



An
Coimisiún
Pleanála

Application Form for Permission / Approval in respect of a Strategic Infrastructure Development

1.

Please specify the statutory provision under which your application is being made:

Section 37E of the Planning and Development Act 2000 (as amended)

2. **Applicant:**

Name of Applicant:	Manogate Ltd.
Address:	Synergy Global 3015 Lake Drive Citywest, Dublin 24, Dublin D24 DKP4
Telephone No:	01-5242301
Email Address (if any):	richardwalshe@artgeneration.ie

3. Where Applicant is a company (registered under the Companies Acts):

Name(s) of company director(s):	Richard Walshe and Maura Kinahan
Registered Address (of company)	Synergy Global 3015 Lake Drive Citywest, Dublin 24, Dublin D24 DKP4
Company Registration No.	626633
Telephone No.	01-5242301
Email Address (if any)	richardwalshe@artgeneration.ie

4. Person / Agent acting on behalf of the Applicant (if any):

Name:	Allison Murphy of TOBIN
Address:	TOBIN Block 10-4 Blanchardstown Corporate Park, Dublin 15 D15 X98N Ireland
Telephone No.	(0)1 803 0401
Mobile No. (if any)	n/a
Email address (if any)	allison.murphy@tobin.ie

Should all correspondence be sent to the above address? (Please tick appropriate box)

(Please note that if the answer is "No", all correspondence will be sent to the Applicant's address)

Yes: [X] No:[]

Contact Name and Contact Details (Phone number) for arranging entry on site if required / appropriate:

Niall Keogh of Manogate Ltd.
Phone number: 086 836 9862
Email: niall@nmecommunications.com

5. Person responsible for preparation of Drawings and Plans:

Name:	Michael Nolan (TOBIN) Eoin Roche (Mable Consulting Engineers)
Firm / Company:	TOBIN Mable Consulting Engineers
Address:	TOBIN Block 10-4 Blanchardstown Corporate Park, Dublin 15 D15 X98N Ireland Mable Consulting Engineers 30 Drumcondra Road Upper, Drumcondra, Dublin 9, D09 FT7K
Telephone No:	01 803 0401(TOBIN) 01-2162956 (Mable Consulting Engineers)
Mobile No:	N/A
Email Address (if any):	michael.nolan@tobin.ie (TOBIN) eroche@mable.ie (Mable Consulting Engineers)
Details all plans / drawings submitted – title of drawings / plans, scale and no. of copies submitted. This can be submitted as a separate schedule with the application form.	

A schedule of drawings is included in **Addendum 1** of this application form.
2 no. hard copies and 8 no. electronic copies have been submitted as per
the requirements of An Coimisiún Pleanála.

6. Site:

Site Address / Location of the Proposed Development (as may best identify the land or structure in question)	The proposed wind farm and related works are located within the townlands of Ballywairy, Bishopsmountain, Knockbrack, Ballymartin, and Ballyfasy Upper, Co. Kilkenny.	
Ordnance Survey Map Ref No. (and the Grid Reference where available)	OSI 1:50,000 Sheet No's: 2410, 2412, 2610 & 2612 Co-ordinates = X= 661338, Y= 625946 (ITM Coordinates, approximate centre of site).	
Where available, please provide the application site boundary, as shown in the submitted plans / drawings, as an ESRI shapefile in the Irish Transverse Mercator (ITM IRENET95) co-ordinate reference system. Alternatively, a CAD file in .dwg format, with all geometry referenced to ITM, may be provided. ITM shapefile of the application site boundary is included in the planning application USB.		
Area of site to which the application relates in hectares		94.4ha
Site zoning in current Development Plan for the area:	N/A	
Existing use of the site & proposed use of the site:	Existing Use: Forestry and agriculture. For TDR works area, predominantly public roads, third party lands and forestry. Proposed Use: Renewable energy development comprising a 10-turbine wind farm, 110kV substation and associated works.	
Name of the Planning Authority(s) in whose functional area the site is situated:	Kilkenny County Council	

7. Legal Interest of Applicant in respect of the site the subject of the application:

Please tick appropriate box to show applicant's legal interest in the land or structure:	Owner	Occupier
	Other X	
Where legal interest is "Other", please expand further on your interest in the land or structure.		
The Applicant has obtained consent from the relevant landowners – please refer to information below. Signed letters of consent on behalf of the landowners is enclosed at Addendum 2 of this application form.		
If you are not the legal owner , please state the name and address of the owner and supply a letter from the owner of consent to make the application as listed in the accompanying documentation.		
<p>The Applicant has obtained consent from the relevant landowners. A signed letter of consent on behalf of the landowners is enclosed at Addendum 2 of this application form.</p> <p>Letter of confirmation that part of the proposed development that is the subject of this application, the 110kV underground cable connection that is in, on, over or under a public road, will be undertaken by a statutory undertaker having a right or interest to provide services in connection with the proposed development is included in Addendum 2</p>		
Does the applicant own or have a beneficial interest in adjoining, abutting or adjacent lands? If so, identify the lands and state the interest.		
Yes. Please refer to drawing no 11474-2000 prepared by TOBIN which indicate lands under control of applicant.		

8. Site History:

Details regarding site history (if known):

Has the site in question ever, to your knowledge, been flooded?

Yes: [] No: [X]

If yes, please give details e.g. year, extent:

Are you aware of previous uses of the site e.g. dumping or quarrying?

Yes: [] No: [X]

If yes, please give details:

Are you aware of any valid planning applications previously made in respect of this land / structure?		
Yes: [X] No: []		
If yes, please state planning register reference number(s) of same if known and details of applications		
Reg. Ref. No:	Nature of Proposed Development	Nature of Final Decision of Application Grant of Refusal by Planning Authority / An Coimisiún Pleanála
9577	Permission to construct entrances/laybys to facilitate the extra- ction of timber in the following landslands: Coolinahau,	06/03/1995
051816	Permission to erect temporary buildings on Coilte Teoranta lands to provide facilities for clay pigeon shooting consisting of (a) single storey clubhouse, toilet facilities, generator room & store (b) 12 no. single storey lean to shelters with all necessary site works, carparking, pathways, etc.	31/03/2006
17664	Permission for the construction of a new entrance from public roadway onto forestry lands to comprise the provision of splayed access, clear visibility sightlines, associated setting back of adjacent roadside boundaries, provision of associated surface water drainage, fences, finished hardcored structure to access area, and all associated siteworks.	11/01/2018
18287	Permission for a new forestry roadway & entrance and all ancillary works.	24/08/2018
18573	Permission for development at existing 110kV Overhead Line, approx 49kms long. Approx 46.4km of existing circuit located within functional area of Co. Kilkenny with approx 2.6km located within Co. Wexford.	08/03/2019

2360360	<p>Permission for development situated in the townland of Ballyfasy Upper, Co. Kilkenny. Permission is sought for the continued use of an existing, temporary lattice type meteorological mast, 80m in height. The structure is fixed to the ground mounted anchors by guy wires and includes associated instruments to measure local meteorological conditions. Permission is sought for a period of 5 years. The mast was erected under exempted development provisions Class 20 (A), Part 1, Schedule 2 of the Planning and Development Regulations 2001 (as amended).</p>	03/11/2023
<p>If a valid planning application has been made in respect of this land or structure in the 6 months prior to the submission of this application, then any required site notice must be on a yellow background in accordance with Article 19(4) of the Planning and Development regulations 2001 as amended.</p>		
<p>Is the site of the proposal subject to a current appeal to An Coimisiún Pleanála in respect of a similar development?</p>		
<p>Yes: [] No:[X]</p> <p>If yes please specify</p> <p>An Coimisiún Pleanála Reference No.: _____</p>		

9. Description of the Proposed Development:

<p>Brief description of nature and extent of development</p>	<p>The proposed development will comprise:</p> <ul style="list-style-type: none"> • 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: <ul style="list-style-type: none"> ○ 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;
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	<ul style="list-style-type: none"> • 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. <p>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.</p> <p>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.</p> <p>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.</p>
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10. In the case of mixed development (e.g. residential, commercial, industrial, etc), please provide breakdown of the different classes of development and a breakdown of the gross floor area of each class of development:

Class of Development:	Gross Floor Area in m ²
n/a	n/a

11. Where the application relates to a building or buildings:

Gross floor space of any existing buildings(s) in m ²	0m ²
Gross floor space of proposed works in m ²	Total floor space of the two buildings within the Substation Compound: <ul style="list-style-type: none"> • Customer Control Building: 182m² • Eirgrid Building: 373m²
Gross floor space of work to be retained in m ² (if appropriate)	0m ²
Gross floor space of any demolition in m ² (if appropriate)	0m ²

12. In the case of residential development please provide breakdown of residential mix:

Number of	Studio	1 Bed	2 Bed	3 Bed	4 Bed	4 + Bed	Total
Houses	n/a	n/a	n/a	n/a	n/a	n/a	n/a
Apartments	n/a	n/a	n/a	n/a	n/a	n/a	n/a
Number of car-parking spaces to be provided		Existing: n/a	Proposed: n/a			Total: n/a	

13. Social Housing:

Please tick appropriate box:	Yes	No
<i>Is the application an application for permission for development to which Part V of the Planning and Development Act 2000 applies?</i>		X
<p>If the answer to the above question is “yes” and the development is not exempt (see below), you must provide, as part of your application, details as to how you propose to comply with section 96 of Part V of the Act.</p> <p>If the answer to the above question is “yes” but you consider the development to be exempt by virtue of section 97 of the Planning and Development Act 2000, a copy of the Certificate of Exemption under section 97 must be submitted (or, where an application for a certificate of exemption has been made but has not yet been decided, a copy of the application should be submitted).</p> <p>If the answer to the above question is “no” by virtue of section 96 (13) of the Planning and Development Act 2000, details indicating the basis on which section 96 (13) is considered to apply to the development should be submitted.</p>		

14. Where the application refers to a material change of use of any land or structure or the retention of such a material change of use:

Existing use (or previous use where retention permission is sought)
Forestry and agriculture. For TDR works area, predominantly public roads, third party lands and forestry.
Proposed use (or use it is proposed to retain)
Renewable Energy Development – Wind Farm Development for the production of electricity and temporary accommodation works to allow for the delivery of turbine components.
Nature and extent of any such proposed use (or use it is proposed to retain).
Wind farm development including 10 no. wind turbines, a 110kV substation and associated works as described in Section 9 of this form.

15. Development Details:

Please tick appropriate box:	If answer is yes please give details	YES	NO
Does the proposed development involve the demolition of a Protected Structure(s), in whole or in part?			X
Does the proposed development consist of work to a protected structure and / or its curtilage or proposed protected structure and / or its curtilage?			X
Does the proposed development consist of work to the exterior of a structure which is located within an architectural conservation area (ACA)?			X
Does the application relate to development which affects or is close to a monument or place recorded under section 12 of the National Monuments (Amendment) Act, 1994.			X
Does the application relate to work within or close to a European Site or a Natural Heritage Area?		<p style="text-align: center;">X</p> <p>No works are proposed within a European Site or Natural Heritage area. However there are hydrological link to Lower River Suir SAC, the River Barrow and River Nore SAC and the River Nore SPA.</p>	
Does the development require the preparation of a Natura Impact Statement?		<p style="text-align: center;">X</p> <p>The proposed project was subject to a Stage 1 Screening for Appropriate Assessment which concluded that likely significant effects could not be ruled out. Therefore, a Stage 2 Appropriate Assessment (Natura Impact Statement) was prepared.</p>	
Does the proposed development require the preparation of an Environmental Impact Assessment Report?		<p style="text-align: center;">X</p> <p>The proposed project is subject to the EIA process as it falls within the project class specified in Schedule 5 of the <i>Planning and Development Regulations, 2001</i>, as amended. Part 2</p>	

	Category 3(i) of Schedule 5 applies to the proposed wind farm.	
Do you consider that the proposed development is likely to have significant effects on the environment in a transboundary state?		X
Does the application relate to a development which comprises or is for the purpose of an activity requiring an integrated pollution prevention and control license		X
Does the application relate to a development which comprises or is for the purpose of an activity requiring a waste license?		X
Do the Major Accident Regulations apply to the proposed development?		X
Does the application relate to a development in a Strategic Development Zone?		X
Does the proposed development involve the demolition of any habitable house?		X

16. Services:

Proposed Source of Water Supply:
Existing connection: <input type="checkbox"/> New Connection: <input type="checkbox"/> Public Mains: <input type="checkbox"/> Group Water Scheme: <input type="checkbox"/> Private Well: <input type="checkbox"/> Other (please specify): X Drinking water for staff will be bottled water brought to the site. Non-potable water at the substation building (toilets, etc.) will be from rainwater harvesting for the operational phase or tankered to site in the construction phase. Name of Group Water Scheme (where applicable): _____
Proposed Wastewater Management / Treatment:
Existing: <input type="checkbox"/> New: <input type="checkbox"/> Public Sewer: <input type="checkbox"/> Conventional septic tank system: <input type="checkbox"/> Other on-site treatment system: <input checked="" type="checkbox"/> Please Specify: Portaloos will be used during construction and will be located in the construction compounds. Wastewater will be transported off site by a permitted waste collector to a wastewater treatment plant. Wastewater from the staff welfare facilities at the proposed substation compound will be stored in a sealed storage tank and removed from the site by a licensed waste collector to a wastewater treatment plant.
Proposed Surface Water Disposal:
Public Sewer / Drain: <input type="checkbox"/> Soakpit: <input type="checkbox"/> Watercourse: <input type="checkbox"/> Other: <input checked="" type="checkbox"/> Please specify: Controlled diffuse drainage system proposed. Comprehensive site-specific drainage details are set out in accompanying drawings with this application.

17. Notices:

Details of public newspaper notice – paper(s) and date of publication
Copy of page(s) of relevant newspaper enclosed Yes: <input checked="" type="checkbox"/> No: <input type="checkbox"/> Irish Independent – 5 th December 2025 Kilkenny Observer – 5 th December 2025
Details of site notice, if any, - location and date of erection
Copy of site notice enclosed Yes: <input checked="" type="checkbox"/> No: <input type="checkbox"/> There are a total of 16 no. site notices at the proposed wind farm site and along the proposed turbine delivery route where temporary accommodation works are required. Site notice locations are depicted in the following Drawings: 11474-2000 Date of site notice erection: 15 th December 2025
Details of other forms of public notification, if appropriate e.g. website
Website including all planning documents, drawings and environmental reports: www.ballyfasyp planning.ie

18. Pre-application Consultation:

Date(s) of statutory pre-application consultations with An Coimisiún Pleanála
Schedule of any other pre application consultations –name of person / body and date of consultation to be provided as appropriate and also details of any general public consultations i.e. methods, dates, venues etc. This can be submitted as a separate schedule with the application form. Enclosed: SID Pre-application consultation was held between the applicant and An Coimisiún Pleanála under ref. ABP-320900-24. This consultation was determined by An Coimisiún Pleanála on 12 th November 2025. A design flexibility meeting was also held under ref. 322292-25 and a Design Flexibility Opinion was issued on 12 th November 2025. Form no. 22 of Schedule 3

of the Planning and Development Regulations 2001 as amended is appended with this application form.

Please see **Addendum 3** with this form for details of consultations with An Coimisiún Pleanála.

Yes: [X] No:[]

Schedule of prescribed bodies to whom notification of the making of the application has been sent and a sample copy of such notification.

Enclosed:

Yes: [X] No:[]

Please refer to **Addendum 4** with this form for a list of prescribed bodies notified.

19. Confirmation Notice:

Copy of Confirmation Notice

EIA Portal ID number: 2025245

EIA Portal confirmation is included in **Addendum 5** of this planning form.


20. Application Fee:

Fee Payable

Application for permission is accompanied by an opinion on unconfirmed details and an Environmental Impact Assessment Report (EIAR), Natura Impact Statement (NIS) - **€100,000**

Proof of payment is enclosed in **Addendum 6** of this planning form.

I hereby declare that, to the best of my knowledge and belief, the information given in this form is correct and accurate and that the application documents being deposited at the planning authority offices, and any other location specified by the Commission in pre application consultations, including a website (if any) will be identical to the application documents being deposited with the Commission.

Signed: (Applicant or Agent as appropriate)	 Allison Murphy TOBIN (agent) (Address supplied under Question 4)
Date:	15 th December 2025

General Guidance Note:

The range and format of material required to be compiled / submitted with any application in respect of a proposed strategic infrastructure development shall generally accord with the requirements for a planning application as set out in the Planning and Development Regulations, 2001 to 2018 and those Regulations should therefore be consulted prior to submission of any application.

September 2018

Addendum 1: Schedule of Drawings

Addendum 2: Landowner Letters of Consent

Addendum 3: Details of consultations with ACP

Addendum 4: List of Prescribed Bodies Notified

1. Department of Housing and Local Government and Heritage
2. Minister of Climate, Energy and the Environment
3. Kilkenny County Council
4. Southern Regional Assembly
5. Transport Infrastructure Ireland/ National Transport Authority
6. An Chomhairle Ealaíon (Arts Council)
7. The Heritage Council
8. Fáilte Ireland
9. An Taisce
10. Irish Water
11. Inland Fisheries Ireland
12. Irish Aviation Authority
13. Department of Agriculture, Food & Marine
14. Health Service Executive
15. The Commission for Regulation of Utilities (CRU)
16. ESB
17. EirGrid

Addendum 5: EIA Portal Confirmation

Addendum 6: Proof of Planning Fee Payment