



National Business Service Unit,
National Environmental Health Service,
HSE,
2nd Floor Oak House,
Millennium Park,
Naas,
Co. Kildare,
W91 KDC2

Our ref: 231102

Your ref: PC92.320843

Date: 27th March 2026

Re: Section 37E of the Planning and Development Act 2000, as amended – Section 37E of the Planning and Development Act 2000, as amended – Planning Application to An Coimisiún Pleanála for a renewable energy development including 14 wind turbines, 110kV underground cabling connection, and all associated infrastructure and works in the townlands of Carrow, Moheragh, Carrowkeale, Glenpaudeen, Scarrough, Camus, Ballynahinch, Kilshenane, Dundrum, Gortarush Lower, Ballybrack, Ballysheeda, Shanaknock, Rahyvira, Newtown North, Glassdrum, Greenfield, Cappagh, Philipston, Knockane, Kilbeg, Moher East, Shanacloon, Toem, Moher West, Cahernahallia, Gortaderry, Co. Tipperary; Toomaline Lower, Toomaline Upper, Doon South, Lisgaugh, Cooga Upper, Kilmoylan Lower, Cooga Lower, Darkisland, Ballycoshown, Gortavalla North, Knocknacarriga, Gortnascarry, Cappamore, Portnard, Turagh, Dromsallagh, Dromcluher, Eyon, Brittas, Gorteennaskagh, Killinure, Bohergar, Sandylane, Boher, Cloghnadromin, Lismullane, Kishyquirk, Clooncunna South, Clooncunna North, Ahabeg, Cunnihee, Whitehall, Coolyhenan, Milltown and Killonan, Co. Limerick.

Dear Sir/Madam,

On behalf of our client, Carrow Renewable Energy Ltd, please find enclosed a copy of a planning application for a proposed renewable energy development in the townlands of Carrow and adjacent townlands, Co. Tipperary, including underground cabling to connect to the proposed 110kV onsite substation, electrical cabling for 110kV grid connection to the existing Kilonan 110kV Substation, in the townlands of Kilonan and adjacent townlands, Co. Limerick, and all associated infrastructure and works (the Proposed Project). The Proposed Project will be known as ‘Carrow Wind Farm’. You have received a copy of the application as a noted Prescribed Body.

Background

The Application is being made directly to An Coimisiún Pleanála (ACP) as ‘Strategic Infrastructure Development’ (SID) under the provisions of Section 37E of the Planning and Development Act 2000 (as amended) (“the Act,”). Pre-application consultation was opened in October 2024, with a meeting being held with ACP on the 23rd October 2024 in accordance with Section 37B of the Act. A further meeting took place on the 8th January 2026 in response to the transposition of the Renewable Energy Directive (RED III) into Irish law through the European Union (Planning and Development)(Renewable Energy) Regulations 2025.

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On the 23rd March 2026, ACP wrote to the Applicant and confirmed that the consultation was closed and that the Wind Farm Site was considered to be SID within the meaning of Section 37A of the Act and such any application for approval for the Proposed Project should be made directly to ACP.

The Applicant for the Proposed Project, Carrow Renewable Energy Ltd., are a subsidiary of Atlantic Infrastructure Renewables (AIR). Further details about the applicant are available in Chapter 1 of the accompanying EIAR.

European Union (Planning and Development) (Renewable Energy) Regulations 2025 (S.I. No. 274 of 2025)

On 6 August 2025, the European Union (Planning and Development) (Renewable Energy) Regulations 2025 (S.I. No. 274 of 2025) were adopted for the purpose of giving effect to Articles 15e(5), 16, 16bb, 16(2), 16d, 16e and 16f of the RED III Directive.

The legislation introduces new decision timelines based on a “completeness check” (ss.34E, 37JB, 295B): 52 weeks for new wind farms, 30 weeks for repowering projects, and one to two years for IROPI cases (two years for projects over 150 kW, one year for projects under 150 kW or repowering). Importantly, renewable energy developments, including related grid and storage infrastructure, are now presumed to be in the overriding public interest. The development is fully covered by the provisions of the Renewable Energy Directive III (Directive 2023/2413).

This planning application has been prepared in line with these Regulations, and, specifically, the Schedule of Information to Inform the Completeness Check, provided by ACP, as Appendix 2 of their SID determination under PC92.320843. A full assessment of the Proposed Project in relation to this schedule has been included as Appendix 1 of the Cover Letter submitted with this application.

Proposed Project

The Proposed Project, as described in the public notices, is as follows:

The proposed development will consist of the provision of the following:

- i. The construction of 14 no. wind turbines with an overall turbine tip height of 185 metres; a rotor blade diameter of 163 metres; and hub height of 103.5 metres, and associated foundations and hard standing areas;*
- ii. A permanent 110kV substation compound (2 no. control buildings with welfare facilities, all associated electrical plant and equipment, security fencing, entrance on to existing track, all associated underground cabling, wastewater holding tank, site drainage and all ancillary works;*
- iii. Underground internal wind farm electrical cabling and communications cabling connecting the wind turbines to the proposed on-site 110kV electrical substation and associated ancillary works;*
- iv. A meteorological mast of 103.5m in height, and associated foundation and hard-standing area;*
- v. All works associated with the upgrade of the existing agricultural access off the L1154 local road (including the installation of fencing and steel gates) to serve as the main site entrance for the wind farm;*
- vi. The provision of 4 no. new access/egress points along the L1154;*
- vii. The provision of 4 no. new access/egress points along the L-5117;*
- viii. The provision of 5 no. new access/egress point along the L-5206;*

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- ix. The provision of 2 no. new access/egress points along the L-52061;*
- x. Upgrade of existing tracks/ roads and junctions and provision of new site access roads and junctions;*
- xi. 3 no. temporary construction compounds with temporary offices and staff welfare facilities;*
- xii. Accommodation works along the public road network in the townlands of Camus, Ballynahinch, Kilshenane, Dundrum, Gortarush Lower, Carrow, Scarrough, and Moheragh, Co. Tipperary to facilitate the delivery of turbine components and other abnormal loads;*
- xiii. 2 no. Borrow Pits;*
- xiv. Spoil Management;*
- xv. Site Drainage;*
- xvi. Tree Felling and hedgerow removal;*
- xvii. Biodiversity Management and Enhancement Measures;*
- xviii. Operational stage site signage;*
- xix. Battery Energy Storage System and all associated electrical plant and equipment, security fencing, 2 no. static water storage tanks and a firewater retention tank, and all associated infrastructure and apparatus;*
- xx. The provision of underground electrical (110kV) and communications cabling from the proposed on-site 110kV electrical substation to the existing Killonan 110kV electrical substation to facilitate the connection to the national grid (RPS S018);*
- xxi. Provision of 58 no. joint bays, communication chambers and earth sheath links along the proposed underground electrical cabling route;*
- xxii. Reinstatement of land, road and track surface above the proposed cabling trench; and*
- xxiii. All related site works and ancillary development considered necessary to facilitate the proposed development, including landscaping and the reinstatement of land.*

A 10-year permission and an operational period of 35 years from the date of commissioning of the proposed development is being sought with subsequent decommissioning.

An Environmental Impact Assessment Report (EIAR) and Natura Impact Statement (NIS) have been prepared in respect of the proposed development and accompany this planning application.

Contents of the Application

The following documents are included in the application pack:

- **Planning Application Documentation;**
 - Cover Letter, including compliance with Schedule of Information to Inform the Completeness Check,
 - Planning Application Form,
 - Copy of Site Notice, erected on the 27th March 2026,
 - Copy of Newspaper Notice published locally in the Tipperary Star dated 26th March and published 25th March, and in the Limerick Leader dated 28th March 2026 and published 25th March 2026.
 - Copy of Newspaper Notice, published Nationally in the Irish Examiner dated 25th March 2026 and published 25th March 2026,
 - EIA Portal Confirmation (ID: 2026043),
 - Planning Report,
 - Letter of consents from relevant landowners – included with the planning application form.
- **Planning Application Drawings (Including Drawing Schedule).**

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- Red Line Boundary in DWG format
- Environmental Impact Assessment Report (EIAR)
 - Volume 1 – Non-Technical Summary (NTS) and Main Report
 - Volume 2 – Photomontage Booklet
 - Volume 3 – EIAR Appendices including 2 no. confidential Appendices.
- Natura Impact Statement (NIS)

The planning application, EIAR and NIS may be inspected free of charge or purchased on payment of a specified fee (which shall not exceed the reasonable cost of making such a copy) during public opening hours for a period of seven weeks commencing on the 8th April 2026 at the following locations:

- The Offices of An Coimisiún Pleanála, 64 Marlborough Street, Dublin 1 D01 V902 (9:15am – 5:30pm, Monday – Friday).
- The Offices of Limerick City and County Council, Dooradoyle Road, Dooradoyle, Limerick, V94 WV78 (9:00am – 5:00pm, Monday – Friday)
- The Offices of Tipperary County Council, Civic Offices, Limerick Road, Nenagh, Co. Tipperary, E45 A099 (9:30 – 4:30pm, Monday – Friday)
- The Offices of Tipperary County Council, Civic Offices, Emmet Street, Clonmel, Co. Tipperary, E91N512 (9:30 – 4:30pm, Monday – Friday)

The application may also be viewed/downloaded on the following website: <https://carrowwindfarm.com/>

Submissions or Observations may be made only to An Coimisiún Pleanála (“the Commission”) in writing or online at www.pleanala.ie, 64 Marlborough Street, Dublin 1 during the above mentioned period of seven weeks relating to:

- (i) The implications of the proposed development for proper planning and sustainable development, and
- (ii) The likely effects on the environment of the proposed development, if carried out, and
- (iii) The likely effects of the proposed development on a European site, if carried out.

Any submissions/observations must be accompanied by a fee of €50 (except for certain prescribed bodies) and must be received by the Commission not later than 5.30 p.m. on the 27th May 2026.

Such submissions/observations must also include the following information:

- The name of the person making the submission or observation, the name of the person acting on his or her behalf, if any, and the address to which any correspondence relating the application should be sent,
- The subject matter of the submission or observation, and
- The reasons, consideration and arguments on which the submission or observation is based in full (Article 217 of the Planning and Development Regulations 2001, as amended, refers).

Any submissions or observations which do not comply with the above requirements cannot be considered by the Commission. The Commission may at its absolute discretion hold an oral hearing on the application (refer to ‘A Guide to Public Participation in Strategic Infrastructure Development’ at www.pleanala.ie). The Commission may in respect of an application for permission/approval decide to –

- (a) (i) grant the permission, or

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- (ii) make such modifications to the proposed development as it specifies in its decision and grant permission in respect of the proposed development as so modified, or
 - (iii) grant permission in respect of part of the proposed development (with or without specified modifications of the foregoing kind), and any of the above decisions may be subject to or without conditions, or
- (b) Refuse to grant the permission

Any enquiries relating to the application process should be directed to the Strategic Infrastructure Development Section of An Coimisiún Pleanála (Tel. 01-8588100).

A person may question the validity of any such decision of the Commission by way of an application for judicial review, under order 84 of the Rule of the Superior Courts (S.I. No. 15 of 1986, as amended by S.I. No. 691 of 2011), in accordance with Section 50 of the Planning and Development Act, 2000 as amended. Practical Information on the review mechanism can be accessed on the Commissions website (www.pleanala.ie) under the following heading: Legal Notices - Judicial Review Notice. This information is also available on the Citizens Information Service website www.citizensinformation.ie.

Yours sincerely,

Ciara Griffin

Ciara Griffin

Planner, MKO

Tel: 091 735 611

Email: cgriffin@mkoireland.ie

Enclosed

- 1 x USB copy of Planning Application Pack

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