farm and related works within the townlands of Ballywairy, Bishopsmountain, Knockbrack, Ballymartin, and Ballyfasy Upper, Co. Kilkenny.

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.

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;

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

Technical Directors: B. Gallagher B. Heaney C. Kelly T. Mackey O. Fitzpatrick P. Cloonan P. Cunningham J. Forde R. Waters L. Kennedy

Associate Directors: M. Casey E. Fenton B. Rudden M. Geraghty S. Ryan K. Gallagher K. Higgins J. Dillon D. Ward
M. Rooney P. Giria A. Murphy A. Connors J. Deenihan

- 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.



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 Commission 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 An Coimisiún Pleanála
- Planning Application Drawings including schedule of 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

As requested, 2 no. hard copies and 2 no. electronic copies (USB) of the full planning application, Environmental Impact Assessment Report and Natura Impact Statement are enclosed.

In considering this application, An Coimisiún Pleanála can decide to:

- (a);
 - (i) grant the permission, or
 - (ii) make such modifications to the proposed development as it specifies in its permission 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 permission.

Any submissions/observations must be made to the Commission at 64 Marlborough Street, Dublin 1, D01V902 relating to:

- (i) the implications of the proposed development for proper planning and sustainable development of the area concerned;
- (ii) the likely significant effects on the environment of the proposed development if carried out;
- (iii) the likely effects of the proposed development on a European Site, if carried out.

Any submissions/observations must be received by the Commission no later than 5.30pm on the **6th of February 2026**.

Also as required by An Coimisiún Pleanála, you are hereby requested to keep this planning application available for public inspection/purchase in accordance with the terms of the public notice attached with this application. It is recommended that all of the application documentation will remain available for public inspection until a decision has been formally issued by An Coimisiún Pleanála.

If you have any queries or wish to discuss any matter in detail, please do not hesitate to contact me.



Yours sincerely,



Allison Murphy

Senior Project Manager

For and on behalf of TOBIN (Agent)

Allison.Murphy@tobin.ie

(+353 (01) 803 0401)

