

SITE NOTICE

Planning and Development Act 2000, as amended

Notice of Direct Planning Application to An Coimisiún Pleanála

Strategic Infrastructure Development

Kilkenny County 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 this 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;
- 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;
 - Lightning 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.

The planning application, including the EIAR and NIS, may be inspected, free of charge or purchased for a specific fee not exceeding the reasonable cost of making a copy, during public opening hours for a period of 7 weeks commencing on **19th December 2025** at the following locations:

- **The Offices of An Coimisiún Pleanála, 64 Marlborough Street, Dublin 1, D01V902 (9:15am – 5:30pm, Monday to Friday).**
- **The Offices of Kilkenny County Council, John Street, Kilkenny R95 A39T**

The planning application, including the EIAR and NIS may also be viewed on the following website: www.ballyfasyplanning.ie

Submissions or observations may be made only to An Coimisiún Pleanála (The Commission), at 64 Marlborough Street, Dublin 1, D01V902 in writing or online on the Commission's website www.pleanala.ie during the aforementioned period of 7 weeks relating to: (i) the implications of the proposed development for proper planning and sustainable development of the area concerned; (ii) the likely effects on the environment of the proposed development if carried out; and (iii) the likely significant effects of the proposed development on a European site, if carried out.

Any submissions or observations must 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 6th February 2026** and must include the following information; The name of the person making the submission or observation, the name of the person acting on his or her 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, consideration and arguments on which the submission or observation is based in full. (Article 217 of the Planning and Development Regulations 2001, as amended, refers).

Any submissions or observations which do not comply with the above requirements cannot be considered by the Commission. 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).

The Commission may in respect of an application for permission/approval 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), or (b) refuse to grant permission. The decision to hold an oral hearing on this planning application is at the absolute discretion of An Coimisiún Pleanála.

Any enquiries relating to the application process should be directed to the Strategic Infrastructure Section of the Commission (telephone no. 01-8588100). Any 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 by S.I. No. 691 of 2011), in accordance with Section 50 of the Planning and Development Act, 2000 as amended. Practical information on the review mechanism can be accessed under the heading "Information on cases / Weekly lists" – Judicial Review of planning decisions, on the Commission's website www.pleanala.ie or on the Citizens Information Service website www.citizensinformation.ie.

SIGNED 

NAME AND ADDRESS OF SIGNATORY: ALLISON MURPHY C/O TOBIN, BLOCK 10-4, BLANCHARDSTOWN CORPORATE PARK, DUBLIN 15 (AGENT on behalf of Manogate Ltd.)

DATE OF ERECTION OF SITE NOTICE: 15th December 2025