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**Subject:** ACP CE REPORT ACP-324055-26 37E ACP SID Application 9 Wind Turbines Substation Derrynadarragh.  
**Date:** Tuesday 14 April 2026 16:53:01  
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Hello,

Please see attached Kildare County Council CE REPORT ACP-324055-26 37E ACP SID Application 9 Wind Turbines Substation Derrynadarragh.

Hardcopy in registered post.

Thanks and regards,

Catherine

Asst Staff Officer,

Planning Department,

Kildare County Council, Áras Chill Dara, Devoy Park, Naas, Co.Kildare.

W91 X77F

Contact: 045 980467: [cehoward@kildarecoco.ie](mailto:cehoward@kildarecoco.ie)



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**KILDARE COUNTY COUNCIL**



**Planning and Development Act 2000 (as amended)**  
**Planning and Development (Strategic Infrastructure) Act 2006**

Planning Authority report in accordance with the requirements of  
Section 37E (4) of the Planning and Development Act 2000 (as amended).

<b>An Coimisiún Pleanála Ref. No.</b>	324055-26
<b>Applicant</b>	Dara Energy Ltd
<b>Project Summary</b>	Strategic Infrastructure Development (SID) Planning Application for the development 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) A 10-year planning permission and 35-year operational life from the date of commissioning of the Proposed Wind Farm is being sought. The proposed development is a Renewable Energy Development covered by the provisions of the Renewable Energy Directive III.
<b>Site Location</b>	The townlands of Aughrim, Derrylea and Coolnafearagh in the County of Kildare. The subject site includes townlands in Counties Laois and Offaly also.

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- Appendix 4 Elected Members Views

### SID Application Timelines to date:

Date	Stages of the SID process
08/09/2025	An Coimisiún Pleanála Opinion determination of SID status
05/02/2026	Application Lodged to An Coimisiún Pleanála
18/03/2026	Application deemed complete by An Coimisiún Pleanála
14/04/2026	Kildare County Council Special Meeting
16/04/2026	Planning Authority Report to issue to An Coimisiún Pleanála

## **1. Introduction and Purpose of the Report**

### 1.1 Introduction

On 5<sup>th</sup> February 2026 an application for permission for the proposed development was submitted directly to An Coimisiún Pleanála by Dara Energy Ltd.

In accordance with Section 37E of the Planning and Development Act 2000, as amended, (hereafter referred to as the Act), the Planning Authority must submit a report to An Coimisiún Pleanála setting out the views of the Planning Authority on the effects of the proposed development on the environment and the proper planning and sustainable development of the area.

An Coimisiún Pleanála has also requested that the Planning Authority address in their report all of the issues identified in their “Guidelines for Planning Authorities” In respect of Strategic Infrastructure Developments.

### 1.2 The purpose of this report

In accordance with the requirements of Section 37E(4) the Act, the purpose of this report is to set out the views of the Planning Authority on the effects of the proposed development on the environment and on proper planning and sustainable development, with particular regard to the matters specified in section 34(2). Section 34(2) of the Act refers to those matters the Planning Authority considers when making its decision and/or recommending conditions in relation to a ‘normal’ planning application, namely:

- (i) The provisions of the development plan;
- (ii) The provisions of any Section 28 Guidelines;
- (iii) The provisions of any special amenity area order relating to the area;
- (iv) Any European site or other area prescribed for the purposes of section 10(2)(c);
- (v) Where relevant, the policy of the Government, the Minister or any Minister of the Government;
- (vi) The matters referred to in subsection (4) – (i.e. conditions),  
and
- (vii) Any other relevant provision or requirement of this Act, and any regulations made thereunder.

In addition to the above noted legislative requirements, the An Coimisiún Pleanála ‘7<sup>th</sup> Schedule Strategic Infrastructure Developments - Guidelines for Planning Authorities’, has also informed the content of this report.

Section 37E(4) of the Act requires that this report shall be submitted to An Coimisiún Pleanála, who will consider it as part of their assessment of the proposed development.

Section 37E(5) of the Act requires that before this report is submitted to An Coimisiún Pleanála, the Chief Executive shall seek the views of the Elected Members on the proposed development.

Section 37E(6) of the Act provides that the views expressed by the members on the proposed development during the Council Meeting, can also be attached to this report i.e. the 'meetings administrator's record'.

## **2. Site Location and Project Summary**

### 2.1 Overview

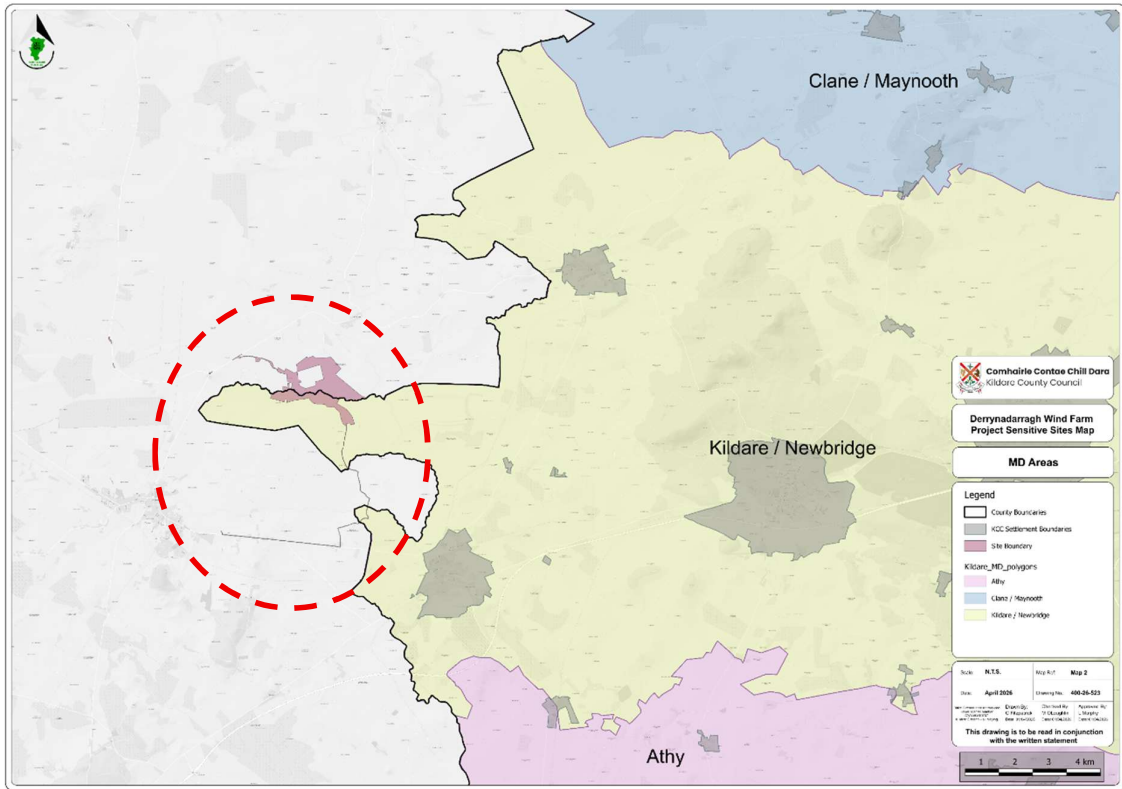
The proposed Strategic Infrastructure Development (SID) is a renewable energy development comprising of 9 no. wind turbines and associated infrastructure covering a site area of 213.67 hectares in counties Kildare, Laois and Offaly, as indicated in Figure 1 overleaf. The estimated output of the 9 no. wind turbine is 64.8 MW.

The part of the proposed development located within County Kildare comprises of 4 wind turbines and associated infrastructure, located in the townlands of Aughrim and Derrylea in the Kildare & Newbridge Municipal District, approximately 5 km north-west of Monasterevin.

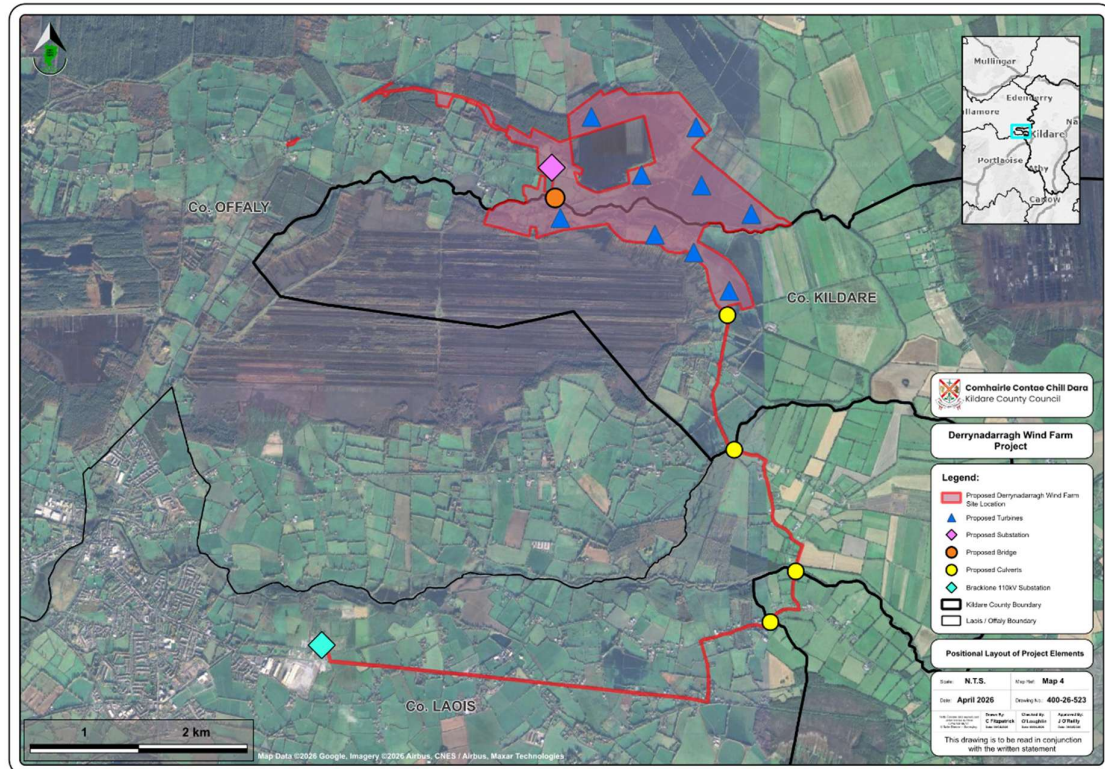
The receiving landscape is characterised by flat to gently undulating topography typical of the wider Midlands area. There are several extensive boglands in the area, however none within the subject site boundary in County Kildare, interspersed by areas of agricultural land based on predominantly peat and lake alluvium soils which are poorly drained. Derrylea Bog is located immediately south/southwest of the application site, and Ummeras Bog is located approximately 2 km east of the proposed wind turbine array.

The overall wind turbine array is bisected by the Cushina River which forms the administrative boundary between Kildare and Offaly and flows easterly to join the Figile River which flows south to join the River Barrow, a Special Area of Conservation and proposed Natural Heritage Area.

The four wind turbines located within County Kildare are located generally along a 62-metre contour of elevation. The wider turbine array extends northerly into the functional area of Offaly County Council where it is proposed to construct five turbines. The overall wind turbine array is linked with a site access road and 110kV underground electrical cable within the turbine array area and which extends south crossing into the functional area of Laois County Council at Scaravagh Bridge, and crosses into the functional area of Kildare County Council at Baylough Bridge into the townland of Coolnafearagh and continues westerly into the functional area of Laois County Council and terminates at Brackloan Substation.



**Fig. 1: Site location**



**Fig. 2: Aerial Imagery of site location (site outlined in red)**

**2.1.1 Site Sensitivities**

The Maps in Appendix 1 illustrate the natural and built heritage sensitive sites located within County Kildare that are in or proximal to the subject site.

The subject site traverses the River Barrow and Nore Special Area of Conservation, at the location of Baylough Bridge where it is proposed to directionally drill underneath the existing bridge.

There are no sites and monuments located within the subject site.

There is no Special Area Amenity Order within or adjacent to the subject site.

Parts of the site are in Flood Risk Zone A and B.

**2.2 Wider context of wind energy developments within a radius of 20km of the subject site**

The total number of wind turbines (including installed, permitted, in construction and at preplanning stage) within 20 km of the proposed development is 169 no. turbines (located across 3 Counties of Offaly, Laois and Kildare) and if constructed and taken in conjunction with the proposed 9 wind turbines would bring the total to 178 wind turbines within a 20km radius of the application site.

<b>Wind Farm Name</b>	<b>Number of Turbines</b>	<b>Distance &amp; Direction from Proposed Site</b>	<b>Status</b>
Cloncerren Wind Farm, Co Offaly	<b>21</b>	10.6 km to the north of the site	<b>Operational since 2022.</b>
Mount Lucas Wind Farm Co Offaly	<b>28</b>	11.1 km to the north of the site	<b>Operational since 2015.</b>
Cushaling Wind Farm Co Offaly	<b>9</b>	12 km to the north-east of the site	Permitted since 2020 & <b>construction started in 2022.</b>
Moanvane Wind Farm Co Offaly	<b>12</b>	18.6 km to the west of the site	Permitted since 2018 & <b>construction started in 2022.</b>
Yellow River Wind Farm Co Offaly	<b>29</b>	c.19 km to the north of the site	Permitted 2022; commenced, <b>expected completion 2025.</b>

Dernacart Wind Farm Co. Laois	<b>8</b>	c.15 km west of the site	<b>High Court ruled in favour</b> (June 2025). Approved Jan 2024 (Appeal Ref: 310312).
Clonarrow Wind Farm Co Offaly	<b>4</b>	c.12 km to the north of the site	<b>Currently in planning;</b> awaiting decision (Planning Ref: 2560189).
Ballydermott Wind Farm, Co Kildare	<b>47</b>	c.7.7 km to the south-east of the site	<b>Pre-Application Stage.</b>
Cushina Wind Farm Co Offaly	<b>11</b>	c.4.3 km north-west of the site	<b>Pre-Application Stage.</b>

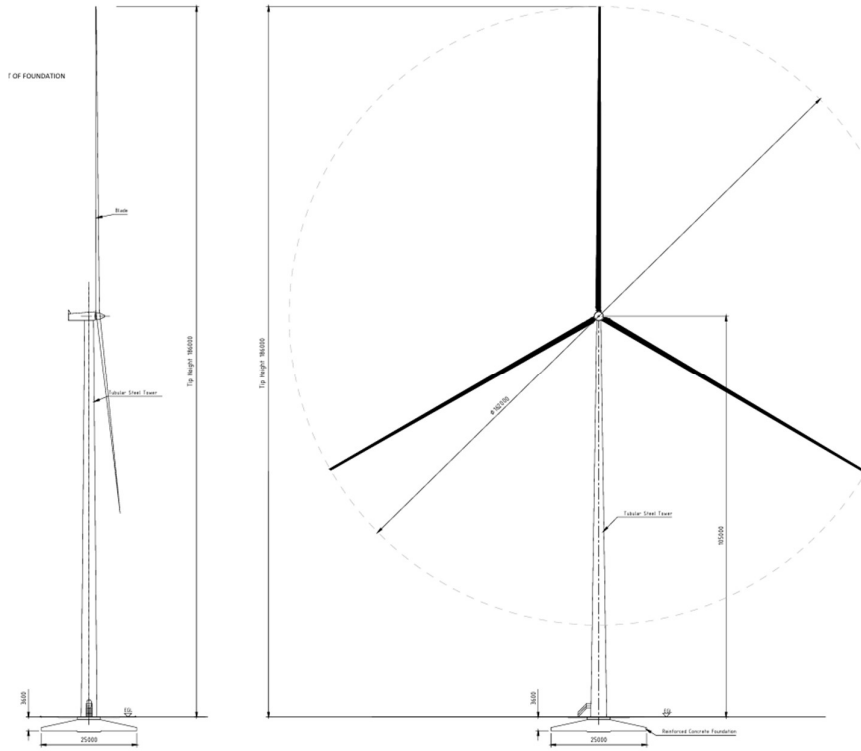
### **2.3 Details of Proposed Development**

The proposed turbine model is a conventional three-blade horizontal axis turbine (Fig. 3) dimensions summarised in Table 1 below.

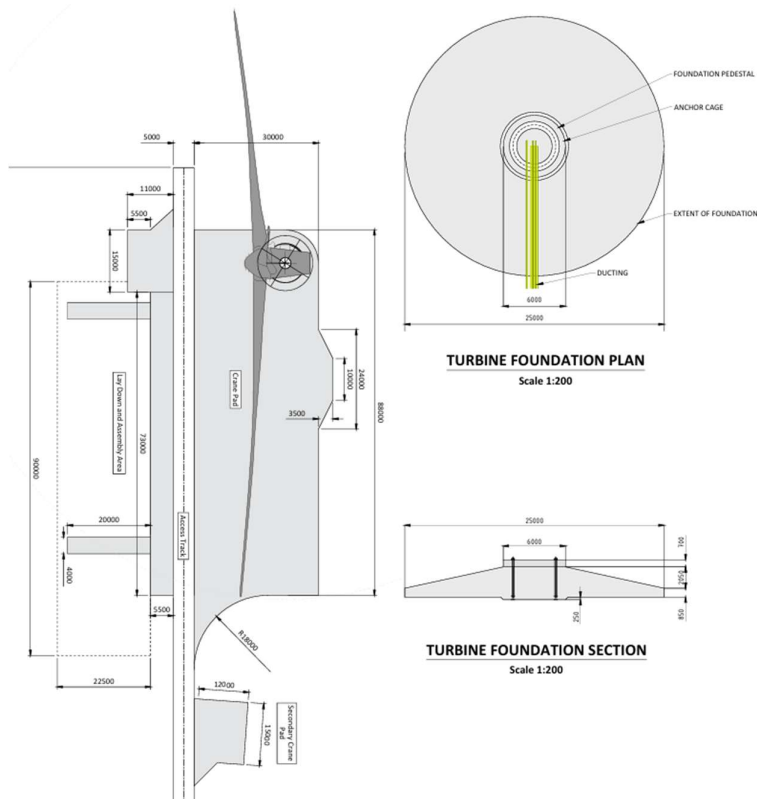
<b><i>Turbine Number</i></b>	<b><i>Tip Height</i></b>	<b><i>Hub Height</i></b>	<b><i>Rotor Diameter</i></b>
T1	187m	106m	162m
T4	187m	106m	162m
T6	186m	105m	162m
T7	186m	105m	162m

***Table 1: Proposed wind turbines located within the functional area of Kildare County Council.***

The individual wind turbine locations are connected by an internal access road. Each turbine location has an adjacent hardstanding and assembly area. The 110kV underground electricity cable is buried underneath the access road within the curtilage of the wind turbine array. The underground electricity cable continues in a southerly direction underneath the public highway, and it is proposed to utilise directional drilling to cross a bog drain at Derrylea, an existing watercourse at Scaravough Bridge, and the river Barrow at Baylough Bridge.



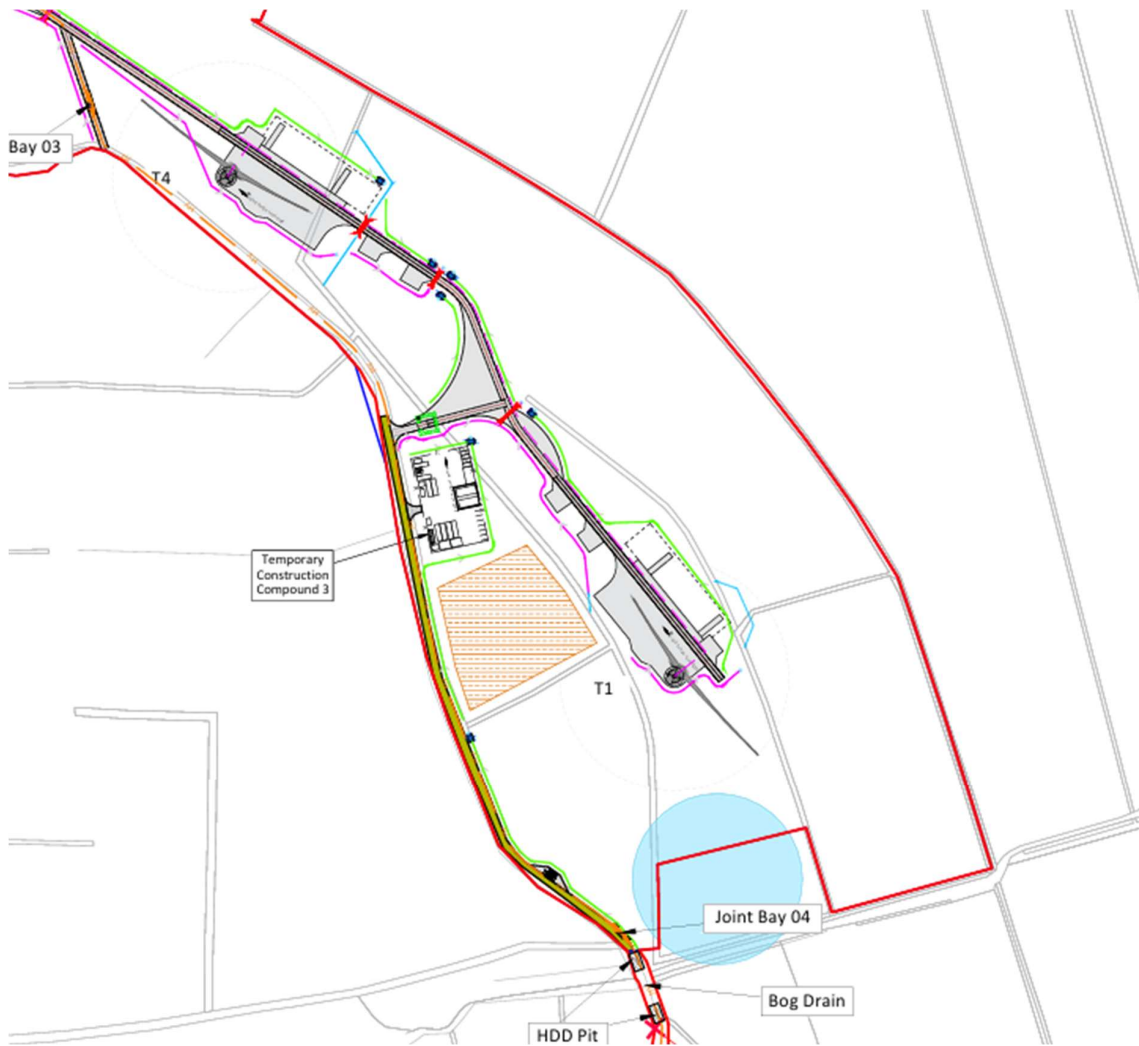
**Fig 3: Wind turbine front and side elevations**



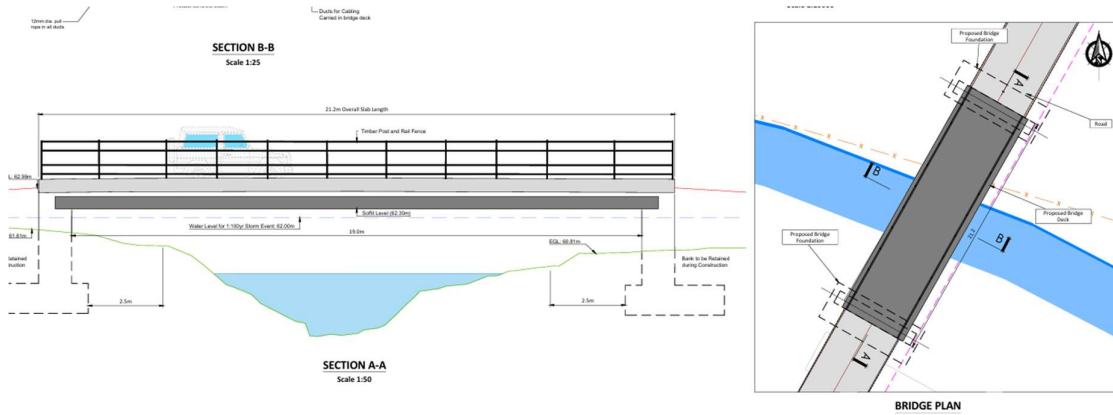
**Fig 4: Wind turbine plan and turbine foundation section and elevation.**



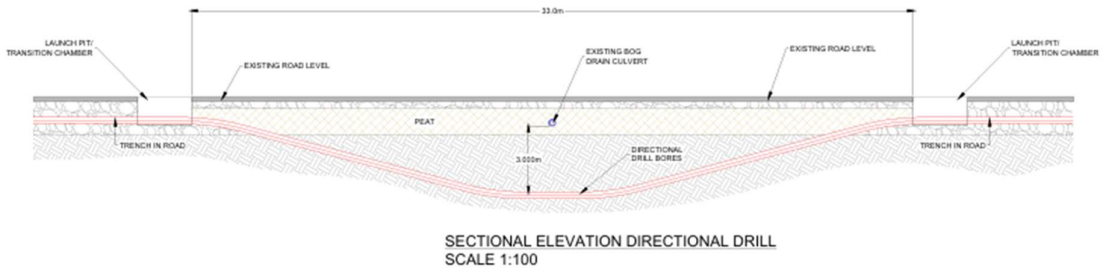
**Fig 5: Site Layout excerpt indicating wind turbines T6 and T7 and bridge crossing (Fig. 7)**



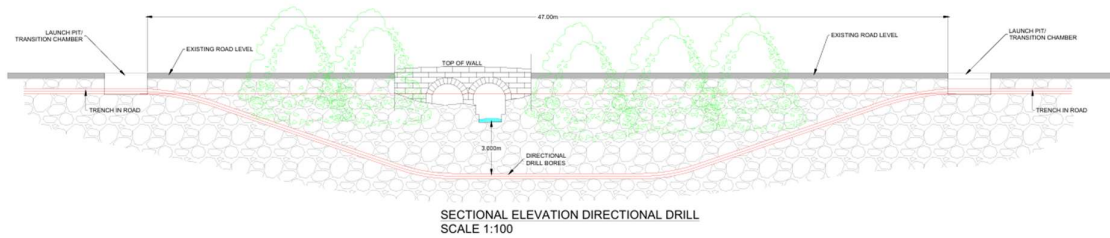
**Fig 6: Site Layout excerpt indicating wind turbines T1 and T4, temporary construction compound, peat storage area, and bog drain (Fig.8)**



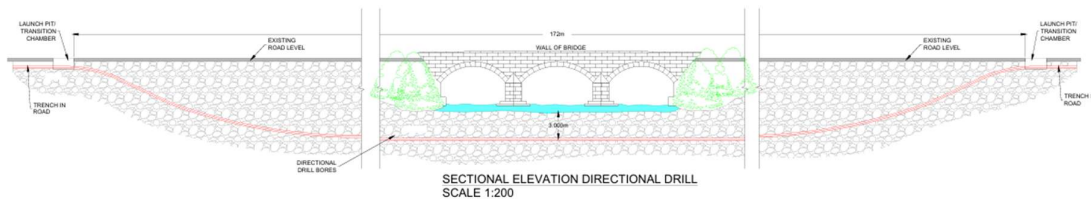
**Fig 7: New Bridge crossing River Cushina (County boundary between Offaly and Kildare).**



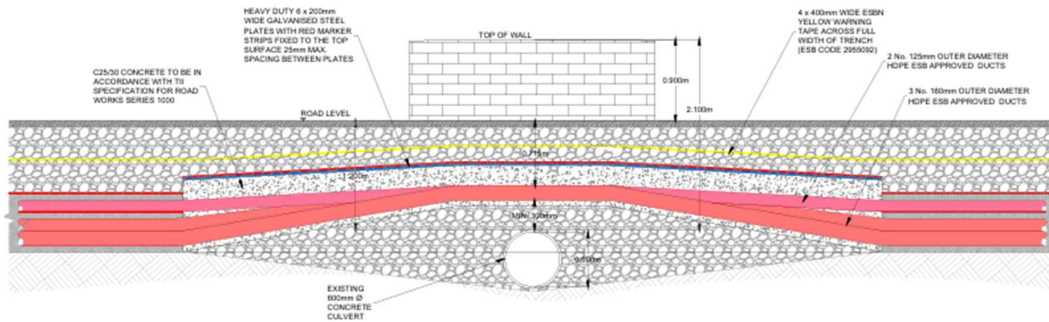
**Fig 8: Section of bog drain crossing at Derrylea**



**Fig 9: Section of crossing watercourse under the existing Scaravough bridge.**



**Fig 10: Section of crossing the River Barrow under the existing Baylough bridge.**



**Fig 11: Section of culvert (county boundary between Kildare and Laois).**

### 3. Policy Context

There are numerous policy documents which are of significance in relation to the proposed development.

#### National Policy

##### **3.1 The National Planning Framework Project Ireland 2040- First Revision – April 2025**

Published in April 2025, the NPF First Revision sets out high level, strategic planning and development for the Country until 2040, to ensure economically, socially and environmentally sustainable growth.

**National Policy Objective 23** *Protect and promote the sense of place and culture and the quality, character and distinctiveness of the Irish rural landscape including island communities that make Ireland’s rural areas authentic and attractive as places to live, work and visit. Any successor policy documents relating to national policy for rural areas and the islands will ensure continued alignment and consistency with the National Policy Objectives of this Framework.*

**National Policy Objective 69** *Reduce our carbon footprint by integrating climate action into the planning system in support of national targets for climate policy mitigation and adaptation objectives, as well as targets for greenhouse gas emissions reductions as expressed in the most recently adopted carbon budgets.*

**National Policy Objective 70** *Promote renewable energy use and generation at appropriate locations within the built and natural environment to meet national objectives towards achieving a climate neutral economy by 2050.*

**National Policy Objective 71** *Support the development and upgrading of the national electricity grid infrastructure, including supporting the delivery of renewable electricity generating development.*

**National Policy Objective 72** *Support an all-island approach to the delivery of renewable electricity through interconnection of the transmission grid.*

**National Policy Objective 73** *Support the co-location of renewable technologies with other supporting technologies and complementary land uses, including agriculture, amenity, forestry and opportunities to enhance biodiversity and promote heritage assets, at appropriate locations which are determined based upon the best available scientific evidence in line with EU and national legislative frameworks.*

**National Policy Objective 75** *Local Authorities shall plan for the delivery of Target Power Capacity (MW) allocations consistent with the relevant Regional Spatial and Economic Strategy, through their City and County Development Plans.*

**Table 9.1 | Regional Renewable Electricity Capacity Allocations**

Region	Energised capacity 2023 (MW)	Additional Renewable Power Capacity Allocations (MW)	Total % of National Share in 2030	Energised Capacity 2023 (MW)	Additional Renewable Power Capacity Allocations (MW)	Total % of National Share in 2030
	<b>Onshore Wind</b>			<b>Solar PV</b>		
Eastern and Midlands	284	1,966	25%	306	3,294	45%
Northern and Western	1,761	1,389	35%	0.3	959	12%
Southern	2,622	978	40%	138	3,302	43%
<b>Total</b>	<b>4,667</b>	<b>4,333</b>		<b>445</b>	<b>7,555</b>	

**National Strategic Outcome 8 Transition to a Carbon Neutral and Climate Resilient Society**

*Green Energy Deliver 80% of our electricity needs from renewable sources by 2030 with a strategic aim to increase renewable deployment in line with EU targets and National policy objectives out to 2030 and beyond. It is expected that this increase in renewable deployment will lead to a greater diversity of renewable technologies in the mix.*

**3.2 The National Development Plan (NDP) 2021 – 2030**

The NDP states in Section 3.7 that *investing for low-carbon, resilient electricity systems The NDP Review commits to increasing the share of renewable electricity up to 80% by 2030. This is an unprecedented commitment to the decarbonisation of electricity supplies. To put this figure in some perspective, onshore wind generation capacity in Ireland stood at 4.1GW at end 2019.*

**3.3 National Development Plan Review 2025**

*NDP Priority Infrastructure - The National Development Plan will provide for the provision of up to €3.5 billion in new equity to support investment in electricity grid infrastructure over 2026 – 2030. €2 billion will be provided to EirGrid and €1.5 billion*

*to ESB. This equity will enable both companies to significantly increase capital investment to expand electricity transmission and distribution network infrastructure.*

### **3.4 Climate Action Plan 2025**

Accelerate Renewable Energy Generation A renewables-led system is at the core of Ireland's plan to radically reduce emissions in the electricity sector, protect our energy security, and ensure our economic competitiveness. This requires the accelerated and increased deployment of new renewable electricity generation capacity and related infrastructure. For onshore wind capacity, lifetime extensions and repowering at existing sites will be critical to ensuring that the 80% renewable electricity target is reached.

### **3.5 2006 Wind Energy Development Guidelines for Planning Authorities**

As of early 2026, the 2006 Wind Energy Development Guidelines have not yet been formally replaced, but they are at an advanced stage of review and are expected to be superseded by a National Planning Statement (NPS) on Wind Energy. The Kildare Wind Energy Strategy (Appendix 2 of the County Development Plan) has been prepared in accordance with these Guidelines.

### **Regional Policy**

#### **3.6 Eastern & Midland Regional Assembly Regional Spatial & Economic Strategy 2019-2031**

*RPO 10.20: Support and facilitate the development of enhanced electricity and gas supplies, and associated networks, to serve the existing and future needs of the Region and facilitate new transmission infrastructure projects that might be brought forward in the lifetime of this Strategy. This includes the delivery of the necessary integration of transmission network requirements to facilitate linkages of renewable energy proposals to the electricity and gas transmission grid in a sustainable and timely manner subject to appropriate environmental assessment and the planning process.*

It is noted the RSES is currently under review and that the national renewable targets from the NPF Review will be allocated to the counties of the EMRA region through the review process.

### **Local Policy**

#### **3.7 Kildare County Development Plan 2023-2029 (KCDP) (as varied)**

#### **Chapter 4 Resilient Economy & Job Creation**

**RE O135 (a)** *Support and facilitate the development of Umeras Bog into a Peatlands Park.*

**(b)** *Develop the tourism potential of peatlands and in particular support the proposed Umeras Peatlands Park and existing Lullymore Heritage and Discovery Park as tourist*

*and ecological amenities subject to proper planning, environmental protection and sustainable development.*

*(c) Explore what linkages could be created between raised boglands and fens and nearby blueways and greenways, whilst ensuring that the environment and nearby properties would not be negatively affected or where there will be no potential for likely significant effects on a European Site or on a site that shares a hydrological connection with a European Site.*

*(d) Look at the feasibility of creating linkages between the proposed Umeras Peatlands Park and Monasterevin train station. (e) Look at the feasibility of creating linkages between Mouds Bog and the nearby town of Newbridge.*

*Such developments shall be subject to AA screening and where applicable, Stage 2 AA, and should have regard to any mitigation as detailed within a Stage 2 AA or EclA.*

**RE O137** *Support in conjunction with Offaly County Council, Laois County Council and all other relevant stakeholders such as Bord na Mona, Coillte, the NPWS and environmental Non-Governmental Organisations, any proposal for a new National Peatland Park centred in Kildare on state-owned cutaway bogs in Kildare, Laois and Offaly having regard to other relevant land use plans where appropriate.*

**RE O139** *Require applicants to prepare a peatland stability assessment, carbon emissions balance assessment and hydrological and ecological impact assessments, as required, when developing project proposals for development on peatlands.*

**RE O142 (a)** *Recognise the importance of Monasterevin as a Blueway arrival town in Kildare and invest resources into developing the town into a heritage and nature tourism destination.*

*(b) Seek to facilitate linkages between the Blueway and the nearby Ballykelly Mills and the proposed Umeras Peatlands Park.*

## **Chapter 7 Energy & Communications**

**EC P2** *Promote renewable energy use generation and associated electricity grid infrastructure at appropriate locations within the built environment and open countryside to meet national objectives towards achieving a net zero carbon economy by 2050.*

**EC O2** *Adopt an informed and positive approach to renewable energy proposals, having regard to the proper planning and sustainable development of the area, including community, environmental and landscape impacts and impacts on protected or designated heritage areas / structures.*

**EC O3** *Support initiatives for limiting emissions of greenhouse gases through energy efficiency and the development of renewable energy sources which make use of the natural resources in an environmentally and socially acceptable manner.*

**EC O6** *Require developers of proposed large scale renewable energy projects to carry out community consultation (including, but not limited to Sustainable Energy Communities, where established) in accordance with best practice and to commence*

*the consultation at the commencement of project planning. Details of all such consultation shall accompany planning applications for proposed renewable energy developments.*

**EC O9** *Ensure that whenever possible and appropriate, community benefits are derived from all renewable energy developments in the county.*

**EC A3** *Prepare and implement an overall Renewable Energy Strategy for the County in accordance with the current Climate Change Adaptation Strategy for County Kildare.*

**EC P4** *Have regard to the Department of the Environment, Heritage and Local Government's 'Guidelines for Planning Authorities on Wind Energy Development' (or any subsequent updates) and the Kildare County Council Wind Energy Strategy when assessing planning applications for wind farms.*

**EC O11** *Encourage wind energy developments in suitable locations in an environmentally sustainable manner whilst having regard to Government policy and the County Wind Energy Strategy, while being sensitive to the EU and national target of 30% of land for biodiversity. Subject to AA screening and where applicable, Stage 2 AA so as to ensure and protect the favourable status of European sites and their hydrological connections. Such developments will have regard for protected species and provide mitigation and monitoring where applicable.*

**EC O14** *Support the establishment of a local Community Benefit Fund as part of any significant wind energy development application, which supports the development of local recreation amenities, provides additional community project funding or community owned Renewable Energy projects.*

**EC O15** *Require applicants to submit a report addressing the issues contained in Section 6 of the County Wind Energy Strategy 'Considerations for Wind Farm Development Planning Applications' at application stage. Decommissioning and site rehabilitation plans shall also be submitted at application stage and shall identify sustainable waste management solutions for wind turbine components (battery storage, blades etc.) at end-of-life in accordance with the waste management hierarchy. The disposal of same to landfill will not generally be permitted.*

**EC O16** *Require comprehensive winter and summer bird and wildlife surveys for all proposed wind farms sites in accordance with EIA, EU Habitats and Species Directives and all other relevant environmental legislation, so that impacts on wildlife can be fully assessed and evaluated and so that appropriate mitigation and adaptation measures can be considered. Turbine design and adaptation should use the best available technology to minimise harm to birds and other wildlife.*

**EC O53** *Support the implementation of the recommendations contained in the National Peatlands Strategy 2015 and any subsequent revisions, including the creation of a National Peatlands Park and Peatland Centre of Excellence.*

**EC O54** *Require an Ecological Impact Assessment to be carried out and submitted with any planning application for energy infrastructure projects (e.g., wind and solar developments).*

**EC O55** *Estimate an overall carbon balance when evaluating renewable energy project applications on peatlands, especially those proposed for wind or solar projects taking into account the lifetime of the project versus the potential carbon sequestration over 1000s of years of a site once rehabilitated fully.*

**EC O57** *Ensure that renewable energy projects located on or near peatlands do not negatively impact on any rehabilitation measures including enhanced rehabilitation measures (i.e. blocking and re-wetting).*

**EC O58** *Undertake a peatland stability assessment, carbon emissions balance assessment and hydrological and ecological impact assessments, as required, when developing project proposals for development on peatlands.*

**EC O73** *Consider the removal of trees (singular or in stands) and hedgerows (in part or in whole) only in circumstances where it can be clearly demonstrated that the removal of hedgerow material and or tree(s) is essential for the provision of energy and cannot be designed out. Where proven, the vegetation is to be replaced with equivalent number, species, variety and size as was in situ. Where non-native species are removed, they will be required to be replaced with native species. In all cases, plants of local provenance are to be planted within 1 year of removal and maintained to establishment to negate the habitat and biodiversity loss within 3 years. Existing vegetative or 'stepping-stone' linkages are to be maintained and improved upon to increase wildlife corridors. Opportunities should be sought to translocate existing species rich hedgerows, where possible, and subject to proper biosecurity protocols.*

## **Chapter 9 Our Rural Economy**

### **RD P1**

*Support and promote rural enterprises and encourage appropriate expansion and diversification in areas such as sustainable agriculture, forestry, peatlands, peatlands rehabilitation and sustainable peatland related tourism, food, crafts, renewable energy at suitable locations in the county, particularly where they contribute to a low carbon and resilient economy.*

**RD O39** *Protect peatlands from inappropriate development having regard to the Wind Energy Strategy for County Kildare (see Appendix 2).*

**RD O40** *Ensure that peatland areas which are designated (or proposed for designation) as NHAs, SACs or SPAs are conserved for their ecological and archaeological significance.*

## **Chapter 11 Built and Cultural Heritage**

**AH P1** *Recognise the value and opportunity of Kildare's unique heritage resource and to manage, conserve, promote and protect it, for present and future generations.*

**AH P2** *Protect and enhance archaeological sites, monuments and where appropriate and following detailed assessment, their setting, including those that are listed in the*

*Record of Monuments and Places (RMP) or newly discovered archaeological sites and/or subsurface and underwater archaeological remains.*

**AH O2** *Manage development in a manner that protects and conserves the archaeological heritage of County Kildare, avoids adverse impacts on sites, monuments, features or objects of significant historical or archaeological interest and secures the preservation in-situ or by record of all sites and features of historical and archaeological interest, including underwater cultural heritage. The Council will favour preservation in – situ in accordance with the recommendation of the Framework and Principles for the Protection of Archaeological Heritage (1999) and the Council will seek and have regard to the advice and recommendations of the Department of Housing, Local Government and Heritage.*

**AH O4** *Ensure that development in the vicinity of a site of archaeological interest is not detrimental to the character of the archaeological site or its setting by reason of its location, scale, bulk or detailing and to ensure that such proposed developments are subject to an archaeological assessment prepared by a suitably qualified archaeologist. Such an assessment will seek to ensure that the development can be sited and designed in such a way as to avoid impacting on archaeological heritage that is of significant interest including previously unknown sites, features, objects and areas of underwater archaeological heritage.*

**AH O5** *Require the preservation of the context, amenity, visual integrity and connection of the setting of archaeological monuments. As a general principle, views to and from archaeological monuments shall not be obscured by inappropriate development. Where appropriate, archaeological visual impact assessments will be required to demonstrate the continued preservation of an archaeological monument's siting and context.*

**AH O7** *Contribute towards the protection and preservation of the archaeological value of underwater or archaeological sites associated with rivers and associated features.*

### **Chapter 12 Biodiversity and Green Infrastructure**

**BI P1** *Integrate in the development management process the protection and enhancement of biodiversity and landscape features by applying the mitigation hierarchy to potential adverse impacts on important ecological features (whether designated or not), i.e. avoiding impacts where possible, minimising adverse impacts, and if significant effects are unavoidable by including mitigation and/or compensation measures, as appropriate. Opportunities for biodiversity net gain are encouraged.*

**BI O1** *Require, as part of the Development Management Process, the preparation of Ecological Impact Assessments that adequately assess the biodiversity resource within proposed development sites, to avoid habitat loss and fragmentation and to integrate this biodiversity resource into the design and layout of new development and to increase biodiversity within the proposed development. Such assessments shall be carried out in line with the CIEEM (2018) Guidelines for Ecological Impact Assessment in the UK and Ireland: Terrestrial, Freshwater, Coastal and Marine.*

**BI O9** *Avoid development that would adversely affect the integrity of any Natura 2000 site and promote favourable conservation status of habitats and protected species*

*including those listed under the Birds Directive, the Wildlife Acts and the Habitats Directive, to support the conservation and enhancement of Natura 2000 Sites including any additional sites that may be proposed for designation during the period of this Plan and protect the Natura 2000 network from any plans and projects that are likely to have a significant effect on the coherence or integrity of a Natura 2000 Site.*

**BI P4** *Ensure that any new development proposal does not have a significant adverse impact, incapable of satisfactory mitigation on plant, animal or bird species which are protected by law.*

**BI O12** *Require the preparation of an Ecological Impact Assessment (EclA)... to ensure the development is designed and sited to minimise its impact on the biodiversity, ecological, geological and landscape value of the site.*

**BI O15** *Ensure that any new development proposal does not have a significant adverse impact on rare and threatened species, including those protected under the Wildlife Acts 1976 and 2012, the Birds Directive 1979 the Habitats Directive 1992 and the Flora Protection Order species and any species listed under the national red lists or that could be listed on a national red list.*

**BI O16** *Ensure appropriate species and habitat avoidance and mitigation measures are incorporated into all new development proposals.*

**BI P5** *Identify and conserve locally important biodiversity sites in the county which contribute to the overall ecological network of County Kildare.*

**BI O49** *Protect wetland sites that have been rated A (International), B (National) C+ (County) and C (Local) importance as identified in the County Kildare Wetlands Survey 2012-2014, (See Tables 12.5 & 12.6). Any development within the zone of influence of these listed wetland sites should be subject to EclA and where appropriate, hydrological impact assessment.*

**BI O50** *Protect and conserve wetlands from infilling, drainage, fragmentation, degradation, and resist development that would destroy, fragment, or degrade any wetland identified as part of the County Kildare Wetland Survey 2012-2014, (See Table 12.6).*

**BI O52** *Require the preparation and submission of a Hydrological Report/Assessment for significant developments within and in close proximity to protected raised bogs and to take account of same in the assessment of impacts on the integrity of peatland ecosystems.*

**BI O55** *Protect, conserve, and manage the character and appearance of ecological and archaeological heritage and amenity values of peatland landscapes and historic/ancient walkways through bogs, by promoting high environmental standards.*

**BI O56** *Ensure that development proposals or activities that may impact on sensitive water habitats, in particular wetlands (identified as part of the County Kildare Wetland Survey 2012-2014, (See Table 12.6), shall not be permitted without the introduction of mitigation measures*

### **Chapter 13 Landscape, Recreation and Amenity**

**LR P1:** *Protect and enhance the county's landscape, by ensuring that development retains, protects and, where necessary, enhances the appearance and character of the existing local landscape*

**LR01:** *Ensure that consideration of landscape sensitivity is an important factor in determining development uses. In areas of high landscape sensitivity, the design, type and the choice of location of the proposed development in the landscape will be critical considerations*

**LR04:** *Ensure that local landscape features, including historic features and buildings, hedgerows, shelter belts and stone walls, are retained, protected and enhanced where appropriate, so as to preserve the local landscape and character of an area.*

**LR05:** *Preserve, where appropriate, the open character of commonage.*

**LR010:** *Recognise that the lowlands and the transitional area are made up of a variety of working landscapes, which are critical resources for sustaining the economic and social well-being of the county and include areas of significant landscape and ecological value, which are worthy of protection. Such landscapes include the internationally recognised landscape of Punchestown and its environs.*

**LR012:** *Recognise that boglands, including cutaway and cut-over bogs, are critical natural resources for ecological and environmental reasons, particularly for climate mitigation and adaptation. Development proposals for boglands that reduce biodiversity and increase greenhouse gas will not be considered. Appropriate environmental assessment should be carried out for any development proposals which impact on boglands*

**LR O45** *Support the proposed Umeras Peatlands Park development of Umeras Community Development and explore links between the bog and nearby blueways and greenways, whilst ensuring nearby properties would not be negatively affected, in consultation with Offaly County Council, Waterways Ireland and all other relevant stakeholders. The proposed development shall be subject to an AA Screening Report, and where applicable, Stage 2 AA. They shall have regard for any hydrological connection shared with a European Site and their qualifying interest species. The project shall account for any potential likely significant effects and provide mitigation and monitoring where appropriate.*

### **Appendix 2 Wind Energy Strategy**

The Kildare Wind Energy Development Strategy (Wind Strategy) incorporates a statement of the Council's objectives in relation to wind energy development and sets out the methodology for the identification of suitable locations for wind energy development in the county, having regard to the relevant policy context. Map 12 identifies areas of the county where wind energy projects are Permitted in Principle, Open for Consideration and Not Normally Permitted.

It is a target of the Strategy to deliver 107 MW of wind energy during the life of the plan.

Section 6 of the Strategy sets out the Considerations for Wind Farm Development Planning Applications.

#### **4. Community Gain**

A report has been received from the Community Section of Kildare County Council which states that *the information currently available in relation to the Community Benefit proposals associated with the Derrynadarragh Wind Farm is limited in scope and lacks the level of detail required to enable a robust assessment of equity, governance and geographical allocation.* Furthermore, *the information provided does not identify any proposed methodology for determining geographic eligibility, proportional allocation between counties, or mechanisms to ensure alignment between the distribution of benefits and the areas experiencing the greatest impacts.* The report states that consideration should be given to front-loading community benefit supports for the Kildare townlands affected by construction activity, disruption to local roads, and temporary loss of amenity. It is also noted that a number of Kildare settlements and townlands within the wider area of influence are identified in the Pobal Deprivation Index as experiencing socio-economic disadvantage, including Rathangan (Very Disadvantaged) and Thomastown and Lackagh (Marginally Below Average).

The report recommends that a clearly defined proportion of the Community Benefit Fund be ring-fenced for County Kildare, and that funding allocations be determined by the extent and nature of local impacts, rather than solely by the physical location of turbines. Such an approach would be consistent with established best practice in the delivery of Community Benefit schemes for large-scale, multi-county wind energy developments and would provide greater transparency, fairness and policy alignment.

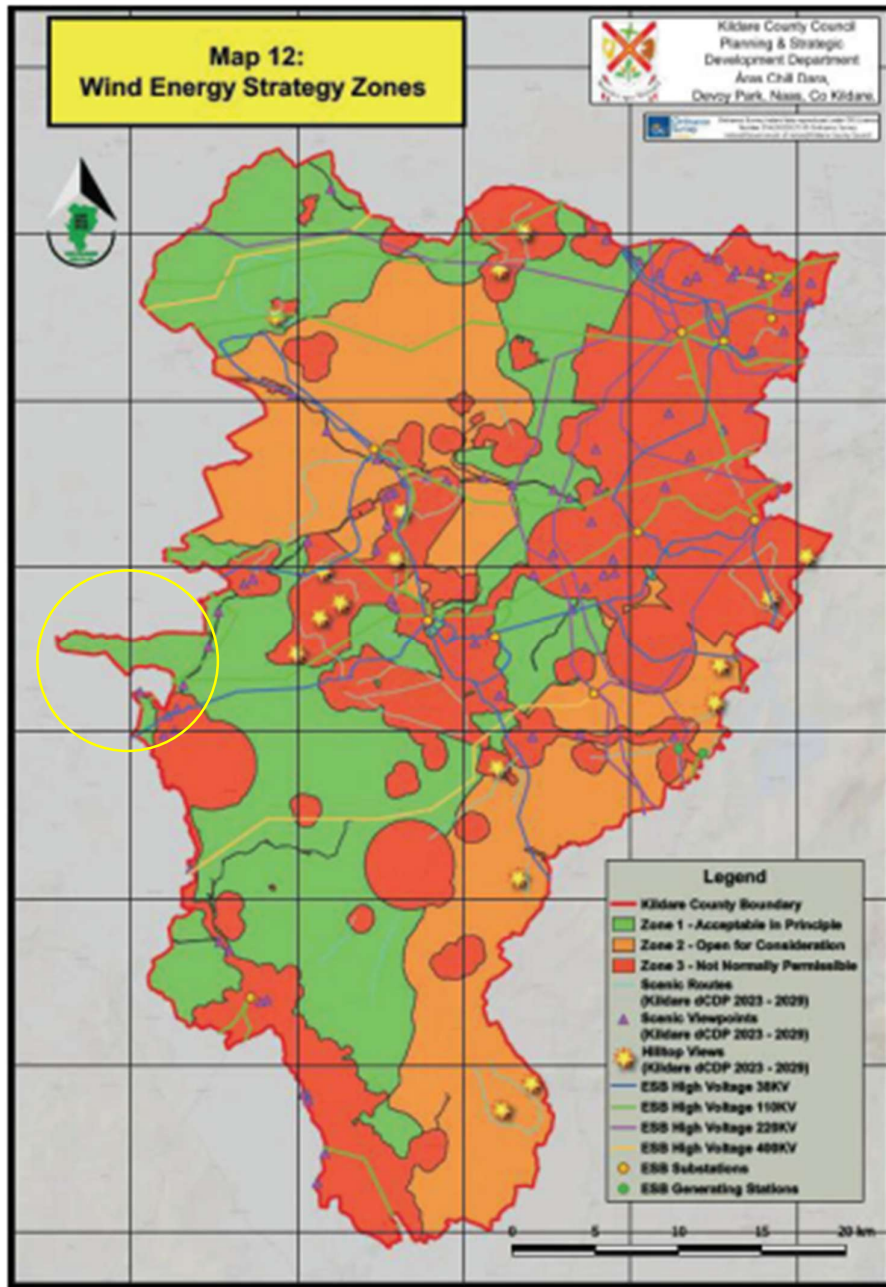
#### **5. Planning Assessment**

##### **5.1 Principle of Development**

The part of the subject site located in County Kildare is within the area designated “*Acceptable In Principle*”, a preferred area for wind energy developments under Map 12 of the Wind Energy Strategy Appendix 2 of the Kildare County Development Plan 2023-2029 (see overleaf).

The proposed wind energy installation is located within the Southern Lowlands Landscape Character Area, an LCA with a low sensitivity with the capacity to generally accommodate a wide range of uses without significant adverse effects on the appearance or character of the area and has a high compatibility with windfarm developments under Table 13.3 of the Kildare County Development Plan 2023-2029.

Map 12: Kildare Wind Energy Strategy Map



Source: EirGrid network, CSO 2016 Census and County Development Plan 2023-2029.

**Fig.11** Map 12 of the Wind Energy Strategy Appendix 2 of the Kildare County Development Plan 2023-2029 General location of development site circled.

An Coimisiún Pleanála is advised that Variation No. 4 of the Kildare County Development Plan 2023-2029 (Landscape Character Assessment) is currently being considered by the Council and if adopted, the site would be located within a newly created Barrow – Grand Canal Corridor LCA. While the landscape sensitivity of the LCA would increase from low to medium, and the compatibility with wind energy developments would reduce from high to medium, it should be noted that this reflects a general increase in landscape sensitivity and reduced compatibility for wind energy

developments more broadly across the County, rather than the existing LCA exclusively. Furthermore, the site would remain designated as 'acceptable in principle' in the amended Wind Energy Strategy.

#### 5.1.2 Landscape Impact

The proposed turbines are large structures, with continually revolving rotors, which create a repetitive visual perturbation in the landscape. While the Planning Authority is satisfied that an effective shadow flicker strategy is proposed, the impact of the movement of the rotors is not limited to shadow flicker and will have a significant effect on the receiving landscape. The turbines would be highly visually prominent during daylight hours and would be visually prominent at dusk/nighttime due to the intermittent flashing red aviation obstruction lights on each turbine hub. Notwithstanding the foregoing and the fact that the proposed turbines would be conspicuous from a number of scenic viewpoints and scenic routes the Planning Authority is of the view that that given the low elevation, inherently flat and gently undulating topography of the area, the low sensitivity of the receiving landscape and the number of wind energy installations in operation, permitted and in construction within a 20km radius, the proposed wind turbines are on balance located in a less sensitive location from a cumulative visual perspective.

It is noted that 6.01 ha of forestry is to be felled and that mitigatory planting of 6.5ha will be provided, as stated in Chapter 7 of the EIAR. The felling and mitigatory planting should comply with the requirements of Section 6.17 of Appendix 2 Wind Energy Strategy of the Kildare County Development Plan 2023-2029.

#### 5.1.3 Impact on Amenity

There is a cluster of dwellings located approx. 650 metres south of Turbine 1 (located in Kildare). There is a line of dwellings located approx. 1.9km east of Turbine 1 (located in Kildare) and approx. 1.7 km east of Turbine 9 (located in Offaly). There are concerns in relation to the potential for noise pollution to impact on the residential amenity of the cluster of dwellings located approx. 650 metres south of Turbine 1 during the operation of the wind turbines. It is considered that annual monitoring is necessary to assess operational noise impacts on the residential amenity of this cluster of dwellings.

It is noted that an annual noise survey has been requested by the Environment Section and that limits on construction and operational noise emissions have been recommended. The Noise Survey should comply with the requirements of Section 6.10 of Appendix 2 Wind Energy Strategy of the Kildare County Development Plan 2023-2029. Mitigation measures are proposed by the Applicant to reduce operational noise emissions by reducing rotor speed and thus subsequent noise emissions to comply with operational noise emission limits. If an Coimisiún Pleanála is disposed to grant permission, it is requested that the requirements of Section 6.10 of the Wind Energy Strategy Appendix 2 of the Kildare County Development Plan 2023-2029 be observed.

#### 5.1.4 Aviation

The subject site is not located proximal to any areas of aviation significance as per Map V1 5.2 (Chapter 5) of the County Development Plan.

## 6. KCC Internal Reports Summary

The Strategic Infrastructure Development application was referred to relevant internal departments of Kildare County Council. All reports are included in Appendix 2 of this report and are summarised below.

### **Transportation Department and the Municipal District Engineer**

The KCC Roads Planning Section has reviewed the proposed development and expressed serious concerns in relation to the capacity of the existing road network to serve the proposed development during construction and operational phases. It is stated that the existing road network contains *substantial sections of substandard legacy roads and to the extensive cable trenching works proposed it is considered that the proposed development could have significant adverse effects on the long term structural integrity of significant elements of the local road network, is thereby likely to give rise to the creation of traffic hazards and to potentially increased maintenance costs to the local authority.*

The Roads Planning Section have suggested that the deficiencies in the road network could be address by either:

- *Intense and frequent repair of the road surface through the replacement of damaged surface layers.*
- *Provision of a designed road structure in the form of capping layer, sub-base, road-base and surface courses over a suitable subgrade.*

Furthermore, it has been stated that *the proposed haul routes are unsuitable for accessing the facility due to bridge restrictions and poor road infrastructure and that the volume of material and labour to be trafficked will overburden and compromise the existing transportation network. The increased volumes of HCV's and other vehicles pose an increased risk to public safety for VRU's and other vehicles.*

In the event of a grant of permission a number of conditions have been recommended.

### **County Ecologist**

A report has been received from the County Ecologist which states that *“significant concerns remain regarding the EIAR and NIS concerning landscape-level impacts and the unique importance of peatland landscape and associated biodiversity importance of The Bog of Allen area of Laois, Offaly and Kildare (in particular the hinterland of the proposed Ummeras Bog Node, the protection and conservation of precipitously declining bird species, the adequate protection of watercourses within the site (all hydrologically linked to the Barrow Nore SAC and its aquatic qualifying interests), survey adequacy, and mitigation specificity.*

*Special attention must be given to the Bog of Allen's unique ecological value, and rare plant species such as round-leaved wintergreen may require targeted surveys.*

*A thorough revision of the EIAR and the NIS, with robust ecological safeguards incorporated, is essential for the long-term protection of this peatland landscape and its biodiversity importance, the sustainability of the Derrynadarragh Wind Farm*

*project and to clearly demonstrate compliance with statutory and policy requirements, informed decision-making.”*

The County Ecologist has outlined key findings, including:

- The EIAR and NIS do not sufficiently address restoration objectives for the Bog of Allen or specific conservation goals for the Ummeras Bog highlighted core area or its buffer zone as outlined in the Kildare County Development Plan 2023 to 2029.
- There is no comprehensive assessment of indirect impacts on adjacent wetlands and floodplains, especially regarding hydrological connectivity and peatland restoration and in relation to their usage as important wintering locations for waterfowl and waders.
- While the presence of highly sensitive and protected bird species is acknowledged, targeted mitigation and species-specific management plans are not sufficiently addressed.
- Watercourse mitigation measures remain generic and lack the detail or enforceability required to ensure no significant residual effects to the River Barrow and Nore SAC.
- Some ecological receptor surveys are inadequate and require updating.

The County Ecologist has made the following recommendations:

- Explicitly recognize Ummeras Bog with a buffer zone and incorporate the aims of the peatland park for the Bog of Allen as outlined in the Kildare County Development Plan, integrating restoration objectives into project design of the adjacent windfarm and the siting of the turbines.
- Include recognition of buffer zones of 1000–1500 meters around Ummeras Bog and key wetland features to accommodate the foraging and roosting ranges of mobile bird species, preserving turbine-free corridors for habitat connectivity and discuss in the context of impact to mobile bird species which may utilise the applicant's site and the nearby Ummeras Bog site.
- Develop species-specific protection plans for Whooper Swan, Curlew, Lapwing, Woodcock, and other red-listed birds as part of the overall context of the peatland landscape of this area of Kildare, Laois and Offaly counties.
- Engage local stakeholders and promote conservation initiatives to ensure the project has a positive impact on the broader landscape level and biodiversity goals.
- Conduct up-to-date, targeted surveys for rare plant species, such as the Schedule A Flora Protection order round-leaved wintergreen (*Pyrola rotundifolia*), Opposite Leaved Pondweed (*Groenlandia densa*), whenever possible occurrence is indicated, to ensure botanical interests are thoroughly assessed and protected.

### **Environment Section**

The SID application has been reviewed by the Environment Department, and a report has been received stating that the department *consider the submitted documentation to constitute a reasonable basis for making this SID application and agree in principle*

*with the proposed mitigation measures to be implemented as outlined within the Chapters of the EIAR (to include addendums and appendices).*

The Environment Department have recommended conditions in relation to oil storage, a construction and demolition resource waste management plan, noise emission during the construction and operational stages of development, an annual noise survey, and the importation of material.

### **Heritage Section**

The SID application has been assessed by the Heritage Officer of Kildare County Council. The Heritage Officer has concluded that *no known archaeological sites will be affected either physically or by visual impact of the turbines and associated infrastructure works. The possibility of unrecorded archaeology exists, so mitigation in the form of test trenching prior to groundworks will be required.* The Heritage officer has recommended conditions should permission be granted in this regard.

### **Kildare National Roads Office**

The Kildare National Roads Office have reviewed the SID application and have no comments in relation to the proposed development.

### **Chief Fire Officer**

The report from the Chief Fire Officer has stated no objections to the proposed development.

## **7. Planning Authority Conclusion**

### **7.1 Principle of Development**

In principle, and notwithstanding the matters for further consideration in Section 7.2, the proposed development is considered acceptable having regard to:

- National, regional and local policy support for the proposed development,
- The nature, scale and extent of the proposed development,
- The site selection and sensitivity of the receiving landscape
- Designated European sites, urban locations and areas of high population.
- The details contained in respect of an appropriate assessment and the likely consequences for the environment and the proper planning and sustainable development of the area in which it is proposed to carry out the proposed development, and the absence of likely significant effects, subject to appropriate mitigation measures of the proposed development on European Sites,
- The distances between the proposed development and dwellings or other sensitive receptors, and
- Reports received from internal KCC Departments.

It is acknowledged that the proposed development will help meet the growing demand for renewable and domestically produced electricity and will align with County Development Plan Policy EC P2 and Objectives EC O2, EC O3, EC O11 and RD O39 which seek to support the development of renewable energy generation at appropriate locations within the County.

However, there are concerns in relation to the environmental reports submitted with the application that must be addressed prior to An Comisiún Pleanála making a final decision on this application which are addressed in Section 7.2 below.

#### 7.2 Matter for further consideration

The Planning Authority's overarching concerns regarding the SID application relate to ecology, the community benefit fund and transportation.

##### 7.2.1 Ecology

The report from the County Ecologist is noted and it is considered reasonable that the recommendations of the report be implemented in order to provide adequate protection for wildlife, biodiversity and ecological habitats whereby a thorough revision of the EIAR and NIS, with robust ecological safeguards incorporated, is essential for the long-term protection of this peatland landscape and its biodiversity importance, the sustainability of the Derrynadarragh Wind Farm project and to clearly demonstrate compliance with statutory and policy requirements, informed decision-making.

Please refer to the report from the County Ecologist in this regard (Appendix 2).

##### 7.2.2 Transportation

The significant concerns of the Roads Planning Section in relation to the capacity of the local road network and the impact of the haul routes are acknowledged. An Comisiún Pleanála is requested to ensure that these deficiencies be adequately addressed by the Applicant at no cost to the Local Authority should permission be granted.

Please refer to the report from the Roads Section in this regard (Appendix 2).

##### 7.2.3 Community Benefit Fund

An Coimisiún Pleanála is respectfully requested to consider a proposed appropriate and fair provision to be applied to Kildare County Council. Please refer to the report from the Community Section in Kildare County Council (Appendix 2).

## **8. Conditions**

Should An Coimisiún Pleanála decide to grant permission for the proposed development, the following conditions are recommended by the Planning Authority.

Specific conditions are outlined below, full details of all conditions recommended by individual sections within KCC are attached to each internal department reports.

### **Development Contributions**

Development Contributions to be attached in accordance with the Kildare Development Contribution Scheme – total of 64.8 MW rated capacity @9 turbines. Kildare quotient is 28.8 MW.

### **Community**

A clearly defined proportion of the Community Benefit Fund shall be ring-fenced for County Kildare to be determined by the extent and nature of local impacts, full details to be agreed with Kildare County Council.

**Reason:** To ensure appropriate community benefit and in the interest of proper planning and sustainable development.

### **Transportation**

The Applicant / Developer is required to formally agree with the Planning Authority a consultation strategy regarding engagement and liaise with local stakeholders such as residents, businesses, schools; and to include proposals to keep the public, businesses and other relevant bodies informed of impending disruption to traffic flow in the area of the proposed works.

**Reason:** In the interest of traffic safety

The Applicant / Developer is requested to engage with the Planning Authority to arrange for necessary inspections/condition surveys to be carried out on the roads in the vicinity of the site to address issues of road deterioration due to heavy construction traffic and electrical cables.

### **Structural Assessment of Haul Routes and Cabling Route**

The developer shall carry out a structural assessment of the agreed haul routes which should include the following:

- A. FWD Testing and analysis.
- B. Ground Penetrating Radar (GPR) and cores where required.
- C. Road Condition Data (RCD) using a Road Surface Profiler (RSP) to include:
- D. Digital video (chainage and GPS referenced).
- E. Visual condition survey from video survey using pavement condition index (PCI).
- F. Ride quality survey using international roughness index (IRI).
- G. Transverse profile for rut depth.

Testing shall be carried out in accordance with:

NRA "Guidelines for the use of the falling weight deflectometer in Ireland (July 2000).

NRA HD 31/15 "Pavement assessment, repair and renewal principles (March 2015)."

DTTAS "Guidelines on the depth of overlays to be used on rural regional and local roads (March 2014)."

DTTAS/ RMO "Mechanical road condition surveys- regional and local roads in Ireland (April 2015)."

The surveys shall be carried out in both traffic directions where the carriageway is greater than 5m. On narrow roads it is sufficient to carry out the survey in one direction only.

**Reason:** In the interest of traffic safety

The Applicant / Developer is requested to carry out structural inspections and condition surveys of all bridges and structures, along the haul routes and the route for the electrical cables. This survey should identify any defects requiring any remedial action to facilitate the proposed loadings.

**Reason:** In the interest of traffic safety

Prior to commencement of development, the Applicant / Developer shall submit details and obtain a Road Opening Licence from the Municipal District Office.

The Applicant / Developer shall be liable for costs associated with any road closures and carriageway reinstatement.

The Applicant / Developer shall ensure that any joint bays proposed for the ducting and cabling between the fence line in the roads is constructed offline and not in the carriageway or narrow verge as this would remove space for any future services to be installed in the road

**Reason:** In the interest of traffic safety

Prior to commencement of development, the Applicant / Developer shall obtain the written approval of the Planning Authority for the Haul Routes for the construction materials and the Turbine Blades.

The Applicant / Developer shall ensure that the designated haul routes are accompanied by a topographical survey and a swept path drawing, output from a suitable computer package such as Autotask; to demonstrate manoeuvrability at Junctions and along narrow local roads.

The Applicant / Developer shall ensure that an Abnormal Load Permit is obtained prior to the movement of any vehicle load that does not comply with the Road Safety Authority's maximum weight or dimensions stipulation.

**Reason:** In the interest of traffic safety

**Environment**

Prior to the commencement of development, the Applicant shall prepare a Construction and Demolition Resource Waste Management Plan (RWMP) in accordance with Appendix C of the “EPA Best Practice Guidelines for the Preparation of Resource and Waste Management Plans for C&D Projects (2021)” including demonstration of proposals to adhere to best practice and protocols. The RWMP shall include specific proposals as to how the RWMP will be measured and monitored for effectiveness, these details shall be placed on the file and retained as part of the public record. The RWMP must be submitted to the planning authority for written agreement prior to the commencement of development.

**Reason:** In the interest of proper planning and sustainable development.

Prior to commencement of operations a Noise Survey of the site operations shall be carried out annually by a competent Environmental Consultant in accordance with a plan to be agreed with the Planning Authority in accordance with Section 6.10 of the Appendix 2 Wind Energy Strategy of the Kildare County Development Plan 2023-2029. A record of the survey results shall be available for inspection by any authorised persons of the Planning Authority, at all reasonable times. The first noise survey shall be submitted to the Planning Authority within 3 months from the commencement of operation of the turbines and every 12 months thereafter.

**Reason:** In the interest of public health, and the use of best practice guidelines in order to avoid nuisance.

Prior to Commencement Notice Stage, the developer shall submit a Construction Phase Surface Water Management Plan in accordance with IFI Publication 2016 “Guidelines on Protection of Fisheries During Construction Works in and Adjacent to Waters” for the written approval of the Planning Authority. The Plan shall address the collection, control and management of any surface water run-off from the site to prevent any polluting matter, suspended solids and silt, being discharged to any receiving water. The Plan shall, inter alia, include:

- (a) Site Layout Plan at sufficient scale identifying any potential surface water and/or groundwater receptors;
- (b) The location and design of any proposed mitigation measures; and
- (c) Proposals for a surface water and/or groundwater monitoring programme, as appropriate.

**Reason:** In the interest of public health, to avoid pollution, and to ensure proper development.

If a discharge to waters of any silt laden water is proposed as part of the Surface Water Management plan for either the development or the operational stages of the proposal; the Environment Section shall be consulted as such a discharge can only be authorised under Section 4 of the Local Government (Water Pollution) Act 1977, as amended.

**Reason:** In the interest of public health, to avoid pollution, and to ensure proper development.

**Archaeological monitoring**

If permission is granted, the developer shall engage a suitably qualified archaeologist to monitor (licensed under the National Monuments Acts) all groundworks associated with turbine bases, access tracks, internal cabling, drainage, hardstanding areas and the substation.

Should archaeological remains be identified during the course of archaeological monitoring, all works shall be suspended in the area of archaeological interest pending a decision of the Planning Authority, in consultation with the Department of Housing, Local Government and Heritage regarding appropriate mitigation (preservation in situ/excavation).

The Planning Authority and the Department shall be furnished with a final archaeological report describing the results of all archaeological monitoring and any archaeological investigative work/excavation required, following the completion of all archaeological work on site and any necessary post-excavation specialist analysis. All resulting and associated archaeological costs shall be borne by the developer.

**Reason:** In the interest of the protection of archaeology and heritage



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James Kelly  
Assistant Planner  
09/04/2026



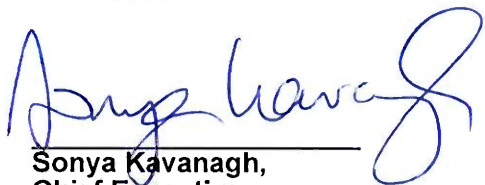
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M. Ryan  
Senior Executive Planner  
09/04/2026



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J. O'Reilly  
A/Senior Planner  
09/04/2026



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Sonya Kavanagh,  
Chief Executive  
14th April 2026

**Appendix 1**

**KCC Maps**

**Appendix 2**

**Reports received from KCC Internal Departments**

<b>Department</b>	<b>Date of Report</b>
Transportation Department	30/03/2026
Heritage Officer	02/04/2026
County Ecologist	02/04/2026
Environment Department	27/03/2026
Chief Fire Officer	27/03/2026
NRDO	30/03/2026
Community Department	09/04/2026

**Appendix 3**

**Meetings Administrator's Record of Special Meeting of Kildare County Council**

**Appendix 4**

**Elected Members Views**



# Appendix 1.











Co. OFFALY

Co. KILDARE

Co. LAOIS

 **Comhairle Contae Chill Dara**  
Kildare County Council

### Derrynadarragh Wind Farm Project

- Legend:**
-  Proposed Derrynadarragh Wind Farm Site Location
  -  Proposed Turbines
  -  Proposed Substation
  -  Proposed Bridge
  -  Proposed Culverts
  -  Bracklone 110kV Substation
  -  Kildare County Boundary
  -  Laois / Offaly Boundary

### Positional Layout of Project Elements

Scale: <b>N.T.S.</b>	Map Ref: <b>Map 4</b>			
Date: <b>April 2026</b>	Drawing No.: <b>400-26-523</b>			
<small>Tahs Erwin data reproduced under license number CYAL0010767 © Tahs Erwin - Surveying</small>	<table border="0"> <tr> <td><small>Drawn By:</small> <b>C Fitzpatrick</b> <small>Date: 09/04/2026</small></td> <td><small>Checked By:</small> <b>O'Loughlin</b> <small>Date: 09/04/2026</small></td> <td><small>Approved By:</small> <b>J O'Reilly</b> <small>Date: 09/04/2026</small></td> </tr> </table>	<small>Drawn By:</small> <b>C Fitzpatrick</b> <small>Date: 09/04/2026</small>	<small>Checked By:</small> <b>O'Loughlin</b> <small>Date: 09/04/2026</small>	<small>Approved By:</small> <b>J O'Reilly</b> <small>Date: 09/04/2026</small>
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This drawing is to be read in conjunction with the written statement



**Derrynadarragh Wind Farm Project**

**Site Sensitivity and Constraints Map**

**Project Elements:**

- ▲ Proposed Turbines
- ◆ Proposed Substation
- Proposed Bridge
- Proposed Culverts
- ◆ Bracklone 110kV Substation

**Legend**

- County Boundaries
- Site Boundary
- KCC Settlement Boundaries
- Flood Risk Zone A (1% AEP)
- Flood Risk Zone B (0.1% AEP)
- Kildare Wetland Survey
- Proposed Natural Heritage Area
- Special Area of Conservation
- Woodland Habitats
- Record of Protected Structures
- National Inventory of Architectural Heritage (NIAH) Building Survey
- Site and Monuments Record (SMR)
- SMR Zones
- NIAH Survey of Historic Gardens and Designed Landscapes

**Wetland Classifications**

- WS1 Scrub
- WN7 Bog woodland
- WN7 \ WS1 Bog woodland \ scrub
- WL1 Hedgerows
- WD4 Conifer plantation
- WD2 Mixed broadleaved / conifer woodland
- WD1 (Mixed) broadleaved woodland
- PB4 Cutover bog
- PB1 Raised bog
- HH1 Dry siliceous heath
- GS4 Wet grassland
- GA1 Improved agricultural grassland
- FW2 (+) Riparian areas (streams or drains with fringing habitats)
- FL8 Other artificial lakes and ponds
- FL8 (+) Silt Ponds (artificial ponds with associated bank habitats)
- ED4 Active quarries and mines
- ED2 Spoil and bare ground
- ED2 \ PF2 Spoil and bare ground \ poor fen and flush
- BL3 Buildings and artificial surfaces
- BL3 (+) Buildings and artificial surfaces

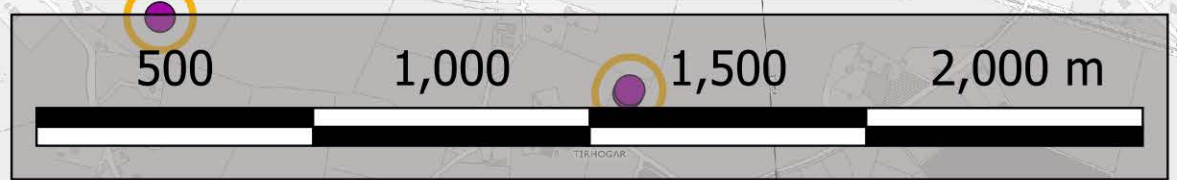
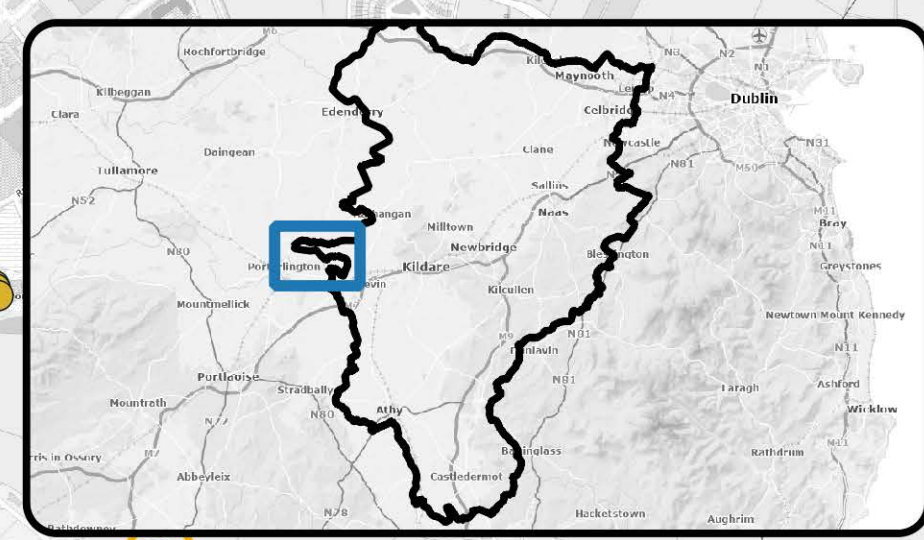
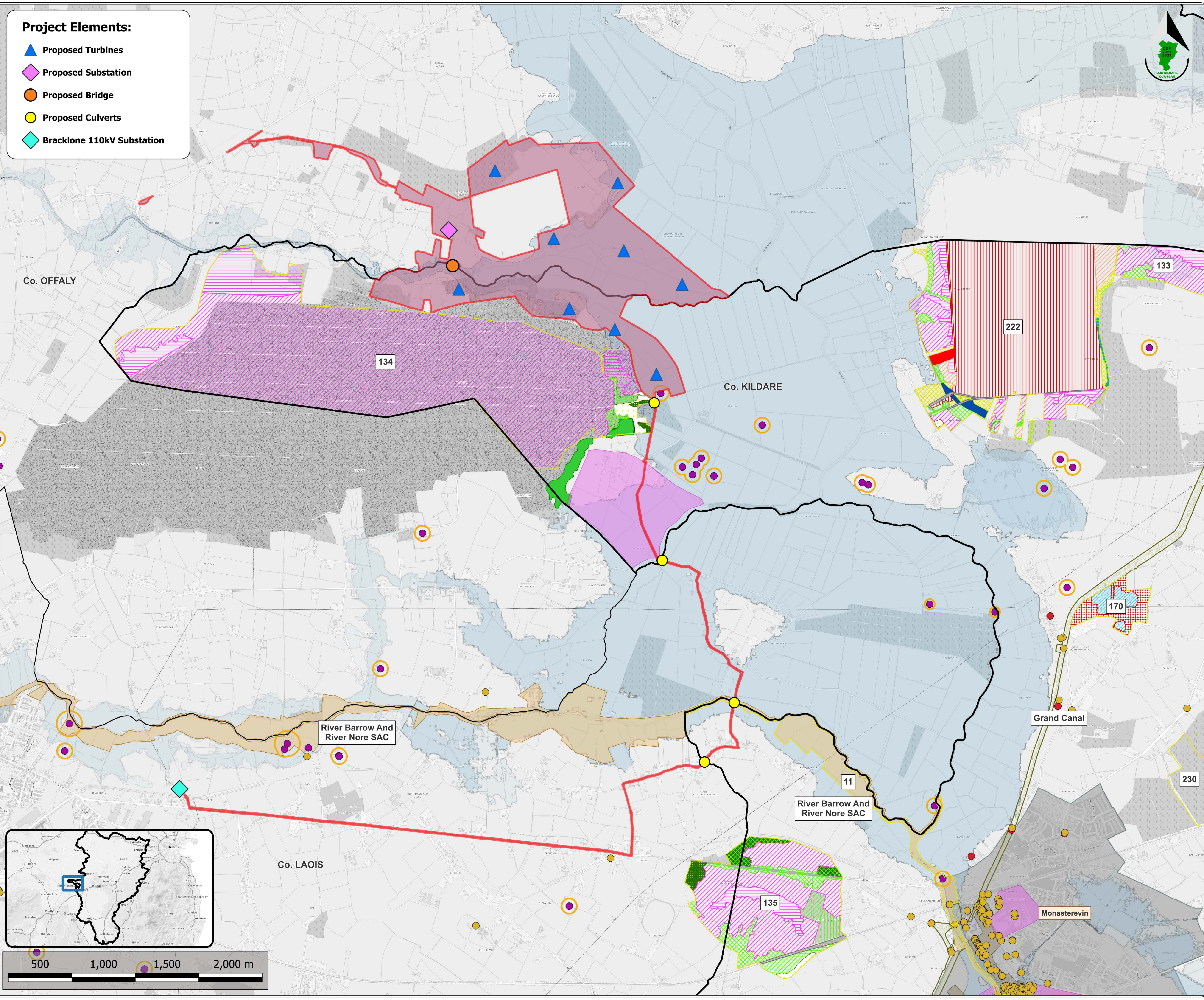
Scale: **N.T.S.**      Map Ref: **Map 1**

Date: **April 2026**      Drawing No.: **400-26-523**

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**This drawing is to be read in conjunction with the written statement**





# Appendix 2.



## Planning Report

**Planning Ref:** ACP-324055-26 37E ACP  
**Applicant:** Derrynadarragh wind farm  
**Address:** Derrynadarragh wind farm  
**Date:** March 30<sup>th</sup> , 2026

### Existing Roads

The KCC Roads Planning Sections requests that consideration be given to the nature, structure and condition of the existing public road network serving the proposed development, which includes substantial sections of substandard legacy roads and to the extensive cable trenching works proposed it is considered that the proposed development could have significant adverse effects on the long term structural integrity of significant elements of the local road network, is thereby likely to give rise to the creation of traffic hazards and to potentially increased maintenance costs to the local authority.

The KCC Roads/ Transport Planning Section has examined the information submitted by the Developer in relation to the proposed development.

Transportation Department **requests the following additional information:**

1. The Applicant is requested to demonstrate how engagement and liaison with will be conducted with local stakeholders such as: residents, businesses, schools; and how it is proposed to keep the public, businesses and other relevant bodies informed of impending disruption to traffic flow in the area of the proposed works.
2. The Applicant is requested to engage with the Municipal District Office (MDO) and arrange for necessary inspections/condition surveys to be carried out on the roads in the vicinity of the site to address issues of road deterioration due to heavy construction traffic and electrical cables.

## Structural Assessment of Haul Routes and Cabling Route

The developer shall carry out a structural assessment of the agreed haul routes which should include the following:

- A. FWD Testing and analysis.
- B. Ground Penetrating Radar (GPR) and cores where required.
- C. Road Condition Data (RCD) using a Road Surface Profiler (RSP) to include:
- D. Digital video (chainage and GPS referenced).
- E. Visual condition survey from video survey using pavement condition index (PCI).
- F. Ride quality survey using international roughness index (IRI).
- G. Transverse profile for rut depth.

Testing shall be carried out in accordance with:

NRA "Guidelines for the use of the falling weight deflectometer in Ireland (July 2000).

NRA HD 31/15 "Pavement assessment, repair and renewal principles (March 2015)."

DTTAS "Guidelines on the depth of overlays to be used on rural regional and local roads (March 2014)."

DTTAS/ RMO "Mechanical road condition surveys- regional and local roads in Ireland (April 2015)."

The surveys shall be carried out in both traffic directions where the carriageway is greater than 5m. On narrow roads it is sufficient to carry out the survey in one direction only.

3. The Applicant is requested to carry out a structural inspections and condition surveys of all bridges and structures, along the haul routes and the route for the electrical cables. This survey should identify any defects requiring any remedial action to facilitate the proposed loadings.

4. The Applicant is requested to submit letters from any landowner confirming agreement to accommodation works including hedge trimming and/or pavement works.

## Commentary

This application is located northwest of Monasterevin primarily in Co Offally but also straddling Co Kildare and Co Laois.

The proposed development of a wind farm is not serviced by a suitable transportation network and appears to be remote from the high voltage electricity networks, requiring cabling along local roads.

The road network is not ideally suitable for the scale of construction traffic required to develop the wind farm with wind turbines. The development is totally dependent on the transport of construction materials and labour by road.

The road network is primarily a network of “legacy roads”. These roads do not have a road structure as envisaged in the design standards. Rather the network depends on the periodic replacement of a thin road surface course or courses without the necessary road capping layer and sub-base being present beneath (directly on the subgrade). This renders the road liable to significant damage from HCV traffic (especially over-weight vehicles) caused by the transfer of wheel loads to the subgrade at stress levels above that which the subgrade can support.

This can be rectified in two ways:

- Intense and frequent repair of the road surface through the replacement of damaged surface layers.
- Provision of a designed road structure in the form of capping layer, sub-base, road-base and surface courses over a suitable subgrade.

The proposed haul routes are unsuitable for accessing the facility due to bridge restrictions and poor road infrastructure.

The volume of material and labour to be trafficked will overburden and compromise the existing transportation network. The increased volumes of HCV's and other vehicles pose an increased risk to public safety for VRU's and other vehicles.

Transport / Roads Planning Section has reviewed the file and has no further comments to make, other than to request that the previous matters be considered and **if a decision is made to grant that the following conditions be applied:**

1. Prior to commencement of development, the Developer shall submit details and obtain the written agreement of Municipal District Engineer for a Construction Management and Traffic Management Plan.

The Plan should also include a Pavement Condition Surveys of existing roads to include roads with electric cabling and ducting to electricity substations.

**Reason:** In the interest of traffic safety

2. Prior to commencement of development, the Developer shall submit details and obtain a Road Opening Licence from the Municipal District Engineer.

The Developer shall be liable for costs associated with any road closures and carriageway reinstatement.

The Developer shall ensure that any joint bays proposed for the ducting and cabling between the fence line in the roads is constructed offline and not in the carriageway or narrow verge as this would remove space for any future services to be installed in the road

**Reason:** In the interest of traffic safety

3. Prior to commencement of development, the Developer shall obtain the written approval of the Municipal District Engineer for the Haul Routes for the construction materials and the Turbine Blades.

The Developer shall ensure that the designated haul routes are accompanied by a topographical survey and a swept path drawing, output from a suitable computer package such as Autotask; to demonstrate manoeuvrability at Junctions and along narrow local roads.

The Developer shall ensure that an Abnormal Load Permit is obtained prior to the movement of any vehicle load that does not comply with the Road Safety Authority's maximum weight or dimensions stipulation.

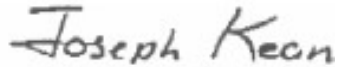
4. The Developer shall ensure that Sight Lines at the vehicular entrances are provided and kept free from obstruction by the occupant, in accordance TII Documents (DN-GEO-03060 and 03031).

**Reason:** In the interest of Road Safety.

5. The Developer shall ensure that: no surface water from the site discharges onto the public; that exiting land and roadside drainage are maintained.

**Reason:** In the interests of Road Safety

Signature



Date: March 30<sup>th</sup>, 2026

Joseph Keane,  
Executive Engineer.

Endorsed:



Date: March 30<sup>th</sup>, 2026

---

Annette Keaveney  
Senior Executive Engineer



**Comhairle Contae Chill Dara**  
Kildare County Council

## Referral Report

To	Development Management Unit
From	The Heritage Officer
Planning Ref. No.	ACP 324055-26
Name of Applicant	Dara Energy Ltd.
Address of Development	Aughrim and Derrylea townlands, Co. Kildare.
Type of Development	Permission
Description of Development	Permission is being sought for a period of 10 years, for development comprising the construction and operation of a wind farm of 9 no. turbine wind farm and associated infrastructure including internal access tracks, hard standings, onsite 110 kV substation and associated grid connection infrastructure, internal electrical and communications cabling, temporary construction compounds, drainage infrastructure, biodiversity enhancement measures, amenity area, temporary accommodations works along the Proposed Turbine Delivery Route, and all associated works related to the construction of the Proposed Development within the townlands of Aughrim and Derrylea, Co. Kildare
Report Due	2026

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Note: The following report was prepared by the Kildare County Council Heritage Officer

The **Kildare County Council Heritage Officer** has reviewed the plans and particulars submitted as part of Pl. Ref. ACP 324055-26 and has the following comments:

### Policy Context

The application is required to conform with the relevant objectives in the Kildare County Development Plan 2023-2029, namely:

**AH P2** Protect and enhance archaeological sites, monuments and where appropriate and following detailed assessment, their setting, including those that are listed in the Record of Monuments and

Places (RMP) or newly discovered archaeological sites and/or subsurface and underwater archaeological remains.

**AH 02** Manage development in a manner that protects and conserves the archaeological heritage of County Kildare, avoids adverse impacts on sites, monuments, features or objects of significant historical or archaeological interest and secures the preservation in-situ or by record of all sites and features of historical and archaeological interest, including underwater cultural heritage. The Council will favour preservation in – situ in accordance with the recommendation of the Framework and Principles for the Protection of Archaeological Heritage (1999) and the Council will seek and have regard to the advice and recommendations of the Department of Housing, Local Government and Heritage.

**AH 03** In co-operation with the National Monuments Service, Department of Housing, Local Government and Heritage require archaeological impact assessment, surveys, test excavation and/or monitoring and/or underwater archaeological impact assessments for planning applications in areas of archaeological importance and where a development proposal is likely to impact upon in-situ archaeological monuments, their setting and archaeological deposits, based on recommendations of a suitably qualified archaeologist and the Council will seek and have regard to the advice and recommendations of the Department of Housing, Local Government and Heritage.

**AH 04** Ensure that development in the vicinity of a site of archaeological interest is not detrimental to the character of the archaeological site or its setting by reason of its location, scale, bulk or detailing and to ensure that such proposed developments are subject to an archaeological assessment prepared by a suitably qualified archaeologist. Such an assessment will seek to ensure that the development can be sited and designed in such a way as to avoid impacting on archaeological heritage that is of significant interest including previously unknown sites, features, objects and areas of underwater archaeological heritage.

**AH 05** Require the preservation of the context, amenity, visual integrity and connection of the setting of archaeological monuments. As a general principle, views to and from archaeological monuments shall not be obscured by inappropriate development. Where appropriate, archaeological visual impact assessments will be required to demonstrate the continued preservation of an archaeological monument's setting and context.

This application is assessed in conjunction with the submitted EIAR, specifically Volume II Chapter 15, Volume III Appendix 15

### **Assessment**

The proposed development is sited on lands adjacent to a cutover bog. There are no recorded archaeological sites located on the footprint of, or directly adjacent to, any of the proposed construction areas within the Site and no potential unrecorded archaeological sites were identified within these areas during the desktop study and field inspections carried out as part of this assessment. Marginal lands adjacent to peatlands do have archaeological potential as peat soils may contain organic materials from structures such as toghers.

The EIAR identifies a number of archaeological sites within 1km of the proposed development:

KD021-009---- Enclosure 130m south

KD021-010---- Enclosure DERRYLEA 900m southeast

KD021-008001- to KD021-008005- (inclusive) a group of five enclosures south.

All of these sites have no surface expression and were identified by aerial survey/satellite imaging.

### **Conclusion**

No known archaeological sites will be affected either physically or by visual impact of the turbines and associated infrastructure works.

### **Recommendation**

The following conditions are recommended in the event that planning permission is granted:

1. If permission is granted, the developer shall engage a suitably qualified archaeologist to monitor (licensed under the National Monuments Acts) all groundworks associated with turbine bases, access tracks, internal cabling, drainage, hardstanding areas and the substation.
2. Should archaeological remains be identified during the course of archaeological monitoring, all works shall be suspended in the area of archaeological interest pending a decision of the Planning Authority, in consultation with the Department of Housing, Local Government and Heritage regarding appropriate mitigation (preservation in situ/excavation).
3. The Planning Authority and the Department shall be furnished with a final archaeological report describing the results of all archaeological monitoring and any archaeological investigative work/excavation required, following the completion of all archaeological work on site and any necessary post-excavation specialist analysis. All resulting and associated archaeological costs shall be borne by the developer.



Dara Wyer  
Heritage Officer  
Date: 27/03/2026



Patricia Hyland  
Senior Executive Planner  
Date 30/03/2022

# **Observations on the Derrynadarragh Wind Farm Development (Derrylea, Co. Kildare / Co. Offaly) An Coimisiun Pleanála Case Reference: PAX09.324055**

Comprehensive Ecological Review and Recommendations by the Kildare County Council Ecologist

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## **Introduction**

This document presents detailed observations by the Kildare County Council Ecologist on the Environmental Impact Assessment Report (EIAR) and Natura Impact Statement (NIS) for the proposed Derrynadarragh Wind Farm, located at Derrylea in Counties Kildare and Offaly under An Coimisiún Pleanála reference PAX09.324055. The submission highlights key ecological and hydrological issues, pinpoints areas needing improvement, and guides further assessment by the An Coimisiún Pleanála ecological team.

## **Summary of Study Area and Ecological Features**

The Derrynadarragh site encompasses a mosaic of sensitive habitats, including peatlands, wet grasslands, and interconnected watercourses. All watercourses in the area are hydrologically linked to the River Barrow and River Nore SAC, underscoring the imperative for their conservation. This hydrological connectivity is crucial for maintaining the ecological integrity of the site, which is further influenced by the presence of relict peatland systems. Notably, the area supports wading birds of conservation concern—Curlew (*Numenius arquata*), Lapwing (*Vanellus vanellus*), Woodcock (*Scolopax rusticola*)—as well as wintering flocks of Golden Plover (*Pluvialis apricaria*). Large flocks of Whooper Swan (*Cygnus cygnus*) have been recorded from the Figle River Flood Plains and Ummeras Bog, both near the proposed development site.

## **Qualifying Aquatic Interests of the Barrow Nore SAC**

- Otter (*Lutra lutra*)
- Freshwater Pearl Mussel (*Margaritifera margaritifera*)
- White-clawed Crayfish (*Austropotamobius pallipes*)
- Atlantic Salmon (*Salmo salar*)
- Lamprey species (*Petromyzon marinus*, *Lampetra fluviatilis*, *Lampetra planeri*)
- Habitats: Alluvial wet woodlands, floating river vegetation, and other habitats designated under the EU Habitats Directive

Protection of watercourses is therefore paramount, as their health directly affects these aquatic interests and the conservation objectives of the SAC.

## **Bird Conservation**

Wading bird species like Curlew, Lapwing, and Woodcock are all experiencing precipitous declines and face extinction risk in Ireland. Their continued presence relies on the integrity of the site's habitats and hydrology. The site is also important for wintering Golden Plover and nearby floodplains for Whooper Swan. The ecological value is further enhanced by its proximity to Ummeras Bog, itself undergoing active rehabilitation under the Peatlands Climate Action Scheme (PCAS), Bord na Mona, and designated as a core area within the proposed National Peatlands Park.

## **Policy Context and Ecological Sensitivity**

Chapter 12 of the Kildare County Development Plan identifies the Bog of Allen, including Ummeras Bog, as a landscape critical for biodiversity restoration and climate action. The Plan emphasizes the need for appropriate buffer zones, hydrological protection, and preservation of ecological connectivity through designated "Peatway Corridors," which are to remain free from energy infrastructure. The area supports high diversity of protected and red-listed species such as Whooper Swan, Curlew, Lapwing, Woodcock, Yellowhammer, and Meadow Pipit, which rely on re-wetted peatlands, floodplains, and cutover bog habitats for breeding, roosting, and foraging.

*"The Bog of Allen represents a unique opportunity for nature-based solutions on a grand scale to address the national biodiversity crisis and climate change mitigation."*

— Chapter 12.14.6.5, Kildare County Development Plan 2023–2029

*"This masterplan should... include the following 'core areas' with appropriate buffer zones of scale designed to protect their special interest and setting... a fourth [core area] would focus on Ummeras."*

— Chapter 12.14.6.5

*"The Peatway Trails and Corridors... will also provide important wildlife corridors and will be free for energy infrastructure such as solar farms and wind turbines."*

— Chapter 12.14.8.8

## **Observations on EIAR and NIS**

- **Landscape-Level Impacts on Birds:** The EIAR insufficiently evaluates cumulative and landscape-scale effects on sensitive birds, including the highly endangered wading birds Curlew, Lapwing, Woodcock, wintering flocks of Golden Plover, and Whooper Swan. It does not fully address broader regional habitat fragmentation, which limits assessment of these species' long-term viability.

- **Watercourse Protection and Peat Movement Mitigation:** While buffer distances and monitoring methods are mentioned, the EIAR lacks detailed mitigation strategies for protecting watercourses based specifically on-site ground conditions such as slope, aspect soil conditions and rather highlights a 50m buffer zone from rivers which may not be suitable in all areas of the site based on varying conditions.
- **Ecological Survey Adequacy:** Baseline ecological data in the EIAR is based on surveys that do not always meet the recommended 18-month timeframe for current site assessment. For example, the most recent bat activity and roost surveys (Spring, Summer & Autumn 2024) fall outside this window (given an application date of April 19, 2026). Updated surveys are needed, with all older data retained for context and to provide additional ecological understanding of the site.

Also, several species are mentioned as possibly occurring within the survey area including rare plant species protected under the flora protection order such as round-leaved wintergreen (*Pyrola rotundifolia*), whenever possible occurrence of a rare species is indicated or Opposite Leaved Pondweed (*Groenlandia densa*) to ensure rare species are thoroughly assessed and protected.

### Key Findings

- The EIAR and NIS do not sufficiently address restoration objectives for the Bog of Allen or specific conservation goals for the Ummeras Bog highlighted core area or its buffer zone as outlined in the Kildare County Development Plan 2023 to 2029.
- There is no comprehensive assessment of indirect impacts on adjacent wetlands and floodplains, especially regarding hydrological connectivity and peatland restoration and in relation to their usage as important wintering locations for waterfowl and waders.
- While the presence of highly sensitive and protected bird species is acknowledged, targeted mitigation and species-specific management plans are not sufficiently addressed.
- Watercourse mitigation measures remain generic and lack the detail or enforceability required to ensure no significant residual effects to linked Natura 2000 Site the River Barrow and Nore SAC.
- Some ecological receptor surveys are inadequate and require updating.

The foregoing is contrary to the Kildare County Development Plan 2023 to 2029 which states that applicants should in the first instance,

*“Avoid development that would adversely affect the integrity of any Natura 2000 site and promote favourable conservation status of habitats and protected species including those listed under the Birds Directive, the Wildlife Acts and the Habitats Directive.”*

— Objective BI O9 of Kildare County Development Plan 2023 to 2029

*“Ensure that any new development proposal does not have a significant adverse impact on rare and threatened species... including any species listed under the national red lists.”*

— Objective BI O15

*“Require the preparation of an Ecological Impact Assessment (EclA)... to ensure the development is designed and sited to minimise its impact on the biodiversity, **ecological, geological and landscape value** of the site.”*

— Objective BI O12

## **Conclusion**

In conclusion, significant concerns remain regarding the EIAR and NIS concerning landscape-level impacts and the unique importance of peatland landscape and associated biodiversity importance of The Bog of Allen area of Laois, Offaly and Kildare (in particular the hinterland of the proposed Ummeras Bog Node, the protection and conservation of precipitously declining bird species, the adequate protection of watercourses within the site (all hydrologically linked to the Barrow Nore SAC and its aquatic qualifying interests), survey adequacy, and mitigation specificity.

Special attention must be given to the Bog of Allen’s unique ecological value, and rare plant species such as round-leaved wintergreen may require targeted surveys.

A thorough revision of the EIAR and the NIS, with robust ecological safeguards incorporated, is essential for the long-term protection of this peatland landscape and its biodiversity importance, the sustainability of the Derrynadarragh Wind Farm project and to clearly demonstrate compliance with statutory and policy requirements, informed decision-making.

## **Recommendations**

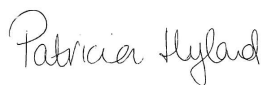
- Explicitly recognize Ummeras Bog with a defined buffer zone and incorporate the aims of the peatland park for the Bog of Allen as outlined in Chapter 12 of the Kildare County Development Plan 20023-2029 , integrating restoration objectives

into project design of the adjacent windfarm and informing the siting of the turbines.

- Include recognition of buffer zones of 1000–1500 meters around Ummeras Bog and key wetland features to accommodate the foraging and roosting ranges of mobile bird species, preserving turbine-free corridors for habitat connectivity and discuss in the context of impact to mobile bird species which may utilize the subject site and the nearby Ummeras Bog site.
- Develop species-specific protection plans for Whooper Swan, Curlew, Lapwing, Woodcock, and other red-listed birds as part of the overall context of the peatland landscape of this area of Kildare, Laois and Offaly counties.
- Engage local stakeholders and conservation initiatives to ensure the project positively to a broader landscape level vision and broader biodiversity goals.
- Conduct up-to-date, targeted surveys for rare plant species, such as the Schedule A Flora Protection order round-leaved wintergreen (*Pyrola rotundifolia*), Opposite Leaved Pondweed (*Groenlandia densa*), whenever possible occurrence is indicated, to ensure botanical interests are thoroughly assessed and protected.



Mary O' Connor  
Executive Ecologist  
Date 31/03/2026



Patricia Hyland  
Senior Executive Planner  
Date 01/04/2026

**Planning Ref:**

**ACP-324055-26  
Derrynadarragh Wind Farm ,  
Monasterevin**

**Environment Section  
Planning Report**

**The Following has been reviewed and assessed by the Environment Department**

- **EIAR Non Technical Summary**
- **EIAR 2 Description of Proposed Development**
- **EIAR 7 Air Quality & Climate**
- **EIAR 8 Noise and Vibration**
- **EIAR 11 Land Soil and Geology**
- **EIAR 12 Flooding Hydrology and Hydrogeology**
- **EIAR 17 Material Assets**
- **EIAR 18 Interactions of Foregoing**

The Environment Department consider the submitted documentation to constitute a reasonable basis for making this SID application and agree in principle with the proposed mitigation measures to be implemented as outlined within the Chapters of the EIAR ( to include addendums and appendices ).

**The following environmental conditions may be appropriate:**

1. All overground oil, chemical storage tank(s) shall be adequately bunded to protect against spillage. Bunding shall be impermeable and capable of retaining a volume equal to 1.1 times the capacity of the largest tank. Filling and offtake points shall be located within the bund.  
**Reason:** In the interest of public health and the use of best practice guidelines in order to avoid pollution.
2. Prior to the commencement of development, the applicant shall prepare a Construction and Demolition Resource Waste Management Plan (RWMP) in accordance with Appendix C of the “*EPA Best Practice Guidelines for the Preparation of Resource and Waste Management Plans for C&D Projects (2021)*” including demonstration of proposals to adhere to best practice and protocols. The RWMP shall include specific proposals as to how the RWMP will be measured and monitored for effectiveness, these details shall be placed on the file and retained as part of the public record. The RWMP must be submitted to the planning authority for written agreement prior to the commencement of development.  
**Reason:** In the interest of proper planning and sustainable development.
3. Noise from the construction stages of the development shall not give rise to sound pressure levels (Leq 15 minutes) measured at noise sensitive locations which exceed 70 dB(A) (LAeq 1 hour) between 0800 hours and 1800 hours Monday to Friday inclusive (excluding bank holidays) and between 0800 hours and 1300 hours on Saturdays when measured at any noise sensitive location in the vicinity of the site. Sound levels from site development works shall not exceed 45 dB(A) (LAeq 1 hour) at any other time.  
**Reason:** In the interest of public health, to avoid pollution, and to ensure proper development.

4. Noise from the operational stages of the planned development shall not give rise to sound pressure levels (Leq 15 minutes) measured at noise sensitive locations which exceed the following limits:
  - a. 55 dB(A) between the hours of 0800 and 1800 Monday to Friday inclusive (excluding bank holidays) and 45 dB(A) at any other time, and
  - b. There shall be no clearly audible tonal component or impulsive component in the noise emission from the development at any noise sensitive location.

A detailed Noise Study, with recommendations, shall be carried out by a competent noise/environmental consultant within three months of the development being in full operation and at any other time as may be specified by Kildare Co. Council. The Noise Study shall be submitted for the consent of the Planning Authority.

**Reason:** In the interest of public health, to avoid pollution, and to ensure proper development.

5. A Noise Survey of the site operations shall be carried out annually by a competent Environmental Consultant in accordance with a plan to be agreed with the Planning Authority prior to commencement of operations. A record of the survey results shall be available for inspection by any authorised persons of the Planning Authority, at all reasonable times.

**Reason:** In the interest of public health, and the use of best practice guidelines in order to avoid nuisance.

6. Applicant shall use “Best Practicable Means” to prevent/minimise noise and dust emissions during the construction and operational phases of the development, through the provision and proper maintenance, use and operation of all machinery all to the satisfaction of the Planning Authority.

**Reason:** In the interest of public health, and the use of best practice guidelines in order to avoid nuisance.

7. Developer to note that the importation of waste Soil & Stone for the purposes of land-raising or landscaping requires prior authorisation under Section 39 of the Waste Management 1996, (as amended) once the development has been authorised under this planning application. Prior to commencement, the developer shall outline in detail their proposals in this regard, and no development shall commence until such time as when their waste importation plan has been approved in writing by the Planning Authority.

**Reason:** In the interest of public health and the use of best practice guidelines in order to avoid pollution.

8. Prior to Commencement Notice Stage, the developer shall submit a Construction Phase Surface Water Management Plan in accordance with IFI Publication 2016 “*Guidelines on Protection of Fisheries During Construction Works in and Adjacent to Waters*” for the written approval of the Planning Authority. The Plan shall address the collection, control and management of any surface water run-off from the site to prevent any polluting matter, suspended solids and silt, being discharged to any receiving water. The Plan shall, inter alia, include:

- (a) Site Layout Plan at sufficient scale identifying any potential surface water and/or groundwater receptors;
- (b) The location and design of any proposed mitigation measures; and
- (c) Proposals for a surface water and/or groundwater monitoring programme, as appropriate.

**Reason:** In the interest of public health, to avoid pollution, and to ensure proper development.

9. If a discharge to waters of any silt laden water is proposed as part of the Surface Water Management plan for either the development or the operational stages of the proposal; the Environment Section shall be consulted as such a discharge can only be authorised under Section 4 of the Local Government (Water Pollution) Act 1977, as amended.

**Reason:** In the interest of public health, to avoid pollution, and to ensure proper development.

10. The EIAR submitted by the applicant has screened for areas of potential environmental impact, and has outlined proposed measures to either minimize or control any envisaged impacts. This has been duly noted and accepted by the Environment department.

**Reason:** In the interest of public health, to avoid pollution and to ensure proper development.

Signed *J. Donovan* \_\_\_\_\_

Date 26/03/26

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**Kildare County Council**

Fire Service,  
Central Fire Station,  
Newbridge,  
Co. Kildare.  
W12 PW70



**Comhairle Chondae Chill Dara**

Seirbhís Dóiteáin

Phone: 045 454800  
Fax: 045 432530

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27<sup>th</sup> March 2026

Planning Dept.,  
Kildare County Council

File Ref: ACP-324055-26 37E


Applicant Name: Dara Energy Limited

Development Address: Within several townlands of Co. Kildare

A Chara,

Kildare Fire Service has no objection to this SID planning application.

Mise, le meas,

*PP* 

**NIALL O'RIORDAN**  
**A/CHIEF FIRE OFFICER**

**Catherine Howard**

---

**From:** KCC <KCC@kildarenrdo.com>  
**Sent:** Monday 30 March 2026 11:08  
**To:** ACPreferrals  
**Cc:** Planningreports; KCC  
**Subject:** RE: NRO850 - 12.02.26 ACP-324055-26 37E ACP SID Application 9 Wind Turbines,Substation Derrynadarragh Notification

**\*Warning from Kildare County Council IT Department\***      **STOP ! THINK ? CHECK ✓**

This email originated from outside Kildare County Council. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Good morning

The application has been assessed in regard to the National Road Network only and Kildare NRO have no comments to provide.

Many thanks

Aideen

**Aideen Millard**  
Clerical Officer

**Kildare County Council National Roads Office | Block B, Maudlins, Naas, County Kildare W91 T864**

**Direct line:** +353 (0) 45 988 910 | **Office Ph:** +353 (0) 45 988 900

**email:** [amillard@kildarenrdo.com](mailto:amillard@kildarenrdo.com)



[Chat with me on Teams](#)



Tá an ríomhphost seo próibháideach agus ní ceadmhach úsáid an ríomhphoist seo d'éinne ach don té ar seoladh chuige é. D'fhéadfadh go mbeadh eolas ann atá faoi phribhléid agus rúnda de réir an dlí. Munar duit an ríomhphost seo, déan teagmháil leis an seoltóir chomh luath agus is féidir. D'fhéadfadh nach iad tuairimí Chomhairle Contae Chill Dara na tuairimí atá curtha in iúl sa ríomhphost seo.

Déanann Comhairle Contae Chill Dara iarracht ríomhphoist a chosaint ó víris. Mar sin féin, moltar duit gach ríomhphost a scanadh, mar ní ghlacann an Chomhairle aon dliteanas i leith damáiste do do chórais.

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Re: ACP-324055-26 37E ACP SID Application 9 Wind Turbines, Substation  
Derrynadarragh Notification – Proposed Community Benefit Scheme.

The information currently available in relation to the Community Benefit proposals associated with the Derrynadarragh Wind Farm is limited in scope and lacks the level of detail required to enable a robust assessment of equity, governance and geographical allocation. The Community Benefit commitment is set out by the applicant in general terms only, as follows (extract from the project website):

*“A community benefit fund will be established by the wind farm. This fund could be worth circa €260,000 per year or €3.9 million over 15 years. The local community will be key to determining how it is to be invested locally. The fund will be distributed in line with the Government’s RESS 2 requirements on Community Benefit Funds. We want to hear from you, the community, on how the Derrynadarragh Wind Farm community benefit fund could be administered and managed.”*

While the principle of a Community Benefit Fund is acknowledged and welcomed, the information provided does not identify any proposed methodology for determining geographic eligibility, proportional allocation between counties, or mechanisms to ensure alignment between the distribution of benefits and the areas experiencing the greatest impacts.

In terms of construction-phase impacts, the application identifies that:

*“An additional southern access from L-70481 (the Derrylea entrance) will be used for construction on the south side of the River Cushina, for the completion of the bridge crossing.”*

Although the primary turbine delivery haul routes do not appear to pass through Kildare townlands, it is clear that early-stage construction activity, including bridge works and associated traffic, will directly impact the townland of Derrylea in County Kildare. In addition, the application confirms that grid connection works will involve trenching, ducting installation, joint bays, watercourse crossings, cable installation and reinstatement works within the townlands of Cushina (Offaly) and Aughrim and Derrylea (Kildare).

Accordingly, the proposal gives rise to direct and tangible construction-related impacts within County Kildare, particularly during the early phases of development. In this context, consideration should be given to **front-loading community benefit supports** for the Kildare townlands affected by construction activity, disruption to local roads, and temporary loss of amenity.

Notwithstanding this, the application does not provide any clarity or objective criteria as to how Community Benefit funding will be allocated geographically. Unlike other large-scale infrastructure projects, such as Uisce Éireann’s Regional Water Supply Schemes—where proportional allocation is clearly linked to impacted areas along

linear routes—this proposal identifies a turbine delivery route and grid connection corridor without setting out any corresponding mechanism for benefit distribution based on those impacts. This absence of detail gives rise to uncertainty as to how affected communities, particularly within County Kildare, will be recognised or prioritised.

Furthermore, the proposal includes the permanent felling of approximately 6.01 hectares of forestry, resulting in visual and landscape impacts extending well beyond the immediate turbine locations. It is therefore evident that impacts will occur across a wider zone of influence, including additional townlands within County Kildare.

In this regard, it is also noted that a number of Kildare settlements and townlands within the wider area of influence are identified in the Pobal Deprivation Index as experiencing socio-economic disadvantage, including Rathangan (Very Disadvantaged) and Thomastown and Lackagh (Marginally Below Average). Consideration of socio-economic deprivation should form part of the criteria for geographical allocation of Community Benefit funding, particularly having regard to the Government's Community Benefit Fund Rulebook under RESS, which references alignment with the UN Sustainable Development Goals, including objectives relating to reduced inequalities and poverty reduction. This is further reinforced by the Rulebook provision that the defined area of benefit may extend to a radius of up to 25 kilometres.

Having regard to the above, it is recommended that a **clearly defined proportion of the Community Benefit Fund be ring-fenced for County Kildare**, and that **funding allocations be determined by the extent and nature of local impacts, rather than solely by the physical location of turbines**. Such an approach would be consistent with established best practice in the delivery of Community Benefit schemes for large-scale, multi-county wind energy developments and would provide greater transparency, fairness and policy alignment.

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Date: 09<sup>th</sup> April 2026

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Community Dept.



# Appendix 3.

**Meetings Administrator's Record of Special Meeting of Kildare County Council  
held on Tuesday 14<sup>th</sup> April 2026 at 11:00  
in the Council Chamber, Áras Chill Dara, Devoy Park, Naas, Co. Kildare and  
online via MS Teams**

**Members Present:** Cllr. Veralouise Behan (Leas Cathaoirleach) in the Chair, Cllr. Anne Breen, Cllr. Aoife Breslin, Cllr. Bernard Caldwell, Cllr. Brian O'Loughlin, Cllr. Ger Dunne, Cllr. Peggy O'Dwyer, Cllr. Suzanne Doyle, Cllr. Tracey O'Dwyer, Cllr. William Durkan  
**Online:** Cllr. Angela Feeney, Cllr. Bill Clear, Cllr. Claire O'Rourke, Cllr. David Trost, Cllr. Declan Ryan, Cllr. Donna Phelan, Cllr. Fintan Brett, Cllr. Kevin Duffy, Cllr. Mark Leigh, Cllr. Pádraig McEvoy, Cllr. Robert Power, Cllr. Rupert Heather, Cllr. Tim Durkan.

**Apologies:** Cllr. Carmel Kelly

**Officials Present:** Ger Maher - Senior Executive Officer, Jane O'Reilly - Senior Planner, Martin Ryan - Senior Executive Planner, James Kelly – Assistant Planner, Caroline Talbot – Administrative Officer, Catherine Howard – Assistant Staff Officer.

Cllr. Veralouise Behan (Leas Cathaoirleach) welcomed the Members and Officials to the meeting.

The Meetings' Administrator reminded the Members of their obligations under Part 15 of the Local Government Act 2001, as amended.

He then moved to Item 1 on the agenda and asked Members if there were any declarations of (a) conflicts of interest or (b) pecuniary or beneficial interests under Section 177 of the Local Government Act 2001, as amended. **There were no such declarations.**

The Meetings' Administrator then moved to the next item on the agenda: "To consider the Chief Executive's Report to An Coimisiún Pleanála regarding an application for permission for development under Section 37E of the Planning and Development Act, 2000 (as amended) - Dara Energy Ltd. Strategic Infrastructure Development (SID) application - Derrynadarragh Wind Farm."

Martin Ryan, Senior Executive Planner gave a brief presentation on the proposed project.

Councillors Caldwell, O'Loughlin, Duffy, Trost, Doyle, McEvoy, Clear, Heather, W. Durkan, and O'Rourke expressed their views on the proposed project which are summarised as follows:

- Support generally for the proposal, and the development of own sources of energy and consequent reduction in dependence on oil. As Ireland has the lowest rates of renewables in the EU there needs to be wider goals for their use. Support for issues identified in reports of KCC internal departments must be taken on board by An Coimisiún Pleanála.
- Support in principle for renewable energy.
- Wind Energy Strategy:  
Need for an overall plan for windfarms in the area e.g. 1 large windfarm rather than several small ones.
- Ecology / Nature / Biodiversity:  
Site located on a flood plain which feeds into River Barrow and River Nore Special Area of Conservation.  
Assessment needs to be made of potential water displacement by development which may exasperate flooding.  
Part of the National Peatlands Park.  
Wind farm will not contribute to bog preservation. Project aims to generate green energy but would destroy sections of bog which is currently sequestering carbon.  
Impact on wildlife and wild birds. 1 of only 2 sites where curlews breed in Ireland.
- Landscape / Visual Impact:  
The Landscape Character Assessment is out of date.  
Previous refusal on nearby Umeras Bog.  
Turbines dominant in a flat rural landscape.
- Location / Residential Amenity / Access & Infrastructure:  
Derrylea and surrounding local roads are unsuitable for heavy construction traffic and cabling works. Avenue of “Game of Thrones” like trees should not be used for access.  
Proximity to residents and working farms. Farm and adjacent dwelling close to Turbine 1 omitted from drawings and no consultation with affected landowner.  
Proximity to an established Defence Forces flight path.
- Community Development Fund:  
Support for the Community Departments report. Need for more specifics about percentage to be ringfenced for Kildare.
- Futureproofing:  
Need for adequate security bonds.  
Plan for end of use decommissioning to be addressed. Abandonment not an option.

On the proposal of Cllr. P. O'Dwyer, seconded by Cllr. W. Durkan, it was agreed to suspend standing orders at 11:45 to consider a draft resolution.

When the meeting resumed at 11:58, on the proposal of Cllr. A. Breslin, seconded by Cllr. T. Durkan, it was agreed that the Meetings' Administrators record of the meeting reflect the matters raised in addition to the views submitted in writing.

On the proposal of Cllr. T. O'Dwyer, seconded by Cllr. B. O'Loughlin, it was agreed by all Members present in the Chamber and all Members online, that the Chief Executive's Report to An Coimisiún Pleanála regarding an application for permission for development under Section 37E of the Planning and Development Act, 2000 (as amended) - Dara Energy Ltd. Strategic Infrastructure Development (SID) application - Derrynadarragh Wind Farm **be noted**.



Ger Maher,  
Senior Executive Officer,  
Planning Department  
Meetings' Administrator



# Appendix 4.

**Chief Executive's Report to An Coimisiún Pleanála regarding an application for permission for development under Section 37E of the Planning and Development Act, 2000 (as amended) - Dara Energy Ltd. Strategic Infrastructure Development (SID) application - Derrynadarragh Wind Farm.**

**Members Views submitted in advance of the Special Meeting of Kildare County Council held on Tuesday 14<sup>th</sup> April 2026**

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**A. Cllr. Nuala Killeen on behalf of Social Democratic Councillors, Kildare County Council**

1. Purpose of Note

This note sets out the views of social democratic councillors in Kildare County Council regarding the proposed submission by the Council to An Bord Pleanála on the Derrynadarragh Wind Farm (Case PAX09.324055). It synthesises councillor concerns and priorities as informed by the documentation publicly available on the case files, including the Planning Statement and site/route drawings.

Our position emphasises:

- Environmental protection
- Social equity and community benefit
- Democratic accountability and transparency
- Responsible, planned renewable expansion
- Rural wellbeing and sustainable local development

2. Overview of the Proposed Development

The application seeks 10-year permission for a wind farm comprising:

- 9 wind turbines,
- An onsite 110 kV substation,
- Turbine delivery route (TDR) works,
- A grid connection route,

spanning multiple townlands across Kildare, Offaly, and Laois.

The Planning Statement (September 2025) outlines national policy alignment, EIA requirements, site selection, and pre-application processes.

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3. Social Democratic Councillor Priorities & Concerns

3.1 Commitment to Climate Action and Public Good

Councillors affirm the importance of renewable energy in meeting national and EU climate obligations as set out in the Planning Statement's policy section.

However, councillors note that climate action must proceed on a just, equitable, and participatory basis. Renewable infrastructure should not place disproportionate burdens on local communities while privatising benefits.

3.2 Community Engagement, Participation & Accountability

Although pre-application consultation is referenced in the Planning Statement, there is insufficient evidence of robust public engagement or integration of community feedback into the final design.

Councillors recommend that the Council submission call for:

- A strengthened participatory process, including multi-county community liaison structures.
- Transparent reporting on concerns raised by residents.
- Guarantees of meaningful influence on mitigation measures and benefit distribution.

### 3.3 Community Benefit & Socioeconomic Equity

Social democratic councillors emphasise the need for guaranteed, accessible and fairly distributed community benefits, recognising the multi-county impact footprint. No explicit community ownership, co-ownership, or structured benefit scheme is evident in the published documents.

Recommendations for inclusion in the Council submission:

- Establishment of a Community Benefit Fund with transparent governance.
- Exploration of local energy sharing schemes or partial community ownership models.
- Prioritisation of local employment in construction, maintenance, and operations.
- Multi-year reporting to residents on the distribution and impact of benefits.

### 3.4 Environmental Protection & Landscape Safeguarding

The Planning Statement includes site selection and EIA requirement detail. However, councillors stress that the ecological and landscape impacts must be fully and independently assessed, particularly given the cross-county nature of the project and the evolution of turbine layout.

Key recommendations:

- Independent ecological monitoring for the life of the project.
- Stronger demonstration of avoided alternatives.
- Clear commitments to habitat restoration.
- Full cumulative impact assessment with existing or proposed renewable and grid infrastructure.

### 3.5 Transport Impacts & Public Infrastructure Protection

Analysis of TDR drawings shows:

- Temporary removal and reinstatement of fences, verges, planter boxes and poles,
- Requirements for load-bearing temporary works,
- Obligations to restore all items to original condition post-construction.

[pleanala.ie]

Councillors highlight the need to ensure:

- No financial or infrastructural burden falls on the Council or local communities.
- A detailed, local authority-approved Traffic and Transport Management Plan.
- A contingency fund to cover unexpected public road damage.
- Protection of drainage, road verges, pavements, and public services during turbine delivery.

### 3.6 Governance, Monitoring & Public Interest Oversight

Councillors believe that for a project of this scale:

- An open-access public monitoring portal should be required, covering noise, ecology, traffic, and benefit disbursements.
- Annual public reporting should be mandated.
- Enforcement mechanisms must be clear, accessible, and robust.

There is a reference to felling 6.0ha of trees but I don't see a reciprocal commitment to plant trees to offset this.

The environmental impact report also states that it will take approximately 1.6 years to fulfil the carbon payback in energy needs. However, there is no reference in the decommissioning piece about what happens the turbines when no longer functional. This equipment has a very heavy carbon footprint in its manufacture.

Also, the Environmental report considers the impact of noise, shadow flicker and other elements. A robust reporting mechanism or portal needs to be put in place for

residents to report issues and actions to be taken on them. There was reference to a noise reporting mechanism but not to other issues like shadow flicker, flooding etc.

#### 4. Proposed Key Points for the Kildare County Council Submission to An Bord Pleanála

Councillors recommend that the Council submission include the following:

1. Support for renewable energy development in principle, recognising the necessity of climate action.
2. Demand for strengthened community engagement structures, including cross-county liaison forums.
3. Requirement for a binding Community Benefit Scheme, with transparency and community involvement in governance.
4. Conditions for local employment and training commitments.
5. Independent ecological monitoring, restoration obligations, and cumulative impact analysis.
6. Strict traffic management requirements and full reinstatement of public infrastructure at developer expense.
7. Creation of a public monitoring and compliance portal, available for the lifetime of the development.
8. Assurances that no financial risk or infrastructure burden is placed on local authorities or local residents.

#### 5. Conclusion

Social democratic councillors reaffirm their support for a just, community-centred transition to renewable energy. They welcome the climate benefits of the Derrynadarragh Wind Farm but emphasise that consent should only be granted where community welfare, environmental integrity, and democratic accountability are guaranteed.

The councillors request that the Chief Executive incorporate the above positions into the formal Kildare County Council submission to An Bord Pleanála.

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### **B. Cllr. Pádraig McEvoy**

That this Council:

1. While acknowledging the role of the wind-sourced generation in contributing to renewable energy generation, climate action targets, and national energy security, subject to full compliance with environmental and planning requirements, it draws attention to the following concerns.
2. Notes the concerns raised by the Planning Authority and its internal departments, including:
  - Deficiencies in ecological assessment, particularly in relation to peatland systems and the wider Bog of Allen landscape
  - Incomplete assessment of indirect and hydrological impacts on connected habitats and the River Barrow and River Nore SAC
  - Insufficient species-specific mitigation, particularly for protected bird species
  - Lack of detailed and enforceable mitigation measures
  - Identified gaps in ecological survey data
  - Significant concerns regarding transportation infrastructure and haul routes
3. Requires that the Applicant address these matters in full prior to any grant of permission, including:
  - (a) Ecological assessment

- Submission of a revised EIAR and NIS addressing landscape-scale ecological impacts, including the Bog of Allen peatland complex
  - A comprehensive assessment of indirect effects, including hydrological connectivity to wetlands, floodplains, and designated sites
  - Updated and targeted ecological surveys where gaps have been identified
- (b) Mitigation and monitoring
- Provision of detailed, site-specific and enforceable mitigation measures, particularly in relation to watercourses, peatland habitats, and protected species
  - Submission of a robust ecological management and monitoring plan, including independent oversight and clear reporting requirements
- (c) Hydrology and water protection
- A detailed hydrological impact assessment demonstrating no adverse effects on water quality, flow regimes, or the conservation objectives of the River Barrow and River Nore SAC
  - Finalisation of the Surface Water Management Plan with appropriate safeguards for the construction and operational phases
  - Flooding that has occurred in the floodplains
- (d) Ornithology and biodiversity
- Development of species-specific mitigation and management measures for sensitive and protected bird species
  - Provision for post-construction monitoring and adaptive management where required
- (e) Transportation and infrastructure
- Submission of a comprehensive Traffic and Transport Management Plan
  - Upgrading and/or remediation of haul routes and associated infrastructure at no cost to the Local Authority
  - Measures to ensure public safety and minimise disruption to local communities
- (f) Community measures
- Agreement of a clear and equitable Community Benefit Fund with an appropriate allocation for affected areas
  - Ongoing stakeholder engagement and communication throughout the project lifecycle
- (g) Road infrastructure
- **Capacity and Suitability of Local Road Network**  
Serious concern remains regarding the suitability and capacity of the existing local road network to accommodate the scale and intensity of construction traffic associated with the proposed development. The network comprises predominantly substandard legacy rural roads which lack adequate structural layers and are therefore highly vulnerable to damage from heavy construction vehicles.
  - **Risk to Long-Term Road Integrity**  
The extensive haulage of heavy goods vehicles, turbine components, and construction materials, together with the proposed cable trenching works along public roads, poses a significant risk to the long-term structural integrity of local and regional roads, potentially resulting in premature failure and increased maintenance burdens for the Local Authority.
  - **Public Safety and Vulnerable Road Users**  
The anticipated increase in heavy commercial vehicle movements raises

serious public safety concerns, particularly for vulnerable road users including pedestrians, cyclists, farm traffic, and residents along narrow rural routes with limited visibility, constrained carriageway widths, and substandard junction geometry.

- **Unsuitability of Proposed Haul Routes and Structures**

Concerns persist that the proposed haul routes are constrained by bridge load limits, narrow carriageways, poor horizontal and vertical alignment, and limited passing opportunities. Without substantial upgrading, these routes are not considered suitable to safely accommodate turbine deliveries or abnormal loads.

- **Requirement for Comprehensive Road Assessments**

Any consideration of permission should be contingent on the submission and agreement of a comprehensive Traffic and Transport Management Plan, including:

- Full structural assessments of haul routes and cabling routes
- Pavement condition surveys (including FWD, GPR, RCD and IRI analyses)
- Structural inspections and load assessments of all bridges and culverts
- Swept-path analysis for turbine and abnormal load vehicles

- **Road Upgrades and Remediation at No Cost to the Local Authority**

It is essential that any required strengthening, reconstruction, or remediation of public roads, bridges, and associated infrastructure be fully funded and implemented by the developer, with no financial liability falling on the Local Authority, either during construction or post-completion.

- **Pre- and Post-Construction Condition Surveys**

Detailed pre-construction condition surveys of all affected roads and structures should be required, alongside post-construction surveys to ensure full reinstatement or upgrading to an agreed standard, with enforceable provisions for remediation where damage occurs.

- **Stakeholder Engagement and Advance Notification**

The developer should be required to implement a robust engagement strategy with local residents, businesses, schools, and emergency services, including advance notification of abnormal load movements, temporary road closures, and periods of peak construction traffic.

- **Cumulative Infrastructure Impacts**

The assessment should take account of the cumulative impact of this proposal in conjunction with other permitted and proposed wind energy developments in the wider area, which collectively place sustained pressure on an already fragile rural road network.

- **Planning Conditions and Enforcement**

Should permission be considered, it is imperative that strict, clear, and enforceable planning conditions be attached in relation to haul routes, abnormal load movements, road opening licences, reinstatement standards, and ongoing monitoring, with appropriate financial securities in place to ensure compliance.

4. Further requires that any permission be subject to conditions ensuring:

- Full implementation of all mitigation and monitoring measures
- Independent environmental oversight
- Ongoing compliance reporting

Appropriate financial securities to ensure restoration and remediation

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**C. Cllr. Kevin Duffy**

I wish to outline my core concerns regarding the proposed Derrynadarragh Wind Farm. While I support renewable energy in principle, this proposal is fundamentally **unsuited to its location** and my principal concerns are as follows:

- **Landscape and visual impact:** The scale of the turbines would result in visual dominance in a flat, open and highly sensitive rural landscape with dispersed housing.
- **Outdated assessment:** The Landscape Character Assessment relied upon is out of date and does not reflect current settlement patterns or cumulative sensitivity.
- **Flooding:** The area experiences significant and recurring flooding associated with the wider River Barrow catchment, which raises serious concerns given the scale of ground disturbance proposed.
- **Ecology and birds:** The site lies within a sensitive ecological corridor near the River Barrow SAC and is used by wild birds, including Whooper Swans, raising collision and disturbance risks.
- **Residential amenity:** A local farm and adjacent dwelling beside Turbine 1 appear not to be adequately identified or assessed, calling the application's conclusions into question.
- **Access and infrastructure:** Derrylea and surrounding local roads are unsuitable for sustained heavy construction traffic and cabling works.
- **Defence Forces flight path:** The proximity to an established Defence Forces low-level flight path raises aviation and operational safety concerns.

Taken together, these deficiencies mean the proposed development does not constitute proper planning and sustainable development and should not be permitted.