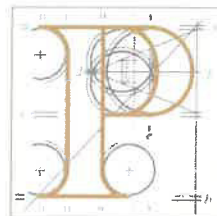


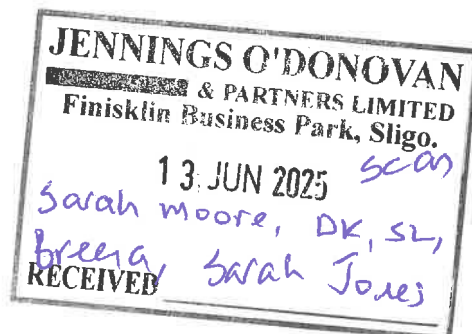
**Our Case Number:** ABP-322258-25

**Your Reference:** Carraigin Power Limited



An  
Bord  
Pleanála

Jennings O'Donovan & Partners Limited  
Finisklin Business Park  
Finisklin  
Sligo  
Co. Sligo  
F91 RHH9



**Date:** 12 June 2025

**Re:** Proposed development of up to 14 no. Wind turbines, 110kV Substation, 110kV Grid Connection & all Associated works

Located in the townlands of Cloonshanville, Leggatinty, Ballynahowna, Ballaghcullia, Drummin, Loughbally, Carrigeenynaghtan, Carrigeen, Tonaknick, Carrigeenacreeha, Brackloon, Peak, Cloonkerin, Edenan and Kinclare, Gortnacloy, Tartan, Runnacoeka and Scor Beg, Co. Roscommon.

Dear Sir / Madam,

I have been asked by An Bord Pleanála to refer further to the above-mentioned pre-application consultation request.

Please find enclosed a copy of the written record of the meeting of the **15th of May 2025**.

If you have any queries in relation to the matter please contact the undersigned officer of the Board.

Please quote the above-mentioned An Bord Pleanála reference number in any correspondence or telephone contact with the Board.

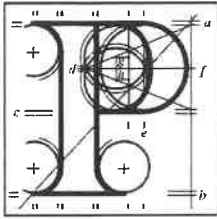
Yours faithfully,

PP DC  
Sinead White  
Executive Officer  
Direct Line: 01-8737202

PC07

Teil	Tel	(01) 858 8100
Glaó Áitiúil	LoCall	1800 275 175
Facs	Fax	(01) 872 2684
Láithreán Gréasáin	Website	www.pleanala.ie
Ríomhphost	Email	bord@pleanala.ie

64 Sráid Maoilbhríde	64 Marlborough Street
Baile Átha Cliath 1	Dublin 1
D01 V902	D01 V902



An  
Bord  
Pleanála

## Record of 1<sup>st</sup> Meeting ABP-322258-25

<b>Case Reference / Description</b>	ABP-322258-25		
<b>Case Type</b>	Pre-application consultation		
<b>1<sup>st</sup> / 2<sup>nd</sup> / 3<sup>rd</sup> / 4<sup>th</sup> Meeting</b>	1 <sup>st</sup>		
<b>Date</b>	15/05/2025	<b>Start Time</b>	11:00 a.m.
<b>Location</b>	Virtually	<b>End Time</b>	12:15 p.m.

<b>Representing An Bord Pleanála</b>
<b>Staff Members</b>
Una Crosse, Assistant Director of Planning (Chair)
Paul Kelly, Senior Planning Inspector
Fiona Patterson, Senior Ecologist/Environmental Specialist
Raymond Muwaniri, Executive Officer

<b>Representing the Prospective Applicant</b>
Sarah Moore, Project Manager, Jennings O'Donovan
Kathlyn Feeney, Assistant Project Manager, Jennings O'Donovan
Breena Coyle, Senior Planner, Jennings O'Donovan
Niall Galvin, Carraigin Power Ltd
William O'Connor, Carraigin Power Ltd

### Introduction

The presentation, which is on file, outlines the prospective applicants (Carraigín Power Ltd) is experience in design and operation of wind energy developments across Ireland.

The development proposes the erection of 12 no. wind turbines with an overall ground to blade tip height of 185m, rotor diameter of 163m, hub height of 103.5m, and generating up to 7MW. Associated developments include the construction of an onsite 110kV substation and a 110kV grid connection, site access roads, drainage network, turbine foundations etc.

The presentation outlines the ongoing community liaison and consultation and the scoping undertaken.

Preparation of the EIAR is ongoing with biodiversity surveys to include; habitat, protected species, aquatic, bat activity, ornithology, landscape and visual, archaeology and cultural heritage, noise, hydrology and geology. The site is not located within a Natura 2000 site or a natural heritage area, and the nearest site Cloonshanville Bog SAC is 235m from the closest turbine. The examination of susceptibility to landslides and peat stability is proposed to be assessed in line with the current guidelines with the proposed layout proposing to avoid areas of deep peat and till deposits.

A cumulative assessment of other developments within 3km to assess cumulative effects of noise is proposed. The prospective applicant is hoping to submit for planning permission in the 3<sup>rd</sup> quarter of 2025. The proposed output of the windfarm is estimated at 84MW, exceeding the 50MW threshold set out in 7<sup>th</sup> Schedule, therefore constituting SID.

#### **Discussion:**

- The Board's representatives began the discussion by seeking clarity on the approach to the grid connection, i.e. whether it is proposed to lodge within a single application or two separate applications. The prospective applicant set out their proposed intention to submit one application under Section 37E.

- An outline of the scoping undertaken was provided.
- In relation to biodiversity, the Board's representatives outlined the importance of robust surveys and specialist surveys as required.
- The consideration of Annex IV species and derogation was outlined.
- In relation to ornithology, considerations in relation to collision risk assessment, disturbance, habitat loss, impacts at different population levels and connections to SPAs were outlined.
- The Board's representatives noted that whilst Cloonshanville bog, the closest SPA is approximately 235m to the nearest turbine, the proposed development boundary is closer with ancillary infrastructure (site roads etc) close to bog habitat.
- The prospective applicant outlined that flood risk and determining the appropriate level of Flood Risk Assessment required is ongoing.

**Conclusion:**

The Board's representatives advised that onus is on the prospective applicant to either request a further meeting or formal closure of the instant pre-application consultation process. The Board's representatives advised that the record of the instant meeting will be issued in the meantime and that the prospective applicant can submit any comments it may have in writing or alternatively bring any comments for discussion at the time of any further meeting.

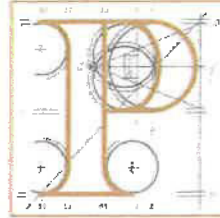
A handwritten signature in blue ink, appearing to read 'Una Crosse', is written over a horizontal line.

**Una Crosse**

**Assistant Director of Planning**

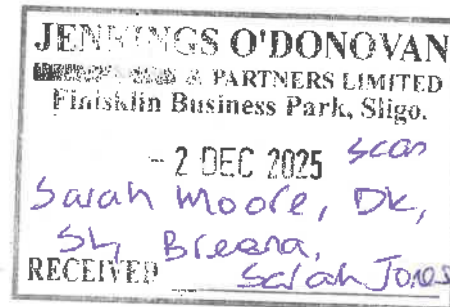
**Our Case Number:** ABP-322258-25

**Your Reference:** Carraigin Power Limited



An  
Coimisiún  
Pleanála

Jennings O'Donovan & Partners Limited  
Finisklin Business Park  
Finisklin  
Sligo  
Co. Sligo  
F91 RHH9



**Date:** 01 December 2025

**Re:** Proposed development of up to 14 no. Wind turbines, 110kV Substation, 110kV Grid Connection & all Associated works

Located in the townlands of Cloonshanville, Leggatinty, Ballynahowna, Ballaghculia, Drummin, Loughbally, Carrigeenynaghtan, Carrigeen, Tonaknick, Carrigeenacreeha, Brackloon, Peak, Cloonkerin, Edenan and Kinclare, Gortnacloy, Tartan, Runnacocka and Scor Beg, Co. Roscommon.

Dear Sir / Madam,

I have been asked by An Coimisiún Pleanála to refer further to the above-mentioned pre-application consultation request.

Please find enclosed a copy of the written record of the meeting of the 14th of October 2025.

If you have any queries in relation to the matter please contact the undersigned officer of the Commission.

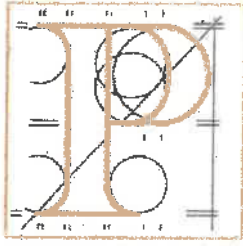
Please quote the above-mentioned An Coimisiún Pleanála reference number in any correspondence or telephone contact with the Commission.

Yours faithfully,

Sinead White  
Executive Officer  
Direct Line: 01-8737202  
PC07

<b>Tel</b>	<b>Tel</b>	(01) 858 8100
<b>Glaó Áitiúil</b>	<b>LoCall</b>	1800 275 175
<b>Facs</b>	<b>Fax</b>	(01) 872 2684
<b>Láithreán Gréasáin</b>	<b>Website</b>	www.pleanala.ie
<b>Ríomhphost</b>	<b>Email</b>	communications@pleanala.ie

64 Sráid Maoilbhríde	64 Marlborough Street
Baile Átha Cliath 1	Dublin 1
D01 V902	D01 V902



An  
Coimisiún  
Pleanála

**Record of 2<sup>nd</sup> Meeting  
ABP-322258-25**

<b>Case Reference / Description</b>	Proposed development of up to 14 no. Wind turbines, 110kV Substation, 110kV Grid Connection & all Associated works located in the townlands of Cloonshanville, Leggatinty, Ballynahowna, Ballaghcullia, Drummin, Loughbally, Carrigeenynaghtan, Carrigeen, Tonaknick, Carrigeenacreeha, Brackloon, Peak, Cloonkerin, Edenan and Kinclare, Gortnacloy, Tartan, Runnacocka and Scor Beg, Co. Roscommon.		
<b>Case Type</b>	Pre-application consultation		
<b>1<sup>st</sup> / 2<sup>nd</sup> / 3<sup>rd</sup> / 4<sup>th</sup> Meeting</b>	2 <sup>nd</sup> Meeting		
<b>Date</b>	14/10/2025	<b>Start Time</b>	2:15pm
<b>Location</b>	Virtually	<b>End Time</b>	4:05pm

**Representing An Bord Pleanála**

Una Crosse, Assistant Director of Planning, Chair

Paul Kelly, Senior Planning Inspector

Fiona Patterson, Senior Ecologist/Environmental Specialist

Sinead White, Executive Officer

**Representing the Prospective Applicant**

Ciara Gilligan (Jennings O'Donovan)

Sarah Moore (Jennings O'Donovan)

William O'Connor (Enerco Energy)
Niall Galvin (Enerco Energy)
Barry O'Kane (Enerco Energy)
Pat Doherty (Doherty Environmental)
Iain Muir (McCloy Consulting)
Faith Bailey (Irish Archaeological Consultancy)

## Introduction

The Commission referred to the letter received from the prospective applicant requesting a second pre-application meeting and referred to the first meeting held on 15<sup>th</sup> May 2025.

The Commission's representatives noted an error on the record of the first meeting whereby the Cloonshanville SPA was referenced when the relevant site is the Cloonshanville SAC.

The Commission's representatives referred to the general procedures for the pre-application meetings which were read into the record at the 1<sup>st</sup> meeting and which remain applicable.

They also noted that since the first meeting was held in May, the REDIII Directive has been transposed by way of SI 274 of 2025 and came into effect on 7<sup>th</sup> August and provides for a number of changes in respect of applications for renewable energy such as the requirement to undertake a completeness check, strict timelines and very limited opportunities for further information and mandatory EIA Scoping from 1 May 2026.

In response to these changes, reference was made to the agenda which was forwarded in advance of the meeting which it was proposed would be followed.

The Commission's representatives also clarified that the consultation process does not constitute any consideration of the merits of the proposal or any assessment of the application documentation.

The Agenda items were as follows:

1. Update on Development Proposal
2. Policy Context
3. Environmental Considerations with particular reference to: Biodiversity
  - Biodiversity
  - Ornithology
  - Hydrology, Hydrogeology & WFD
  - Connectivity to European Sites
  - Peat and Landslide Susceptibility
  - Noise
  - Landscape
  - Other Material Assets
4. Cumulative & In-combination
5. Other Considerations
6. Consultation
7. Consideration of the presentation of documents
8. Other Matters

**Presentation made by the prospective applicant:**

The prospective applicant's presentation, updated from that submitted in advance of the meeting, which was submitted following same and which is attached to the file, addressed the agenda items referenced above as follows:

- Update on development proposal which now provides for 11 WTG, 1 less than originally proposed with 1 turbine type with on-site substation and c.17km UGC.
- Outline of National and local policy context;
- Biodiversity – habitat, protected species and aquatic surveys;
- Ornithology and Bats – surveys undertaken;
- Hydrology, hydrogeology & WFD – features and plans/design approach;

- Connectivity to European Sites – sites outlined, NIS to be prepared and biodiversity enhancement area proposed;
- Peat and Landslide susceptibility – overview of bog habitat and site investigations works ongoing;
- Noise – cumulative noise effects;
- Landscape – 35 viewpoints being considered;
- Other Material Assets – Land Use – Agriculture & forestry; telecommunications, air navigation, electricity networks, utilities (gas, water, waste);
- Cumulative & in-combination windfarms within 20km & other developments within 10km;
- Archaeology – consultation underway with NMS with viewpoints for proposed photomontages.
- Consultation – community and consultee engagement;
- Other matters – Completeness Check

**Discussion:**

- The Commissions representatives began the discussion by informing the prospective applicant that it considered that further consideration in respect of the elements of the proposed development would be required, particularly in relation to the substation and UGC, and that another meeting would be advisable.
- The Commissions representatives noted that access arrangements were not yet detailed or confirmed. The provisions of the Roscommon County Development Plan 2022-2028 (RCDP) were highlighted in relation to the protection of national roads, the requirements for a Traffic and Transport Assessment & Road Safety Audit and the specific (land registry map and legally binding agreement) requirements for sightlines in certain circumstances.

- The Commission's representatives advised the prospective applicant that carbon benefit analysis should be addressed in the context of the suite of policies in the RCDP which seek to support, preserve and restore peatlands as existing carbon stocks and to reignite carbon sequestration.
- The prospective applicant noted that site investigations in relation to peat and landslide susceptibility are proposed to be undertaken. The Commission's representatives advised that data collection should be carried out with significant rigor and that the knowledge base underpinning any risk assessment was a key consideration. In this regard it was observed that hydrogeology and the link between ground water and failure was often inadequately characterised and that this would be an important consideration in respect of this site.
- The Commission's representatives advised the prospective applicant to have regard to climate data available from Met Eireann and hydrological and hydrogeological data available from the EPA hydrotool. In relation to Ground Condition Assessment the applicant was advised to consider use of a Lidar Survey in respect of topography, and that use of coring (as opposed to probing) was preferable in establishing peat thickness.
- The Commission's representatives advised the prospective applicant that the Environmental Impact Assessment Report and Natura Impact Statement should be robust having regard to the limitation in place in respect of seeking further information. It was advised that the methodologies underpinning examinations in the EIAR should be justified, and the likely significant effects on the environment should be clearly identified in the EIAR.
- Following a query from the Commission's representatives in relation to feedback from the public and NPWS in relation to ecology, the prospective applicant stated that they have attempted to liaise with the NPWS and they outlined the

range and timing of surveys being undertaken. Consultation with the NPWS was advised. Rationale for and benefits from any biodiversity enhancement proposed was advised to be clearly outlined.

- The Commission's representatives referenced the proximity of the application boundary to the SAC boundary and consideration of all elements of the proposal on same should be robustly addressed. Other considerations referenced included the incorporation of appropriate study areas for different species rather than use of generic study areas;
- The prospective applicant noted the surface and ground water bodies relative to the site and the flow directions, specifically the hydrological connection between the site and Lough Gara in County Sligo which has a 'moderate' water quality status, is deemed 'at risk' in the 2016-2021 cycle and is a protected area (Drinking Water Lake and SPA). Attention was drawn to the EPA water quality results recently published for the 2019-2024 cycle and the prospective applicant was advised to have regard to the most up to date data in any water or Water Framework Directive related assessments.
- It was advised by the Commission's Representatives that the Water Framework Directive assessment should be a standalone element of the Environmental Impact Assessment Report with water quality necessitating robust consideration in the context of not only the WFD but also the EIAR and NIS.
- It was noted by the prospective applicant that the proposed study area for noise assessment was 2km from residential receptors and that this was a reduction from the 3km proposed at the first pre-app meeting. The rationale for this was queried.

- It was noted that some of the ZTV's in the prospective applicant's presentation showed a radius of 10km from the development site, noting that for turbines with a tip height >100m the ZTV should be 20km as recommended in the WEDG 2006 and dWEDG 2019.
- The Commission's representatives highlighted the potential operational noise arising from the new N5 (under construction) which should be considered in respect of cumulative or in-combination effects. The prospective applicant was also advised to address amplitude modulation and tonal noises arising at operational stage and provide a mitigation protocol for same.
- The prospective applicant was advised to liaise with Air Nav Ireland and any other relevant bodies and airports.
- Following a query from the Commission's representatives in relation to cultural heritage and historical monuments, the location of the Rathcroghan archaeological complex to the south of the site was outlined by the prospective applicant with reference to the prospective applicant's forthcoming arrangement for a site walkover with National Monuments Service.
- It was noted by the prospective applicant that a HIA would be prepared. It was queried by the Commission's representatives whether or not this would include a Historic Landscape Character Assessment (HLCA) in relation to the potential impact of the proposed development on the Rathcroghan complex and it was suggested that this should be specifically raised in any pre-planning engagements with NMS.
- It was highlighted by the Commission's representatives that documentation should be concise and precise and where possible information should be presented in tabulated form avoiding lengthy narrative, where possible.

**Conclusion:**

The meeting was concluded by the Commissions representatives by noting that another meeting would be advisable and an agenda would be issued to the prospective applicant in advance of any such meeting. The Commission's representatives advised that the record of the instant meeting will be issued in the meantime and that the prospective applicant can submit any comments it may have in writing or alternatively bring any comments for discussion at the time of any further meeting.

The Meeting concluded at 4:05pm.

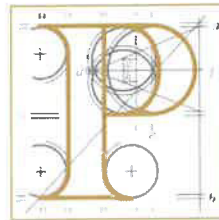
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**Una Crosse**

**Assistant Director of Planning**

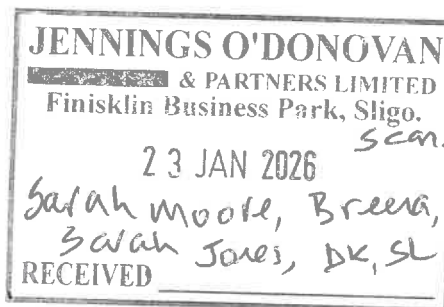
**Our Case Number:** ABP-322258-25

**Your Reference:** Carraigin Power Limited



An  
Coimisiún  
Pleanála

Jennings O'Donovan & Partners Limited  
Finisklin Business Park  
Finisklin  
Sligo  
Co. Sligo  
F91 RHH9



**Date:** 22 January 2026

**Re:** Proposed development of up to 14 no. Wind turbines, 110kV Substation, 110kV Grid Connection & all Associated works  
Located in the townlands of Cloonshanville, Leggatinty, Ballynahowna, Ballaghcullia, Drummin, Loughbally, Carrigeenynaghtan, Carrigeen, Tonaknick, Carrigeenacreeha, Brackloon, Peak, Cloonkerin, Edenan and Kinclare, Gortnacloy, Tartan, Runnacocka and Scor Beg, Co. Roscommon.

Dear Sir / Madam,

Please be advised that following consultations under section 37B of the Planning and Development Act, 2000 as amended, the Commission hereby serves notice under section 37B(4)(a) that it is of the opinion that the proposed development falls within the scope of paragraphs 37A(2)(  ) and (  ) of the Act. Accordingly, the Commission has decided that the proposed development would be strategic infrastructure within the meaning of section 37A of the Planning and Development Act 2000, as amended. Any application for permission for the proposed development must therefore be made directly to An Coimisiún Pleanála under section 37E of the Act.

Please also be informed that the Commission considers that the pre-application consultation process in respect of this proposed development is now closed.

Attached is a list of prescribed bodies to be notified of the application for the proposed development.

Further notifications should also be made where deemed appropriate.

In accordance with section 146(5) of the Planning and Development Act, 2000 as amended, the Commission will make available for inspection and purchase at its offices the documents relating to the decision within 3 working days following its decision. This information is normally made available on the list of decided cases on the website on the Wednesday following the week in which the decision is made.

The following information relates to challenges to the validity of a decision of An Coimisiún Pleanála under the provisions of the Planning and Development Act 2000, as amended.

Tel	Tel	(01) 858 8100
Glaó Áitiúil	LoCall	1800 275 175
Facs	Fax	(01) 872 2684
Láithreán Gréasáin	Website	www.pleanala.ie
Ríomhphost	Email	communications@pleanala.ie

64 Sráid Maoilbhríde	64 Marlborough Street
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## Judicial review of An Coimisiún Pleanála decisions under the provisions of the Planning and Development Acts (as amended).

A person wishing to challenge the validity of a Commission decision may do so by way of judicial review only. Sections 50, 50A and 50B of the Planning and Development Act 2000 (as substituted by section 13 of the Planning and Development (Strategic Infrastructure) Act 2006, as amended/substituted by sections 32 and 33 of the Planning and Development (Amendment) Act 2010 and as amended by sections 20 and 21 of the Environment (Miscellaneous Provisions) Act 2011) contain provisions in relation to challenges to the validity of a decision of the Commission.

The validity of a decision taken by the Commission may only be questioned by making an application for judicial review under Order 84 of The Rules of the Superior Courts (S.I. No. 15 of 1986). Sub-section 50(7) of the Planning and Development Act 2000 requires that subject to any extension to the time period which may be allowed by the High Court in accordance with subsection 50(8), any application for judicial review must be made within 8 weeks of the decision of the Commission. It should be noted that any challenge taken under section 50 may question only the validity of the decision and the Courts do not adjudicate on the merits of the development from the perspectives of the proper planning and sustainable development of the area and/or effects on the environment. Section 50A states that leave for judicial review shall not be granted unless the Court is satisfied that there are substantial grounds for contending that the decision is invalid or ought to be quashed and that the applicant has a sufficient interest in the matter which is the subject of the application or in cases involving environmental impact assessment is a body complying with specified criteria.

Section 50B contains provisions in relation to the cost of judicial review proceedings in the High Court relating to specified types of development (including proceedings relating to decisions or actions pursuant to a law of the state that gives effect to the public participation and access to justice provisions of Council Directive 85/337/EEC i.e. the EIA Directive and to the provisions of Directive 2001/12/EC i.e. Directive on the assessment of the effects on the environment of certain plans and programmes). The general provision contained in section 50B is that in such cases each party shall bear its own costs. The Court however may award costs against any party in specified circumstances. There is also provision for the Court to award the costs of proceedings or a portion of such costs to an applicant against a respondent or notice party where relief is obtained to the extent that the action or omission of the respondent or notice party contributed to the relief being obtained.

General information on judicial review procedures is contained on the following website, [www.citizensinformation.ie](http://www.citizensinformation.ie).

Disclaimer: The above is intended for information purposes. It does not purport to be a legally binding interpretation of the relevant provisions and it would be advisable for persons contemplating legal action to seek legal advice.

If you have any queries in the meantime, please contact the undersigned officer of the Commission or email [sids@pleanala.ie](mailto:sids@pleanala.ie) quoting the above mentioned An Coimisiún Pleanála reference number in any correspondence with the Commission.

Yours faithfully,

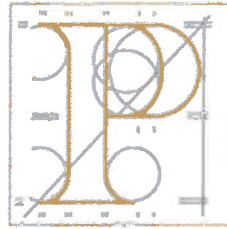


Sinead White  
Executive Officer  
Direct Line: 01-8737202

PC09

Tel	Tel	(01) 858 8100
Glaó Áitiúil	LoCall	1800 275 175
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64 Sráid Maoilbhríde	64 Marlborough Street
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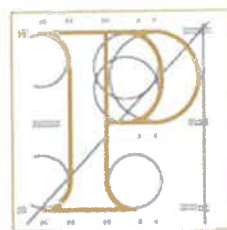


## Appendix 1 – Prescribed bodies

- Department of Housing and Local Government and Heritage
- Department of Climate, Energy and the Environment
- Department of Transport
- Department of Tourism, Culture, Arts, Gaeltacht, Sports and Media
- Department of Agriculture, Food & Marine
- Roscommon County Council
- Sligo County Council
- Northern and Western Regional Assembly
- Transport Infrastructure Ireland
- An Chomhairle Ealaíon (Arts Council)
- The Heritage Council
- Fáilte Ireland
- An Taisce
- Irish Water
- Inland Fisheries
- Irish Aviation Authority
- Air Nav Ireland
- Ireland West Airport (Connaught Airport Development Company (CADCO) Ltd.)
- EPA
- HSE
- Health and Safety Authority
- The Commission for Regulation of Utilities

- ESB
- EirGrid

Further notifications should also be made, where deemed appropriate.



## Appendix 2:

### Schedule of Information to Inform Completeness Check

This Schedule of Information seeks to provide details which will facilitate An Coimisiún Pleanála in undertaking the Completeness Check required by Section 37JA of the Planning and Development Act 2000, as amended in order to process the application. It shall not be construed as comprising an assessment of the application documentation or a consideration of the merits of the proposed development.

#### Details of Proposed Development at Closure

<b>Pre-Application Ref.</b>	ABP-322258-25
<b>Prospective Applicant:</b>	Carraigín Power Limited
<b>Date of Final Meeting:</b>	14 <sup>th</sup> October 2025
<b>Number of Turbines:</b>	11 no.
<b>Design Flexibility opinion:</b>	No.
<b>Is Grid Connection Included:</b>	Yes.
<b>Is a BESS included:</b>	No.
<b>Accommodating works for TDR:</b>	Yes.

#### Information

Plans and Particulars

<b>Public Notice</b>	<ul style="list-style-type: none"> <li>• Time Period for Consultation and Fee for Submissions</li> <li>• Standalone Website Address</li> <li>• EIAR and NIS referenced</li> <li>• Reference to Section 37JA</li> <li>• All townlands within the site boundary to be correctly referenced.</li> </ul>
<b>Prescribed Bodies</b>	<ul style="list-style-type: none"> <li>• Notification of All Prescribed Bodies and a copy of the correspondence sent to same.</li> </ul>
<b>Land Ownership</b>	<ul style="list-style-type: none"> <li>• Interest in land</li> <li>• Written consent of all other landowners (<i>Inc. legally binding agreement &amp; land registry map if required</i>)</li> </ul>
<b>Design Flexibility</b>	Design flexibility not sought.
<b>Fee</b>	
<b>EIA Portal</b>	Letter from Portal
<b>Planning Statement</b>	<ul style="list-style-type: none"> <li>• Renewable Energy Designation Policy Statement</li> <li>• Statement outlining compliance with all relevant policies and objectives in the County Development Plan including a justification for material contravention of same if relevant.</li> <li>• Consultation overview</li> <li>• Community Benefit Fund</li> <li>• Planning history</li> </ul>
<b>Drawings</b>	<ul style="list-style-type: none"> <li>• Drawing Schedule</li> <li>• Site location map</li> <li>• Site layout plan</li> <li>• Plans, elevations, sections and cross-sections</li> <li>• Wayleaves shown</li> <li>• Grid Connection Route</li> <li>• Scales appropriate</li> </ul>
<b>EIAR</b>	
No design Flex	One turbine type ( <i>Nordex N163 5.X with a tip height of 185m, a rotor diameter of 163m, and a hub height of 103.5m with an individual turbine output of 5.7MW</i> ) and grid connection to be assessed.
<b>Non-Technical Summary</b>	Provided as a standalone section.
<b>Introduction</b>	<ul style="list-style-type: none"> <li>• Legislative context</li> <li>• Scoping Consultation</li> <li>• Community Engagement Report</li> </ul>

	<ul style="list-style-type: none"> <li>• Methodology/methodologies for the assessment of the environmental factors and for the description and consideration of the significance of effects</li> <li>• Study Area(s) and justification for same.</li> <li>• Project Team (Author qualifications, experience and expertise)</li> <li>• Technical Difficulties/Limitations</li> </ul>
Description of the Proposed Development	<ul style="list-style-type: none"> <li>• Detailed description (all stages) of the characteristics of the proposed development including use of natural resources, production of waste, emissions &amp; disturbances</li> <li>• Construction Environmental Management Plan</li> <li>• Decommissioning Plan</li> <li>• Waste &amp; Resource Management Plan</li> </ul>
Consideration of Alternatives	<ul style="list-style-type: none"> <li>• Site selection &amp; design process</li> <li>• Reasonable alternatives considered (Layout, scale, technologies, grid connection, turbine delivery, substation infrastructure, construction methodology etc)</li> </ul>
Population and Human Health	<ul style="list-style-type: none"> <li>• Population &amp; Settlement Patterns</li> <li>• Economic Activity &amp; Employment</li> <li>• Tourism &amp; Amenities (Inc. recreational trails/waterways)</li> <li>• Human Health &amp; Wellbeing (Reference Studies)</li> <li>• Property Devaluation/House Prices</li> </ul>
Biodiversity	<ul style="list-style-type: none"> <li>• Derogations (Required/Obtained)</li> <li>• Ecological Impact Assessment</li> <li>• Biodiversity Enhancement Areas/Management Plan (<i>Proposed Peat Restoration</i>)</li> <li>• Bat Surveys (to include): <ul style="list-style-type: none"> <li>○ Preliminary Roost Assessment Surveys,</li> <li>○ Bat activity transect surveys,</li> <li>○ Static bat detector deployments,</li> <li>○ Emergence/re-entry bat roost,</li> <li>○ Hibernation</li> <li>○ Survey data to include a min. of 30 days in each season, in a variety of weather conditions with detectors at different height levels.</li> </ul> </li> <li>• Invasive Species Management Plan</li> </ul>

	<ul style="list-style-type: none"> <li>• Terrestrial Surveys (<i>Habitat &amp; ecology (inc protected flora, invasive plant species, mammals, amphibians and reptiles)</i>)</li> <li>• Aquatic Surveys (<i>Habitat &amp; ecology (inc river habitat, macroinvertebrate, electro-fishing, fisheries)</i>)</li> </ul>
Ornithology	<ul style="list-style-type: none"> <li>• Surveys (<i>Vantage Point, Breeding &amp; non-breeding, hinterland, Dusk, Walkover, Roost &amp; Winter surveys</i>)</li> <li>• Connectivity with European Sites</li> <li>• Collision Risk Model (CRM) Assessment</li> <li>• Monitoring Programme</li> <li>• Cumulative Assessment</li> </ul>
Noise and Vibration	<ul style="list-style-type: none"> <li>• Baseline Noise Levels</li> <li>• Map of all receptors within 4 x Tip of Turbines</li> <li>• Predicted Noise Levels</li> <li>• Proposed Noise Limits (cumulative)</li> <li>• Operational Noise Monitoring Proposal</li> <li>• Mitigation Strategy for Operational Amplitude Modulation and Tonal Noises</li> <li>• Cumulative Noise Assessment (<i>to include N5</i>)</li> </ul>
Shadow Flicker	<ul style="list-style-type: none"> <li>• Shadow Flicker Analysis</li> <li>• Wind Turbine Control Measures</li> </ul>
Air and Climate	<ul style="list-style-type: none"> <li>• Carbon Impact Assessment including Embodied Energy Assessment and Climate Change Vulnerability Assessment</li> <li>• Dust Generation/Emissions and Management</li> <li>• Vehicle Emissions and Management</li> </ul>
Land, Soils & Geology	<ul style="list-style-type: none"> <li>• Ground Condition Assessment (inc): <ul style="list-style-type: none"> <li>○ Ground Investigations Report</li> <li>○ Site Investigations Report</li> <li>○ LIDAR Survey</li> <li>○ On site precipitation monitoring and use of climate data</li> <li>○ Ground and surface water monitoring (<i>using piezometres</i>) and in-situ hydraulic conductivity testing.</li> <li>○ Slope Stability Analysis (<i>Justification of model employed. Deterministic model recommended</i>).</li> </ul> </li> <li>• Peat and Spoil Management Plan</li> </ul>

Hydrology, Hydrogeology & Water Quality	<ul style="list-style-type: none"> <li>• Hydrological Assessment</li> <li>• Hydrogeological Assessment</li> <li>• Flood Risk Assessment</li> <li>• Surface water/Drainage Management Plan</li> <li>• Standalone Water Framework Directive Compliance Report</li> <li>• Emergency Response Plan</li> <li>• Water Quality Management Plan</li> <li>• Drinking Water Source (UE and GWSS) Assessment</li> </ul>
Landscape & Visual	<ul style="list-style-type: none"> <li>• Photomontages</li> <li>• ZTV Analysis (20km radius from development site)</li> <li>• Landscape Character Assessment</li> <li>• Viewpoint Assessment</li> </ul>
Traffic & Transportation	<ul style="list-style-type: none"> <li>• Turbine Delivery Route &amp; Swept Path Analysis</li> <li>• Haul Route &amp; Swept Path Analysis</li> <li>• Traffic and Transport Assessment</li> <li>• Traffic Management Plan (including Construction traffic)</li> <li>• Stage 1 Road Safety Audit</li> <li>• Design Report (TII requirements)</li> </ul>
Material Assets	<ul style="list-style-type: none"> <li>• Gas/ESB networks</li> <li>• Telecommunications Impact Study</li> <li>• Aviation Review Statement</li> <li>• Any other relevant material assets identified in consultation process</li> </ul>
Cultural Heritage	<ul style="list-style-type: none"> <li>• Heritage Impact Assessment &amp; a Historic Landscape Character Assessment</li> <li>• Archaeological Impact Assessment</li> </ul>
Major Accidents and Disasters	<ul style="list-style-type: none"> <li>• Construction Stage</li> <li>• Operational Stage</li> <li>• Impact of Climate Change</li> </ul>
Cumulative Assessment	Projects considered should be clearly identified and the location of the cumulative assessment clearly labelled within each Chapter as relevant.
Interactions of the Foregoing	Description of interactions between factors.

<p>Compendium of Mitigation Measures</p>	<p>Intent expressed for the implementation of mitigation measures to be clearly set out as – ‘shall’.</p> <p>Commitments need to be expressed clearly and be specific.</p>
<p>Appendices</p>	<p>All appendices and sub appendices to be submitted in hard and soft copy. To include:</p> <ul style="list-style-type: none"> <li>• Glossary of Terms</li> <li>• Noise Survey Results &amp; Calibration Certificates</li> <li>• Material Volume Calculations</li> <li>• Statement of Competency</li> <li>• Other relevant documents</li> </ul>
<p><b>AA Screening report</b></p>	<ul style="list-style-type: none"> <li>• Author qualifications, experience and expertise</li> <li>• Methodology</li> <li>• Zone of Influence (ZOI) and identification of relevant European Sites to be based on a Source-Pathway-Receptor Model using the precautionary principle</li> <li>• Must include consideration of: Cloonshanville Bog Special Area of Conservation (SAC) (Site Code: 000614), Bellanagare Bog Special Protection Area (SPA) (site Code: 004105), Bellanagare Bog Special Area of Conservation (SAC) (Site Code: 000592), Callow Bog Special Area of Conservation (SAC) (Site Code: 000595), and Lough Gara Special Protection Area (SPA) (Site Code: 004048).</li> </ul>
<p><b>NIS</b></p>	<ul style="list-style-type: none"> <li>• Author qualifications, experience and expertise</li> <li>• Methodology</li> <li>• Collision Risk Modelling (CRM)</li> <li>• Biodiversity &amp; Ornithology Surveys for QI &amp; SCI species and habitats in accordance with Best Practice</li> <li>• Consideration of relevant Land, soils &amp; geology reports/assessments*</li> <li>• Consideration of relevant Hydrological, hydrogeological &amp; water reports/assessments*</li> <li>• Compendium of Mitigation Measures (<i>Intent expressed for implementation of mitigation measures – ‘shall’</i>)</li> </ul>

	* <i>As stipulated above for EIAR.</i>
<b>Appendices</b>	All appendices and sub appendices to be submitted in hard and soft copy.
<b>Other Documents (To include):</b>	
Civil Engineering Report	<ul style="list-style-type: none"> <li>• Site Entrances</li> <li>• Access Tracks</li> <li>• Wind turbines</li> <li>• Cable routes &amp; connections</li> <li>• Substation (Compound &amp; Buildings)</li> <li>• Meteorological Mast</li> <li>• Temporary construction compounds</li> <li>• Borrow Pits &amp; Deposition Areas</li> <li>• Haul Route</li> <li>• Turbine Delivery Route</li> <li>• Surface Water Design</li> <li>• Wastewater</li> <li>• Potable Water</li> <li>• Decommissioning &amp; Restoration</li> </ul>