An Bord Pleanála

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

1.

Please specify the statutory provision under which your application is being made:	Section 37E of the Planning and Development Act 2000 (as amended)

2. Applicant:

Name of Applicant:	RWE Renewables Ireland Ltd.
Address:	Unit 5 Desart House, Lower New Street, Kilkenny City, R95 H488, Ireland.
Telephone No:	056 7715782
Email Address (if any):	ballincor@rwe.com

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

Name(s) of company director(s):	Cliona O'Sullivan Peter Lefroy George Tottenham Alex Murkin
Registered Address (of company)	Unit 5 Desart House, Lower New Street, Kilkenny City, R95 H488, Ireland.
Company Registration No.	589120
Telephone No.	056 7715782
Email Address (if any)	ballincor@rwe.com

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

Name:	John Dillon
Address:	Block 10-4 Blanchardstown Corporate Park Blanchardstown Dublin 15 D15 X98N
Telephone No.	018030401
Mobile No. (if any)	0868661739
Email address (if any)	John.dillon@tobin.ie

Should all correspondence be sent to the above address? (Please tick appropriate box) (Please note that if the answer is "No", all correspondence will be sent to the Applicant's address)
Yes: [x] No:[ ]

Contact Name and Contact Details (Phone number) for arranging entry on site if required / appropriate: Sean Galvin - 056 7715782 ballincor@rwe.com

5. Person responsible for preparation of Drawings and Plans:

Name:	Michael Nolan
Firm / Company:	TOBIN
Address:	Block 10-4 Blanchardstown Corporate Park Blanchardstown Dublin 15 D15 X98N TLI Beenreigh Abbeydorney Tralee Co. Kerry V92 YE97
Telephone No:	018030401 (Tobin) 0667135710 (TLI)
Mobile No:	N/a
Email Address (if any):	Michael.nolan@tobin.ie noel.oconnor@TLI.ie
Details all plans / drawings submitted – title of drawings / plans, scale and no. of copies submitted. This can be submitted as a separate schedule with the application form.	

All drawings are prepared to the scales indicated on the individual drawings, which have been agreed with An Coimisiún Pleanála under ABP-318666-23.

A schedule of drawings and confirmation of drawing scales from ACP is included in **Addendum 1** of this application form.

2 no. hard copies and 8 no. electronic copies have been submitted as per the requirements of An Coimisiún Pleanála.

6. Site:

Site Address / Location of the Proposed Development (as may best identify the land or structure in question)	The proposed wind farm and related works are located within the townlands of Cloonaheen, Ballincor Demesne, and Curralanty, Co. Offaly, and Clonfree, Castletown and Cronehill, Co. Tipperary. Works along the public road and private land for a 12.23 km grid connection to the existing Dallow 110 kV substation including installation of 17 joint bays along the grid connection route ("GCR") which runs across the townlands of Cronekill, Castletown, Clondallow, Birr, Kylenamuck, Tinnakilly, Ballyloughnane, Killeen, Croghan, in Co. Offaly and Townparks, Dovegrove, Woodfield or Tullynisk, and Ross in Co. Tipperary; Turbine Delivery Accommodation works, road surfacing works, temporary wall/vegetation removal, load bearing surface will be laid to provide a minimum 4.5 m running width and a 5.5 m clearance width for turbine delivery at Sharavogue crossroads, Sharavogue, Co. Offaly;
Ordnance Survey Map Ref No. (and the Grid Reference where available)	**Tailte Éireann** TÉ 1:5,000 sheet no's: 3874, 3875, 3931 & 3932. Co-ordinates = 604000, 698000 (ITM coordinates, approximate centre of site).

Where available, please provide the application site boundary, as shown in the submitted plans / drawings, as an ESRI shapefile in the Irish Transverse Mercator (ITM IRENET95) co-ordinate reference system. Alternatively, a CAD file in .dwg format, with all geometry referenced to ITM, may be provided. ITM shapefile of the application site boundary is included in the planning application USB.	
Area of site to which the application relates in hectares	367 ha
Site zoning in current Development Plan for the area:	Wind farm site is located in an area designated as 'Areas Not Deemed Suitable for Wind Energy Development' in Map No. 10 (Wind Energy Strategy Designations) of the Offaly County Development Plan 2021 – 2027. In addition, the wind farm site is also located in an area designated as 'Areas Unsuitable for New Development' in Appendix 1 (Tipperary Renewable Energy Strategy) of the Tipperary County Development Plan 2022 – 2028. Cable route is located on lands that are not zoned for development (forestry, rural areas, roads, etc.)
Existing use of the site & proposed use of the site:	**Existing Use:** Majority within agricultural lands, cutover peatland, forestry and. public road, **Proposed Use:** Renewable energy development comprising a 11-turbine wind farm, 110kV substation, BESS, Electricity Development and associated works.
Name of the Planning Authority(s) in whose functional area the site is situated:	Tipperary County Council Offaly County Council

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

Please tick appropriate box to show applicant's legal interest in the land or structure:	Owner	Occupier
	Other	x
Where legal interest is "Other", please expand further on your interest in the land or structure.		
The Applicant has obtained consent from the relevant landowners. A signed letter of consent on behalf of the landowners is enclosed at **Addendum 2** of this application form.		
If you are not the legal owner, please state the name and address of the owner and supply a letter from the owner of consent to make the application as listed in the accompanying documentation.		
The Applicant has obtained consent from the relevant landowners. A signed letter of consent on behalf of the landowners is enclosed at **Addendum 2** of this application form. The cable routes will be constructed primarily within public roads within the jurisdiction of Offaly and Tipperary County Council. A letter of confirmation that part of the proposed development that is the subject of this application, the 110kV underground cable connection that is in, on, over or under a public road, will be undertaken by a statutory undertaker having a right or interest to provide services in connection with the proposed development, is included in **Addendum 4.**		
Does the applicant own or have a beneficial interest in adjoining, abutting or adjacent lands? If so, identify the lands and state the interest.		
Yes. Please refer to Drawing No. 11333-2000 prepared by TOBIN which indicates lands under control of applicant.		

8. Site History:

Details regarding site history (if known):

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

Yes: [ ] No: [x]

If yes, please give details e.g. year, extent:
There are no historical flood events recorded within the vicinity of the subject site.

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

Yes: [ ] No:[x]

If yes, please give details:

Are you aware of any valid planning applications previously made in respect of this land / structure?

Yes: [ ] No: [x]

If yes, please state planning register reference number(s) of same if known and details of applications

Reg. Ref. No:	**Nature of Proposed Development**	**Nature of Final Decision of Application Grant of Refusal by Planning Authority / An Bord Pleanála**

If a valid planning application has been made in respect of this land or structure in the 6 months prior to the submission of this application, then any required site notice must be on a yellow background in accordance with Article 19(4) of the Planning and Development regulations 2001 as amended.

Is the site of the proposal subject to a current appeal to An Bord Pleanála in respect of a similar development?

Yes: [ ] No:[x]

If yes please specify

An Bord Pleanála Reference No.: _____

9. Description of the Proposed Development:

Brief description of nature and extent of development	The proposed project is a renewable energy development and will constitute the provision of: • Works along the public road and private land for a 12.23 km grid connection to the existing Dallow 110 kV substation including installation of 17 joint bays along the grid connection route ("GCR") which runs across the townlands of Cronekill, Castletown, Clondallow, Birr, Kylenamuck, Tinnakilly, Ballyloughnane, Killeen, Croghan, in Co. Offaly and Townparks, Dovegrove, Woodfield or Tullynisk, and Ross in Co. Tipperary; • Turbine Delivery Accommodation works, road surfacing works, temporary wall/vegetation removal, load bearing surface will be laid to provide a minimum 4.5 m running width and a 5.5 m clearance width for turbine delivery at Sharavogue crossroads, Sharavogue, Co. Offaly; • Assembly of 11 Wind Turbine Generators (including tower sections, nacelle, hub, rotor blades) with an estimated capacity of 61.6 to 77 MW and a blade tip height between 179.5 and 180m, rotor diameter between 149 to 163m, hub height of between 98.5 and 105m metres; • Associated hardstanding and turbine foundations at each turbine location; • Upgrading of existing access tracks, construction of new founded access roads and floating roads within the proposed wind farm. Total length of internal access roads is 9.7 km, and upgrades of two site entrances on R492 and L1071; • Erection of 104 m permanent meteorological mast and including lightening pole; • All associated excavation, earthworks and spoil management, Surface water drainage system and sediment control; Installation of new clear span watercourse or drain crossings on proposed wind farm site; Excavation and restoration of three borrow pits (borrow pit 1 to borrow pit 3) and one peat deposition area; • Wheel wash, security fencing & hut;

	• Four Temporary construction compounds including site office and staff facilities; • Installation of 33 kV medium voltage electrical and communication cabling underground between the proposed turbines and the proposed on-site substation and associated ancillary works; All electrical plant and infrastructure and grid ancillary services equipment; • 110kV electricity on-site substation and switch rooms; including one EirGrid control building containing welfare facilities and storeroom, wastewater and rainwater holding tank; • One Independent Power Producer (IPP) control building containing HV switch room, site offices, welfare facilities, wastewater holding tank; • One Battery energy storage system (BESS) control building containing worker welfare facilities and equipment store, wastewater holding tank; 90 BESS container units, inverters, underground water storage tank and associated works; • Upgrading of existing access tracks, construction of new founded access roads and floating roads within the proposed wind farm and a founded road for the GCR at Clondallow, Birr, Co. Offaly; • All associated infrastructure and services including site works and temporary construction signage, • Operational stage site signage; • All related site works and ancillary development including berms, landscaping, and soil excavation; • Tree felling (7.2 ha) and hedgerow removal (1.1 km) to facilitate construction and operation of the proposed project, • Biodiversity enhancement including hedgerow replanting (1.3 km), peatland enhancement, tree planting. A 35-year operational life from the date of full commissioning of the wind farm is being sought for all associated works, together with the subsequent decommissioning of those works at the end of that operational period. The proposed onsite substation and grid connection will remain as permanent infrastructure

	forming part of the Irish national grid network and are not subject to the decommissioning requirement. This application is accompanied by an Environmental Impact Assessment Report (EIAR) and a Natura Impact Statement (NIS) which pertain to the overall project as outlined above.

10. In the case of mixed development (e.g. residential, commercial, industrial, etc), please provide breakdown of the different classes of development and a breakdown of the gross floor area of each class of development:

Class of Development:	**Gross Floor Area in m²**
n/a	**n/a**

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

Gross floor space of any existing buildings(s) in m^2	**0m2**
Gross floor space of proposed works in m^2	Eirgrid Control Building: 450m2 Customer Switchgear Building: 215.07 BESS Building: 215.07m2 Total floor space of the three buildings within the substation compound: 880.14m2
Gross floor space of work to be retained in m^2 (if appropriate)	**0m2**
Gross floor space of any demolition in m^2 (if appropriate)	**0m2**

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

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

13. Social Housing:

Please tick appropriate box:	Yes	No
Is the application an application for permission for development to which Part V of the Planning and Development Act 2000 applies?		x

If the answer to the above question is "yes" and the development is not exempt (see below), you must provide, as part of your application, details as to how you propose to comply with section 96 of Part V of the Act.

If the answer to the above question is "yes" but you consider the development to be exempt by virtue of section 97 of the Planning and Development Act 2000, a copy of the Certificate of Exemption under section 97 must be submitted (or, where an application for a certificate of exemption has been made but has not yet been decided, a copy of the application should be submitted).

If the answer to the above question is "no" by virtue of section 96 (13) of the Planning and Development Act 2000, details indicating the basis on which section 96 (13) is considered to apply to the development should be submitted.

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

Existing use (or previous use where retention permission is sought)
Forestry and agriculture. For TDR and GCR works area, the existing use is predominantly public roads, third party lands, agricultural land and forestry.
Proposed use (or use it is proposed to retain)

Renewable Energy Development – Wind Farm Development for the production of electricity and temporary accommodation works to allow for the delivery of turbine components.
Nature and extent of any such proposed use (or use it is proposed to retain).
Wind farm development including 11 no. wind turbines, a 110kV substation and associated works as described in Section 9 of this form.

15. Development Details:

Please tick appropriate box:	If answer is yes please give details	YES	NO
Does the proposed development involve the demolition of a Protected Structure(s), in whole or in part?			x
Does the proposed development consist of work to a protected structure and / or its curtilage or proposed protected structure and / or its curtilage?			x
Does the proposed development consist of work to the exterior of a structure which is located within an architectural conservation area (ACA)?			x
Does the application relate to development which affects or is close to a monument or place recorded under section 12 of the National Monuments (Amendment) Act, 1994.			x
Does the application relate to work within or close to a European Site or a Natural Heritage Area?		No works are proposed within a European Site or Natural Heritage area. However, there are hydrological link to European sites as detailed in the Stage 1 Screening for Appropriate Assessment and NIS	x

	which accompany this application.	
Does the development require the preparation of a Natura Impact Statement?	The proposed project was subject to a Stage 1 Screening for Appropriate Assessment which concluded that likely significant effects could not be ruled out. Therefore, a Stage 2 Appropriate Assessment (Natura Impact Statement) was prepared.	
Does the proposed development require the preparation of an Environmental Impact Assessment Report?	The proposed development is subject to the Environmental Impact Assessment process as it falls within the classes of development specified in Schedule 5 of the Planning and Development Regulations 2001, as amended. The proposed development includes a wind energy development and associated infrastructure and ancillary works which fall within Schedule 5, Part 2 of the Regulations, including Category 3(i). Accordingly, an Environmental Impact Assessment Report (EIAR) has been prepared and	x

	accompanies this application.	
Do you consider that the proposed development is likely to have significant effects on the environment in a transboundary state?		x
Does the application relate to a development which comprises or is for the purpose of an activity requiring an integrated pollution prevention and control license		x
Does the application relate to a development which comprises or is for the purpose of an activity requiring a waste license?		x
Do the Major Accident Regulations apply to the proposed development?		x
Does the application relate to a development in a Strategic Development Zone?		x
Does the proposed development involve the demolition of any habitable house?		x

16. Services:

Proposed Source of Water Supply:
Existing connection: [ ] New Connection: [ ] Public Mains: [ ] Group Water Scheme: [ ] Private Well:[ ] Other (please specify): x Drinking water for staff will be bottled water brought to the site. Non-potable water at the substation building (toilets, etc.) will be from rainwater harvesting for the operational phase or tankered to site in the construction phase _____ Name of Group Water Scheme (where applicable): _____

Proposed Wastewater Management / Treatment:
Existing: [ ] New:[ ] Public Sewer: [ ] Conventional septic tank system: [ ] Other on site treatment system: [x] Please Specify: Portaloos will be used during construction and will be located in the construction compounds. Wastewater will be transported off site by a permitted waste collector to a wastewater treatment plant. Wastewater from the staff welfare facilities at the proposed buildings will be stored in a sealed storage tank and removed from the site by a licensed waste collector to a wastewater treatment plant. _____
Proposed Surface Water Disposal:
Public Sewer / Drain:[ ] Soakpit:[ ] Watercourse: [ ] Other: [x] Please specify: Controlled diffuse drainage system proposed. Comprehensive site-specific drainage details are set out in accompanying drawings with this application.

17. Notices:

Details of public newspaper notice – paper(s) and date of publication
Copy of page(s) of relevant newspaper enclosed Yes: [x] No:[ ] Irish Independent – 16th April 2026 Midland Tribune – 16th April 2026
Details of site notice, if any, - location and date of erection
Copy of site notice enclosed Yes: [x] No:[ ] There are a total of 16 no. site notices at the proposed wind farm site, grid connection route and along the proposed turbine delivery route where temporary accommodation works are required.

Site notice locations are in Drawing No. 11333-2000 Date of site notice erection: 16th April 2026
Details of other forms of public notification, if appropriate e.g. website
Website including all planning documents, drawings and environmental reports: www.BallincorWindFarmSID.ie

18. Pre-application Consultation:

Date(s) of statutory pre-application consultations with An Bord Pleanála
Schedule of any other pre application consultations –name of person / body and date of consultation to be provided as appropriate and also details of any general public consultations i.e. methods, dates, venues etc. This can be submitted as a separate schedule with the application form. Enclosed: SID Pre-application consultation was held between the applicant and An Coimisiún Pleanála under ref. ABP-318666-23. This consultation was determined by An Coimisiún Pleanála on 16 October 2025. Please refer to **Addendum 3** of this application form. A design flexibility meeting was held under ref. 322126-25 and a Design Flexibility Opinion was issued on 16th October 2025. Form no. 22 of Schedule 3 of the Planning and Development Regulations 2001, as amended, is included in **Addendum 5** of this application form. Yes: [x] No:[ ] Schedule of prescribed bodies to whom notification of the making of the application has been sent and a sample copy of such notification. Enclosed: Yes: [x] No:[ ] Please refer to **Addendum 6** of this application form which includes a full list of prescribed bodies notified and copies of notification.

19. Confirmation Notice:

Copy of Confirmation Notice
Please refer to **Addendum 7** of this application form which includes an EIA Portal Confirmation

20. Application Fee:

Fee Payable	€100,000 Please refer to **Addendum 8** of this application form which includes confirmation of payment

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

Signed: (Applicant or Agent as appropriate)	John Dillon
Date:	17th April 2026

General Guidance Note:

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

September 2018

LIST OF ADDENDUMS

Addendum 1: Drawing Schedule & Confirmation of drawing scales

Addendum 2: Letters of Consent

Addendum 3: SID Determination letter

Addendum 4: Statutory Undertaker letter

Addendum 5: Design Flexibility form & Design Flexibility Opinion

Addendum 6: Letters to Prescribed Bodies

Addendum 7: EIA Portal Confirmation

Addendum 8: Confirmation of Payment

Addendum 1: Drawing schedule & Confirmation of drawing scales

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Email: info@tobin.ie

Our Ref: 11333

Your Ref: 318666

2nd September 2024

An Bord Pleanála
64 Marlborough Street,
Dublin 1,
D01 V902

RE: – Ballincor Wind Farm, Co. Offaly and Co. Tipperary.

Dear Sir/Madam,

In relation to the above proposed development, we wish to seek your feedback/approval for suggested drawing scales, which we propose for use in the Planning Drawings which will accompany the application (submission not yet made).

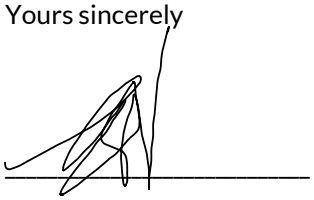
We wish to agree the below suggested scales for this application as we believe that this approach will show the proposed development in an appropriate planning context and will reduce the need for excessive drawings (which would otherwise be required based on the current guidelines for planning drawings).

As per best practice and guidance in relation to consultation with local authorities in advance of submission of a planning application, we wish to agree the following drawings scales with you:

- 12 No. Site Layout Drawings to be produced at a scale of 1:2,500 (as in excess of 85 No. drawings would be required if the site layout plans were prepared at a scale of 1:500).
- 3 No. Site Location Drawings to be produced at a scale of 1:5,000 (as in excess of 12 No. drawings would be required if the site layout plans were prepared at a scale of 1:2500).

Can you please confirm if this is agreeable? If you have any comments or suggestions on this matter, please don't hesitate to contact me.

Yours sincerely



Eirene Varghese

Planner, Environment and Planning

For and on behalf of TOBIN

eirene.varghese@tobin.ie

Directors: **M. Shelly** (Chairman) **C. McGovern** (Managing Director) **E. Connaughton** (Company Secretary) **B. Downes** **D. Grehan** **M. McDonnell** **J. McGrath** **B. Carroll** **S. Tinnelly** **J. O'Flaherty**

Technical Directors: **B. Gallagher** **B. Heaney** **C. Kelly** **T. Mackey** **D. Meade** **O. Fitzpatrick** **P. Cloonan** **P. Cunningham**

Associate Directors: **M. Casey** **E. Fenton** **L. Kennedy** **P. O'Connor** **B. Rudden** **M. Geraghty** **S. Ryan** **R. Murtagh** **K. Gallagher**

Co. Reg. No. 42654 – Registered Office: Fairgreen House, Fairgreen Road, Galway H91 AXK8. Ireland.

Outlook

[Draft] Fw: ABP - 318666 - 23 - Requesting confirmation of drawing scales

From

From: SIDS <sids@pleanala.ie>
Sent: Friday, September 6, 2024 9:16 AM
To: Eirene Varghese <Eirene.Varghese@tobin.ie>
Cc: John Dillon <John.Dillon@tobin.ie>
Subject: RE: ABP - 318666 - 23 - Requesting confirmation of drawing scales

Hi Eirene,

Thank you for your email.

I have been in contact with a planning inspector regarding your query please see their response below:

'In reference to the Planning and Development Regulations, the following should be considered:

- **Article 22** of the Regulations stipulates that location maps of sufficient size and containing details of features in the vicinity such as to permit the identification of the site to which the application relates, to a scale not be less than 1:2500, unless agreed otherwise and that the site or layout plans shall be drawn to a scale of not less than 1:500 or such other scale as may be agreed with the planning authority prior to the submission of the application.

Given that the proposed scales deviate from the standard requirements but would reduce the need for excessive drawings while still providing sufficient detail, I am of the view that they may be acceptable, provided there are no other concerns.

I recommend, therefore, that the proposed scales are acceptable, provided the drawings clearly show features on, adjoining or in the vicinity of the land or structure to which the application relates, as required by the Regulations.'

I hope this is helpful.

Kindest Regards,

Lauren

From: Eirene Varghese <Eirene.Varghese@tobin.ie>
Sent: Monday, September 2, 2024 12:47 PM
To: SIDS <sids@pleanala.ie>
Cc: John Dillon <John.Dillon@tobin.ie>
Subject: ABP - 318666 - 23 - Requesting confirmation of drawing scales

Caution: This is an **External Email** and may have malicious content. Please take care when clicking links or opening attachments. When in doubt, contact the ICT Helpdesk.

To whom it may concern,

This email is issued to you on behalf of our client RWE (prospective Applicant) to confirm the drawing scales proposed for the Ballincor Wind farm application that is yet to be submitted to ABP.
Please find attached letter for your consideration.

We hope to agree the suggested scales within this letter for this application as we believe that this approach will show the proposed development in an appropriate planning context and will reduce the need for excessive drawings.

We look forward to hearing from you at your earliest convenience.
Thanks in advance for your time and consideration.

Kind regards,

Eirene Varghese
Planner

TOBIN
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TOBIN

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2020 *Association of Consulting Engineers of Ireland Awards Winner: Project Management*
2019 *Association of Consulting Engineers of Ireland Awards Winner: Design Excellence (Structures)*
2018 *Engineers Ireland Excellence Awards Winner: Engineering Project of the Year*

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Patrick J TOBIN & Co. Ltd is a company with limited liability, registered in Galway, Ireland. Registered Number 042654. Registered Office is Fairgreen House, Fairgreen Road, Galway.

BALLINCOR WIND FARM - PLANNING DRAWINGS

SITE LOCATION DRAWINGS	
11333-2000	Regional Site Location Map
11333-2001	Site Location Map - Sheet 1 of 2
11333-2002	Site Location Map - Sheet 2 of 2
SITE LAYOUT DRAWINGS	
11333-2005	Site Master Plan
11333-2006	Site Layout Plan - Sheet 1 of 5
11333-2007	Site Layout Plan - Sheet 2 of 5
11333-2008	Site Layout Plan - Sheet 3 of 5
11333-2009	Site Layout Plan - Sheet 4 of 5
11333-2010	Site Layout Plan - Sheet 5 of 5
PROJECT DETAIL DRAWINGS	
11333-2028	Proposed Temporary Site Compound 1 Plan & Elevations
11333-2029	Proposed Temporary Site Compound 2 & 3 Plan & Elevations
11333-2030	Proposed Temporary Site Compound 4 Plan & Elevations
11333-2031	Turbine Hardstand Layout
11333-2032	Turbine Details
11333-2033	Access Track Construction Details
11333-2034	Access Track Swales, Drains & Settlement Pond Details
11333-2035	Proposed Clear Span Bridge & Culvert Details
11333-2036	Underground Pre Cast Concrete Attenuation Tank Details
11333-2038	Met Mast Details
11333-2039	Silt Fence Details
11333-2040	Proposed Self Contained Temporary Wheelwash System Details
11333-2041	Turbine Foundation Details - Gravity
11333-2042	Turbine Foundation Details - Bored
11333-2043	Turbine Foundation Details - Piled
TRAFFIC DRAWINGS	
11333-2050	Site Access A - R492 - Autotrack Assessment, Site Entrance Details & Visibility Sightlines - Construction Phase
11333-2051	Site Access B - L1071 - Site Entrance Details & Visibility Sightlines - Construction & Operational Phase
11333-2052	Proposed Security Hut - Plan & Elevations
11333-2055	TDR Works on R492 - Location Map & Layout Plan
DRAINAGE DRAWINGS	
11333-2061	Drainage Layout Plan - Sheet 1 of 5
11333-2062	Drainage Layout Plan - Sheet 2 of 5
11333-2063	Drainage Layout Plan - Sheet 3 of 5
11333-2064	Drainage Layout Plan - Sheet 4 of 5
11333-2065	Drainage Layout Plan - Sheet 5 of 5
BORROW PIT DRAWINGS	
11333-2070	Peat Deposition Area - Plan & Sections
11333-2071	Borrow Pit 1 - Plan & Sections
11333-2072	Borrow Pit 2 - Plan & Sections
11333-2073	Borrow Pit 3 - Plan & Sections
SUBSTATION DRAWINGS	
05867-DR-500	Substation Site Layout Plan
05867-DR-501	Substation Compound Layout Plan
05867-DR-502	BESS Site Layout Plan
05867-DR-510	Substation Compound Elevations_Sheet 1/2
05867-DR-511	Substation Compound Elevations_Sheet 2/2

ELECTRICAL DRAWINGS	
05867-DR-001	Overall Site Layout Plan
05867-DR-002	Site Layout Plan (Sheet 1 of 18)
05867-DR-003	Site Layout Plan (Sheet 2 of 18)
05867-DR-004	Site Layout Plan (Sheet 3 of 18)
05867-DR-005	Site Layout Plan (Sheet 4 of 18)
05867-DR-006	Site Layout Plan (Sheet 5 of 18)
05867-DR-007	Site Layout Plan (Sheet 6 of 18)
05867-DR-008	Site Layout Plan (Sheet 7 of 18)
05867-DR-009	Site Layout Plan (Sheet 8 of 18)
05867-DR-010	Site Layout Plan (Sheet 9 of 18)
05867-DR-011	Site Layout Plan (Sheet 10 of 18)
05867-DR-012	Site Layout Plan (Sheet 11 of 18)
05867-DR-013	Site Layout Plan (Sheet 12 of 18)
05867-DR-014	Site Layout Plan (Sheet 13 of 18)
05867-DR-015	Site Layout Plan (Sheet 14 of 18)
05867-DR-016	Site Layout Plan (Sheet 15 of 18)
05867-DR-017	Site Layout Plan (Sheet 16 of 18)
05867-DR-018	Site Layout Plan (Sheet 17 of 18)
05867-DR-019	Site Layout Plan (Sheet 18 of 18)
05867-DR-020	Overall Site Location Map
05867-DR-021	Site Location Map (Sheet 1 of 7)
05867-DR-022	Site Location Map (Sheet 2 of 7)
05867-DR-023	Site Location Map (Sheet 3 of 7)
05867-DR-024	Site Location Map (Sheet 4 of 7)
05867-DR-025	Site Location Map (Sheet 5 of 7)
05867-DR-026	Site Location Map (Sheet 6 of 7)
05867-DR-027	Site Location Map (Sheet 7 of 7)
05867-DR-201	Cable Ducts in Local Road (SD1)
05867-DR-202	Cable Ducts in Local Road (SD2)
05867-DR-203	Cable Ducts in Local Road (SD4)
05867-DR-204	Cable Ducts in Local Road (SD5)
05867-DR-205	Cable Ducts in Local Road (SD6)
05867-DR-206	Ducts in Floating Access Road
05867-DR-207	Ducting Through Access Road
05867-DR-208	Ducting Cross Section for Power Duct
05867-DR-209	Ducting in Shallow Flat Fotmation
05867-DR-210	Service/Culvert Overcrossing Details
05867-DR-211	Service/Culvert Undercrossing Details
05867-DR-212	Joint Bay Plan & Sections
05867-DR-213	Typical Communications Chamber Details
05867-DR-214	Typical Link Box Chamber Details
05867-DR-215	Culvert (W1) HDD Road to Road
05867-DR-216	Bridge 1 HDD Off Road
05867-DR-217	Cattle Pass (S10) HDD Overcrossing Flat
05867-DR-218	Bridge 2 (W3) HDD Off Road
05867-DR-230	ESB Marker Post & Plate Details
08867-DR-231	Culvert Crossing Schedule 1 of 2
08867-DR-232	Culvert Crossing Schedule 2 of 2
08867-DR-233	MV Ducting through Access Track
08867-DR-234	Watercouse Crossing Details
05867-DR-303	Ballincor 110kV Substation | EirGrid Building Details
05867-DR-304	Ballincor 110kV Substation | IPP Building Details
05867-DR-305	Ballincor 110kV Substation | Gate & Fence Details
05867-DR-306	Ballincor 110kV Substation | Compound Drainage
05867-DR-307	Ballincor 110kV Substation | Compound Details
05867-DR-309	Ballincor 110kV Substation | Lightning Monopole

Addendum 2: Letters of Consent

William Reid
High Park
Shinrone
Birr
County Offaly

Re: Landowner Consent For Ballincor Windfarm And Associated Development

Dear Sir/Madam,

I, William Reid, legal owner of lands under folio number OY9834F, hereby give formal consent to any planning application made by or on behalf of RWE Renewables Ireland with regard to the Ballincor Windfarm and associated development.

Yours Sincerely,

William F. Reid

William Reid

Date: 11/3/26

Michael Hoctor & Hilda Dooley
Cronekill
Carrig
Birr
County Offaly

Re: Landowner Consent For Ballincor Windfarm And Associated Development

Dear Sir/Madam,

We, Michael Hoctor and Hilda Dooley, legal owner of lands under folio number TY26849, hereby give formal consent to any planning application made by or on behalf of RWE Renewables Ireland with regard to the Ballincor Windfarm and associated development.

Yours Sincerely,

Michael Hoctor Hilda Dooley

Michael Hoctor and Hilda Dooley

Date: 11/3/26

Paul King
The Gahles
Riverstown
Birr
County Offaly

Re: Landowner Consent For Ballincor Windfarm And Associated Development

Dear Sir/Madam,

I, Paul King, legal owner of lands under folio number TY27239F, hereby give formal consent to any planning application made by or on behalf of RWE Renewables Ireland with regard to the Ballincor Windfarm and associated development.

Yours Sincerely,

Paul King

Date: 11/3/26

Seamus King
Riverstown
Birr
County Offaly

Re: Landowner Consent For Ballincor Windfarm And Associated Development

Dear Sir/Madam,

I, Seamus King, legal owner of lands under folio number TY27241F, hereby give formal consent to any planning application made by or on behalf of RWE Renewables Ireland with regard to the Ballincor Windfarm and associated development.

Yours Sincerely,

Seamus King

Seamus King

Date: 11-3-26

George Webb
Corolanty House
Shinrone
Birr
County Offaly

Re: Landowner Consent For Ballincor Windfarm And Associated Development

Dear Sir/Madam,

I, George Webb, legal owner of lands under folio number OY13891, hereby give formal consent to any planning application made by or on behalf of RWE Renewables Ireland with regard to the Ballincor Windfarm and associated development.

Yours Sincerely,

George Webb.

George Webb

Date: 11/3/26

Kathleen Dunne
Beechside
Bree
Enniscorthy
County Wexford

Edwina Christen
Ardavagga
Shrinrone
Birr
County Offaly

Julian Wallace
Ardavagga
Shrinrone
Birr
County Offaly

Re: Landowner Consent For Ballincor Windfarm And Associated Development

Dear Sir/Madam,

We, Kathleen Dunne, Edwina Christen and Julian Wallace legal owner(s) of lands under folio number OY8642, hereby give formal consent to any planning application made by or on behalf of RWE Renewables Ireland with regard to the Ballincor Windfarm and associated development.

Yours Sincerely,

Kathleen Dunne — Date: 21st March 2026

Edwina Christen — Date: 25.03.2026

Julian Wallace — Date: 21/03/2026

Ailbe Hogan
Lacka
Shinrone
Birr
County Offaly

Re: Landowner Consent For Ballincor Windfarm And Associated Development

Dear Sir/Madam,

I, Ailbe Hogan, legal owner of lands under folio number OY13066, hereby give formal consent to any planning application made by or on behalf of RWE Renewables Ireland with regard to the Ballincor Windfarm and associated development.

Yours Sincerely,

Ailbe Hogan

Ailbe Hogan

Date: 11/3/26

Ailbe Hogan and Mary Paula Hogan
Lacka
Shinrone
Birr
County Offaly

Re: Landowner Consent For Ballincor Windfarm And Associated Development

Dear Sir/Madam,

We, Ailbe Hogan and Mary Paula Hogan, legal owner of lands under folio number OY19057, hereby give formal consent to any planning application made by or on behalf of RWE Renewables Ireland with regard to the Ballincor Windfarm and associated development.

Yours Sincerely,

Ailbe Hogan Paula Hogan

Ailbe Hogan and Mary Paula Hogan

Date: 11/3/26

Carmel Kinsella Leavy & Con Leavy
Ballincor House
Shinrone
Birr
County Offaly

Re: Landowner Consent For Ballincor Windfarm And Associated Development

Dear Sir/Madam,

We, Carmel Kinsella Leavy and Con Leavy, legal owner of lands under folio number OY34332F hereby give formal consent to any planning application made by or on behalf of RWE Renewables Ireland with regard to the Ballincor Windfarm and associated development over and insofar as part of plan EKDN1 and Part of C0QN5 and all of Plan No. C0R60 is concerned.

Yours Sincerely,

Carmel Kinsella Leavy

Con Leavy

Date: 31/3/2026

Frank Doorley
Clonaheen
Shinrone
Birr
County Offaly

Re: Landowner Consent For Ballincor Windfarm And Associated Development

Dear Sir/Madam,

I, Frank Doorley, legal owner of lands under folio number OY2975 & OY826, hereby give formal consent to any planning application made by or on behalf of RWE Renewables Ireland with regard to the Ballincor Windfarm and associated development.

Yours Sincerely,

Francis Doorley

Frank Doorley

Date: 11/3/26

SCHEDULE 4

Planning Consent Letter

Brenda O'Connell
Sharavogue
Birr
Co. Offaly

Planning Department
Offaly County Council
Áras an Chontae
Charleville Road
Tullamore
County Offaly

30th March 2026

Re: Owner Consent to the Planning Application in relation to lands in the townland of Ballincor contained in Folio OY4705 (the "Property')

To Whom It May Concern:

Pursuant to Article 22(2)(g) of the 2001 Planning and Development Regulations (as amended), Brenda O'Connell of Sharavogue, Birr, Co. Offaly as landowner of the Property, hereby grants, RWE Renewables Ireland or a company within the RWE Renewables Ireland group of companies, consent to make an application for planning permission the access roads to the Wind Farm Development being developed by RWE Renewables Ireland at Ballincor, Co. Offaly.

Yours faithfully,

Brenda O'Connell

Brenda O'Connell

Benny and Carmel Larkin
Cornhill
Riverstown
Birr
County Offaly

Re: Landowner Consent For Ballincor Windfarm And Associated Development

Dear Sir/Madam,

I, Benny and Carmel Larkin, legal owner of lands under folio number TY342F hereby give formal consent to any planning application made by or on behalf of RWE Renewables Ireland with regard to the Ballincor Windfarm and associated development.

Yours Sincerely,

Benny Larkin. Carmel Larkin

Benny and Carmel Larkin

Date: 12/3/26

William Hoare
Cornhill
Riverstown
Birr
County Offaly

Re: Landowner Consent For Ballincor Windfarm And Associated Development

Dear Sir/Madam,

I, William Hoare, legal owner of lands under folio number TY25601 hereby give formal consent to any planning application made by or on behalf of RWE Renewables Ireland with regard to the Ballincor Windfarm and associated development.

Yours Sincerely,

William Hoare

Date: 12/3/2026

SCHEDULE 4

Planning Consent Letter

Conor O'Connell
20 Wainsfort Avenue
Terenure
Dublin 6

Planning Department
Offaly County Council
Áras an Chontae
Charleville Road
Tullamore
County Offaly

30th March 2026

Re: Owner Consent to the Planning Application in relation to lands in the townland of Ballincor contained in Folio OY11335 (the "Property')

To Whom It May Concern:

Pursuant to Article 22(2)(g) of the 2001 Planning and Development Regulations (as amended), Conor O'Connell of 20 Wainsfort Avenue, Terenure, Dublin 6 as landowner of the Property, hereby grants, RWE Renewables Ireland or a company within the RWE Renewables Ireland group of companies, consent to make an application for planning permission the access roads to the Wind Farm Development being developed by RWE Renewables Ireland at Ballincor, Co. Offaly.

Yours faithfully,

Conor O'Connell

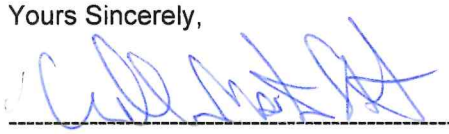
The Birr Trustee Company Limited
Estate Office
Birr
Co. Offaly

Re: Landowner Consent For Ballincor Windfarm And Associated Grid Connection Development

Dear Sir/Madam,

I, William Martin Smith as Director of The Birr Trustee Company Limited, the legal owner of lands under Folios OY7733 and OY24508F, together with unregistered lands in County Offaly, hereby give formal consent to any planning application made by or on behalf of RWE Renewables Ireland with regard to the Ballincor Windfarm and associated grid connection development.

Yours Sincerely,



William Martin Smith
Director
The Birr Trustee Company Limited

Dated: 1st March 2026

Frank Doorley
Clonaheen
Shinrone
Birr
County Offaly

Re: Landowner Consent For Ballincor Windfarm Turbine Setback

Dear Sir/Madam,

I, Frank Doorley, legal owner of lands under folio number OY2975 & OY826 and residing at Clonaheen, Shinrone, Birr, Co. Offaly, hereby give formal consent for wind turbines associated with the Ballincor Windfarm planning application made by or on behalf of RWE Renewables Ireland, to be located less than 4 times tip height (720m) from my residence.

Yours Sincerely,

Francis Doorley

Frank Doorley

Date: 11/3/26

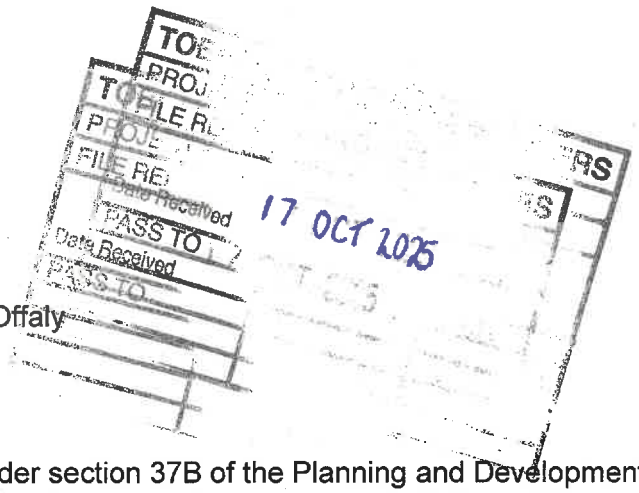
Addendum 3: SID Determination letter

Our Case Number: ABP-318666-23

Your Reference: RWE Renewables Ireland Limited

An Coimisiún Pleanála

TOBIN
Block 10-4
Blanchardstown Corporate Park
Dublin
Dublin 15
D15 X98N



Date: 16 October 2025

Re: 11 Wind Turbines
Ballincor Wind Farm Co. Tipperary and Co. Offaly

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)(a),(b) and (c) 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.

1. Minister for Housing, Local Government and Heritage
2. Minister for Culture, Heritage and the Gaeltacht (Development Applications Unit)
3. Minister for Agriculture, Food and the Marine
4. Minister for Communications, Climate Action and Environment
5. Minister for Transport, Tourism and Sport
6. Offaly County Council
7. Tipperary County Council

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

64 Sráid Maoilbhríde
Baile Átha Cliath 1
D01 V902

64 Marlborough Street
Dublin 1
D01 V902

8. Uisce Éireann
9. The Commission for Energy Regulation
10. Inland Fisheries Ireland
11. Transport Infrastructure Ireland
12. Environmental Protection Agency
13. The Heritage Council
14. An Taisce
15. Fáilte Ireland
16. Irish Aviation Authority
17. Department of Defence
18. Office of Public Works
19. ESB
20. EirGrid
21. Health and Safety Authority
22. HSE - (National Business Service Unit, National Environmental Health Service, HSE, 2nd Floor Oak House, Millennium Park, Naas, Co.Kildare W91KDC2)

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.

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.

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 quoting the above mentioned An Coimisiún Pleanála reference number in any correspondence with the Commission.

Yours faithfully,

PP DC

Lauren Murphy
Executive Officer
Direct Line: 01-8737275

PC09

Teil	**Tel**	(01) 858 8100		
Glao Áitiúil	**LoCall**	1800 275 175		
Facs	**Fax**	(01) 872 2684	64 Sráid Maoilbhríde	64 Marlborough Street
Láithreán Gréasáin	**Website**	www.pleanala.ie	Baile Átha Cliath 1	Dublin 1
Ríomhphost	**Email**	communications@pleanala.ie	D01 V902	D01 V902

An Coimisiún Pleanála

Direction
CD-020805-25
ABP-318666-23

The submissions on this file and the Inspector's report were considered at a meeting held on 26/09/2025. The Commission decided to serve a notice on the prospective Applicant, pursuant to Section 37(B)(4) of the Planning and Development Act 2000, as amended, stating that it is of the opinion that the proposed development constitutes a Strategic Infrastructure Development within the meaning of Section 37A of the Act for the reasons and considerations set out below.

The Commission also agreed with the Inspector's recommendation that the prospective Applicant consult with the prescribed bodies listed in Appendix 1 belowregarding any future application for approval.

Reasons and Considerations

Having regard to the size, scale and location of the proposed Ballincor windfarm and related development, and to the policy context, it is considered that the proposed development, as described above, constitutes development that falls within the definition of energy infrastructure in the Seventh Schedule of the Planning and Development Act 2000, as amended, thereby satisfying the requirements set out in Section 37A(1) of the Act. The proposed development is also considered to be of strategic importance by reference to the requirements of Section 37A(2)(a), 37A(2)(b) and 37A(2)(c) of the Planning and Development Act 2000, as amended. Therefore, an application for permission for the proposed development must be made directly to An Coimisiún Pleanála under Section 37E of the Planning and Development Act 2000, as amended.

Planning Commissioner: Eamonn James Kelly **Date:** 26/09/2025

Eamonn James Kelly

Appendix 1

The following is a list of prescribed bodies considered relevant for the purposes of Section 37E (3) (c) of the Act.

- Minister for Housing, Local Government and Heritage
- Minister for Culture, Heritage and the Gaeltacht (Development Applications Unit)
- Minister for Agriculture, Food and the Marine
- Minister for Communications, Climate Action and Environment
- Minister for Transport, Tourism and Sport
- Offaly County Council
- Tipperary County Council
- Uisce Éireann
- The Commission for Energy Regulation
- Inland Fisheries Ireland
- Transport Infrastructure Ireland
- Environmental Protection Agency
- The Heritage Council
- An Taisce
- Fáilte Ireland
- Irish Aviation Authority
- Department of Defence
- Office of Public Works
- ESB
- EirGrid
- Health and Safety Authority
- HSE

Further notifications should also be made, where deemed appropriate.

Addendum 4: Statutory Undertaker letter

RWE Renewables Ireland Ltd
Unit 5 Desart House
Lower New Street
Kilkenny City
R95 H488

An Coimisiún Pleanála
64 Marlborough Street
Dublin 1
D01 V902

13th April 2026

Re: Ballincor Wind Farm and Related Works across Co. Offaly and Co. Tipperary

Dear Sir / Madam,

We, RWE Renewables Ireland Ltd., wish to confirm that in accordance with Article 22(2)(g)(ii) of the Planning and Development Regulations 2001, as amended, that the works subject of this application will be undertaken by a statutory undertaker having a right or interest to provide services in connection with the proposed development to facilitate connection to the national grid.

Yours sincerely,

X Sean Galvin

Sean Galvin

On behalf of RWE Renewables Ireland Ltd.

Addendum 5: Design Flexibility form & Design Flexibility opinion

TOBIN

www.tobin.ie

Fairgreen House
Fairgreen Road
Galway
H91 AXK8
Tel: + 353 (0)91 565211
Email: info@tobin.ie

Block 10-4,
Blanchardstown Corporate
Park
Dublin
D15 X98N
Tel: + 353 (0)1 8030401
Email: info@tobin.ie

Market Square
Castlebar
Mayo
F23 Y427
Tel: +353 (0)94 9021401
Email: info@tobin.ie

Unit 4, Crescent Court,
St. Nessan's Road,
Dooradoyle, Limerick
V94 V298
Tel: +353 (0) 976 262
Email: info@tobin.ie

First Floor,
Carroll House,
15/16 Stephen Street, Sligo
F91 ADK4
Tel: +353 (0)71 931 8844
Email: info@tobin.ie

Our Ref: 11333

13th March 2025

The Secretary,
An Bord Pleanála,
64 Marlborough Street,
Dublin 1
D01 V902

Re: Design Flexibility Consultation Request under Section 37CC(1) of the Planning and Development Act 2000 (as amended)

Dear Sir/Madam,

On behalf of our client RWE Renewables Ireland Ltd (the prospective applicant), TOBIN hereby requests to enter into consultation with An Bord Pleanála for Design Flexibility under Section 37CC (1) of the Planning and Development Act 2000, as amended, for the proposed Ballincor Wind Farm, which is located in Co. Offaly and Co. Tipperary.

Background Context

This request for consultation for Design Flexibility is required to form part of consultations under Section 37B of the Planning and Development Act 2000, as amended (PDA). The prospective applicant previously entered into pre-application consultation with An Bord Pleanála on the 22nd February 2024 under Section 37B of the PDA in relation to the proposed wind farm development (ABP 318666-24 and attached). This consultation is currently open with the Board and no decision has been made as to whether the proposed development constitutes Strategic Infrastructure Development (SID). However, the preliminary opinion given by the Board's representatives was that the proposed development falls within the scope of strategic infrastructure.

As part of consultations under Section 37B, we are seeking a design flexibility meeting with An Bord Pleanála under Section 37CC(1) of the PDA. Section 37(CC) (1) provides as follows:

> *"37CC. (1) A person who proposes to apply for permission for any development specified in the Seventh Schedule (referred to in this section and section 37CD as a 'prospective applicant') may request a meeting with the Board for the purposes of section 37CD as part of consultations referred to in section 37B(1)."*

Directors: M. Shelly (Chairman) C. McGovern (Managing Director) E. Connaughton (Company Secretary)
B. Downes D. Grehan M. McDonnell J. McGrath
B. Carroll S. Tinnelly J. O'Flaherty K. McKenna

Technical Directors: B. Gallagher B. Heaney C. Kelly T. Mackey D. Meade O. Fitzpatrick P. Cloonan P. Cunningham J. Forde

Associate Directors: M. Casey E. Fenton L. Kennedy P. O'Connor B. Rudden M. Geraghty S. Ryan R. Murtagh K. Gallagher K. Higgins J. Dillon

Co. Reg. No. 42654 – Registered Office: Fairgreen House, Fairgreen Road, Galway H91 AXK8. Ireland.

This establishes a process where prospective applicants can seek a meeting with the Board to receive an opinion whether it is appropriate to submit an application for permission before certain details of the proposed development are finalised.

The following sections of this letter set out the information identified in section 37CC of the PDA.

Prospective Applicant Details:

RWE Renewables ranks among the largest global players in power generation from renewable energies, with a total installed generation capacity of 9 gigawatts (GW) and an additional 2.6 GW under construction. RWE goal is to rapidly expand the use of renewable energies with technologies that address the concerns about energy security, energy affordability, and climate change. RWE's objective for Ireland is to grow an organic development business from greenfield sites, where we will be a long-term energy partner for Ireland during its energy transition to 2030 and beyond. RWE aim to make a significant contribution to Ireland's commitment to produce 80% of electricity from renewable sources by the end of the decade.

Contact details are as below:

RWE Renewables Ireland Limited
Registered Office: RWE Renewables Ireland Limited
Unit 5 Desart House Lower New Street Kilkenny Ireland
Registered in Ireland no. 589120
E-mail: sean.galvin@rwe.com
Phone: +353 87 3871953

Site Location Details

For the purpose of this consultation, the proposed development will be located in the townlands of:

- Curralanty, Ballincor Demesne, Cloonaheen, Co. Offaly; and
- Clonfree, Cronekill and Castletown, Co. Tipperary.

In a wider context, the site of the proposed Ballincor Wind Farm is located 5 km south of Birr on the north County Tipperary and west Offaly border. The site ranges in elevation from 55 to 65m AOD, bordering the Little Brosna river to the east. Access to the site from the regional (R492) and local road network is good. Within the proposed wind farm site, there are existing farm roads which provide good access around the site. These roads are well maintained and in good condition. There are also several local roads both within and adjacent to the site. The site location map is enclosed with this letter.

Description of Nature and Scale of Development

The Ballincor Wind Farm will consist of the following project components (these details are provisional and subject to review as part of the design and EIA processes):

- 11 wind turbines (including tower sections, nacelle, hub, rotor blades) with an estimated capacity of 61.6-77.0 MW, with a blade tip height between 179.5 and 180 m, rotor diameter of between 149 to 163 m, hub height of between 98.5 m and 105m.
- The development will also include:
  - Associated hardstanding at each turbine location;
  - Turbine foundations;
  - New access roads and upgrading of existing access and local roads;
  - Construction of site entrances;
  - Erection of permanent meteorological mast

- Surface water drainage system and sediment control;
- Installation of new watercourse or drain crossings;
- Borrow pits;
- Works along the public road for a grid connection to the existing Clondallow 110 kV substation;
- Electrical and communication cables, linking the turbines to the proposed grid connection point;
- 110kV electricity substation and switch rooms;
- 1 no. EirGrid control building containing worker welfare facilities and equipment store;
- 1 no. Independent Power Producer (IPP) control building containing HV switch room, site offices, kitchen facilities, storeroom and toilet amenities.
- Wastewater holding tank;
- All electrical plant and infrastructure and grid ancillary services equipment;
- Battery energy storage system (BESS) and associated works;
- All associated infrastructure and services including site works and signage;
- Works along the public road for a turbine delivery route.
- All related site works and ancillary development including berms, landscaping, and soil excavation;
- Tree felling to facilitate construction and operation of the proposed development;
- Measures designed to protect and enhance existing habitats.
- Parking;
- Lighting;
- Security Fencing and;
- Works along the public road for Grid Connection Route (GCR) and Turbine Delivery Route (TDR);
- Temporary construction compounds; and
- Rainwater harvesting equipment.

Details Unlikely to be Confirmed at Application Lodgement

The details of the proposed development unlikely to be confirmed at the time of the proposed application are as follows:

- Turbine Total Tip Height
- Turbine Rotor Diameter
- Turbined Hub Height

The parameters within which the turbine specifications will fall are as follows:

- Total tip height range of 179.5m – 180m
- Rotor diameter range of 149m – 163m
- Hub height range of 98.5 m to 105m

Each turbine will be capable of generating from 5.6 MW to 7.0 MW, with an overall installed capacity of between 61.5 MW to 77.0 MW inclusive.

The proposed application will contain the necessary information and details of the parameters set out above on which the application can be made and decided.

The design flexibility requirement arises as the exact make and model of the turbine cannot be confirmed prior to making the application as this will be dictated by a competitive tender process of the various turbines on the market at the time of procurement and construction. Furthermore, a certain degree of futureproofing and flexibility for turbines is required to ensure the most up to date technology can be deployed. This is necessary as the preparation of any wind energy application can require in excess of 2

years of environmental and ecological monitoring and surveying whilst the planning consent process itself can take in excess of 2 years. In addition, due to the complexity and nature of wind farm developments including the need for other processes to be completed such as the Grid Application Process with EirGrid, 10 year permissions are generally sought.

As the consenting processes are subject to their own independent time frames and wind energy technology is also simultaneously changing and improving this means that turbines available at the time of the planning application may become obsolete or have ceased production by the time the permitted wind farm development is ready to procure them on the market and to move into the construction phase.

Thus, given the nature of wind farm developments, built in turbine flexibility is a key aspect of transitioning a grant of permission into an operational renewable energy generator.

This necessitates the requirement for associated unconfirmed details to be included in the application.

A brief description of the nature and purpose of the proposed development and of its possible effects on the environment is set out in Form 20 attached.

Legal Interest in Land

RWE Renewables Ireland Ltd have option and lease agreements in place for all lands on which the proposed Ballincor Wind Farm will be situated.

Planning Authority

The proposed Ballincor Wind Farm is located within the functional boundaries of Offaly and Tipperary County Councils.

The grid connection associated with the wind farm will also be included in the planning application. It is proposed that this connection will be an underground 110 kV electrical cable from an on-site substation to the existing Clondallow 110kV substation in County Offaly. The grid connection will therefore be located within the functional boundaries of two planning authorities, Tipperary County Council and Offaly County Council.

Conclusion

As part of consultation under Section 37B of the PDA, we request a meeting with An Bord Pleanála under Section 37CC(1) in order to obtain an opinion on whether it is appropriate to submit an application for permission before certain details of the proposed development are confirmed.

Given the pressing requirement for renewable energy development to meet national targets and the limited nature of the unconfirmed details proposed, we respectfully request the Board to expedite this request as soon as possible.

The applicant and the project Team, led by TOBIN, are available to meet with the Board at your earliest possible convenience, in order to present the details that will be unconfirmed at the time of submission of the application.

A payment of €4,500 was previously made to the Board to cover the pre-application consultation under Section 37B of the Planning and Development Act 2000, as amended. It is our understanding that this payment would also cover the design flexibility pre-application consultation meeting. Should there be any query in the payment, please do not hesitate to contact the undersigned.

We look forward to your response in due course.

Yours sincerely,



_____

John Dillon

For and on behalf of TOBIN (Agent)

john.dillon@tobin.ie

Encl:

1. ABP-318666-23 - 1st Meeting Record
2. Completed Form No. 20 of Schedule 3
3. Site Location Map [Dwg no. 11333-022-S.BO-DF-TOB-A]
4. Draft Turbine Layout Map [Dwg no. 11333-021-STL-DF-TOB-A]
5. Turbine Details [Dwg no. 11333-2032]

Our Case Number: ABP-318666-23

Your Reference: RWE Renewables Ireland Limited

An Bord Pleanála

TOBIN Consulting Engineers
Block 10-4
Blanchardstown Corporate Park
Dublin
Dublin 15
D15 X98N

Date: 01 March 2024

Re: 11 Wind Turbines
Ballincor Wind Farm Co. Tipperary and Co. Offaly

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 **22nd February 2024**.

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 EGM

Lauren Murphy
Executive Officer
Direct Line: 01-8737275

PC07

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

64 Sráid Maoilbhríde
Baile Átha Cliath 1
D01 V902

64 Marlborough Street
Dublin 1
D01 V902

An Bord Pleanála

Record of 1st Meeting ABP-318666-24

Case Reference / Description	Proposed development of 11 wind turbines located at Ballincor Wind Farm Co. Tipperary and Co. Offaly		
Case Type	Pre-application consultation		
1st / 2nd / 3rd / 4th Meeting	1st Meeting		
Date	22nd February 2024	**Start Time**	11:00am
Location	MS Teams	**End Time**	11:55am

Representing An Bord Pleanála
Paul Caprani (Assistant Planning Director) Chair
Brendan Coyne (Planning Inspector)
Lauren Murphy (Executive Officer)

Representing the Prospective Applicant
Louise Byrne, Tobin
Eirene Varghese, Tobin
John Dillion, Tobin
Sean Galvin, RWE
Cliona O'Sullivan, RWE

Introduction

The Board referred to the letter received from the prospective applicant on the 11th November 2023, requesting pre-application consultations under section 37E of the Planning and Development Act 2000, as amended, and advised the prospective applicant that the instant meeting essentially constituted an information-gathering exercise for the Board; it also invited the prospective applicant to outline the nature of the proposed development and to highlight any matters that it wished to receive advice on from the Board. The Board's representatives mentioned the following general procedures in relation to the pre-application consultation process:

- The Board will keep a record of this meeting and any other meetings, if held. Such records will form part of the file which will be made available publicly at the conclusion of the process. The record of the meeting will not be amended by the Board once finalised, but the prospective applicant may submit comments on the record which will form part of the case file.
- The Board will serve notice at the conclusion of the process as to the strategic infrastructure status of the proposed development. It may form a preliminary view at an early stage in the process on the matter.
- A further meeting or meetings may be held in respect of the proposed development.
- Further information may be requested by the Board and public consultations may also be directed by the Board.
- The Board may hold consultations in respect of the proposed development with other bodies.
- The holding of consultations does not prejudice the Board in any way and cannot be relied upon in the formal planning process or in any legal proceedings.

Presentation made by the prospective applicant:

Information in relation to the applicant RWE was presented. They have been in Ireland since 2016 and have over 2,000MW of onshore and offshore projects under development. They currently have one onshore windfarm in operation and more than ten under development, two offshore windfarms in development, two battery storage facilities in operation and one in development and one operational airborne wind test site.

The prospective applicant provided a description of the proposed development. The proposed Ballincar windfarm will consist of 11 wind turbines, grid connection, turbine delivery route and a 110kV substation with battery energy storage. Each wind turbine has the potential to generate between 5.0 and 7.0 MW of power which results in maximum total power output of 77MW. Each turbine has a proposed tip height between 179m and 180m, a rotor diameter of between 149m and 155m and a hub height of between 102.5m and 105m. The prospective applicant discussed the key elements of the development but mentioned that they are provisional and subject to review as part pf the design and environmental impact assessment process. The duration of the proposed developments operational life is intended to be 35 years.

The prospective applicant presented a site location map of the proposed development site. It depicted the red line boundary of the site in the context of proximity to local urban areas. The larger settlements in the vicinity are Birr to the north, Shinrone to the south and Carrig, the closest settlement to the northwest of the site.

The prospective applicant discussed the key features of the proposed site location. This proposed development is intended to be located on lands under the ownership of local landowners, who have consented to the making of the planning application.

The proposed development site covers an area approximately 530 hectares in size; this land is mainly agricultural land, forestry land, and peat land. The proposed development site is located west of the Little Brosna River with a topography of between 45m and 65m OD. The surrounding landscape of the proposed development site is mainly low lying except for Knockshigowna Hill located to the southwest. The Sharvogue Bog Special Area of Conservation located adjacent to Little Brosna River to the East of the site.

The prospective applicant presented images of the proposed development site. The prospective applicant presented map indicating all the constraints which inform the current layout of the turbines, including the location of nearby Special Areas of Conservation (SACs). The prospective applicant presented the initial turbine layout which was refined due to the proximity of constraints. The layout may still be subject to change and will be reviewed as constraint studies are being refined.

The prospective applicant briefly discussed site surveys which have been carried out. These include ecological and habitat surveys, and bird and bat surveys. Furthermore, peat probing to ascertain peat depth on site has been carried out and baseline noise and surface water monitoring are currently being carried out.

The prospective applicant has selected 30 viewpoints for the visual impact of the proposed development over a 20km radius.

The prospective applicant discussed the proposed grid connection route and is currently reviewing substation options for this proposed development. The preferred option emerging is the Dallow 110kV substation. Eight different grid connection route layouts being considered to connect the proposed development to Dallow 110kV substation. The prospective applicant has requested pre planning meetings with both Offaly and Tipperary County Council to discuss this proposed grid route connection. Site surveys, land consents and stakeholder engagement are currently

underway. The prospective applicant carried out a pre customer consultation meeting with the transmission system operator (EirGrid) in August 2023.

The prospective applicant discussed the proposed turbine delivery route. Preliminary assessment, visual assessment, and auto track analysis of all constraints along the route have been undertaken. The proposed turbine delivery route is from Foynes port in County Limerick following up the N56, the M7 and N62 using local roads to access the proposed development site.

The prospective applicant outlined EU, National and local policy in context with this proposed development. As this proposed development falls within the administrative areas of Offaly and Tipperary, local policy in both county development plans is being taken into consideration.

The prospective applicant outlined EU, National and Regional policies, all of which favour renewable energy projects. This proposed development will contribute to reaching renewable energy targets as set out in the National Climate Action Plan.

The prospective applicant presented the EIA scoping undertaken to date and provided a list of prescribed bodies in which they have or will be engaging with in relation to the proposed development.

The prospective applicant detailed the public consultations undertaken to date. The project website is live and provides the latest information and updates in relation to this proposed development. There is a dedicated Community Liaison Officer for the local community to answer any questions or concerns that may arise. Community engagement to date was detailed and the first round of community engagement was carried out in July 2023, the second round of community engagement is intended to take place in Q1 of 2024.

The prospective applicant discussed the next steps which will be taken in relation to this proposed development. An EIAR and an NIS will be carried out for this project, continued environmental surveys and monitoring will be carried out in and around the proposed development site and community consultations will continue.

The prospective applicant is intending to submit a planning application in Q3 of 2024. The prospective applicant gave their opinion that they believe this proposed development falls within the scope of Section 37A of the Planning and Development Act 2000, as amended.

Discussion:

- The Boards representatives discussed the location of the proposed site and asked the prospective applicant if they have assessed wind speeds and has this been taken into consideration in the proposed turbine layout. The prospective applicant stated that they have had wind monitoring devices on site for over 2 years and have been monitoring data collected.

- The Boards representatives pointed out the presence of an airfield located northeast of the proposed development site. They questioned if this airfield is still in operation. The prospective applicant stated that they will take the airfield into account in their assessment.

- The Boards representatives noted the presence of peat on the subject site and stressed the importance that a robust assessment of peat stability be carried out as this could be a significant issue. This issue should be comprehensively addressed in the environmental impact assessment report. The prospective applicant stated that although peat partly overlies the proposed site, there is only one single turbine that will be located on peat. All other turbines will be located on lands currently occupied by forestry, notwithstanding this, the applicant will carry on a robust peat stability risk assessment for this turbine.

- The Boards representatives noted that the proposed development site is in close proximity to a Special Area of Conservation, Sharvogue Bog, and recommended that the EIAR robustly assess any drainage implications the proposed development might have for the Bog. The prospective applicant stated that the natural hydrological boundary runs between the bog and the proposed site. Water level monitoring has been carried out on the proposed site. The Boards representatives stated that there are several streams located on site and recommended that the prospective applicant take these into account in its studies particularly in relation to any European Sites located downstream that maybe hydrologically connected to the subject site.

- The Boards representatives noted the presence of other windfarms in the area, and studies undertaken by the applicant should assess all cumulative impacts. The Boards representatives also noted that there is another proposed windfarm development which is currently within the planning application stage with the Board (ABP-318689-23), this windfarm should also be included in any in-combination/cumulative impacts should it be granted.

- The Boards representatives recommended that the prospective applicant take into consideration post construction decommissioning in studies and reports accompanying the application.

- The Boards representatives recommended that the prospective applicant has secured all landowner consent from all landowners involved in the project.

- The Boards representatives noted that the site in question appears to be located in an area not deemed appropriate in either the Offaly or Tipperary development plans. This could represent and significant issue having regard to recent legal case law in respect of the primacy of the development plan in assessing applications.

- The Boards representatives recommended that the prospective applicant liaises with the National Parks and Wildlife Services and seek opinion and

recommendations in relation to the quality and content of surveys and reports they have completed to date.

- The Boards representatives recommended that due to the proximity of local residential areas, that the EIAR incorporate robust noise assessment reports. The prospective applicant stated that all local residential areas are located at least 720m from the nearest turbine. However, landowners in agreement with the proposed development are located slightly closer to the proposed site, but still more than 500m distance from the nearest turbine.

- The prospective applicant questioned if the whole proposed development can be submitted to the Board under section 37E of the Planning and Development Act 2000 (as amended) (i.e. windfarm, substation and grid connection). The Board's representatives indicated that the Board have in the past accepted the totality of the project in a single application under the provisions of S37E.

- The Boards representatives questioned if there are any constraints in relation to the turbine delivery route. The prospective applicant noted that there have been no major constraints identified but they are currently undergoing landowner agreements on third party land to be used as part of the turbine delivery route. The prospective applicant briefly discussed the proposed turbine delivery route which will utilise the N62 and onto the R492.

- The Boards representatives recommended that the prospective applicant is clear on the potential rated output of the proposed development when requesting closure of the pre application consultation to ensure the Board can make the decision if the proposed development falls above the threshold for windfarm development under the 7th Schedule of the Act.

- The Boards representatives recommended that the prospective applicant consider migratory paths between nearby Special Areas of protection (SPAs) in any ornithological assessment undertaken as part of the proposal. They

recommended that the prospective applicant carry out a detailed collision risk assessment.

- The prospective applicant raised a query in relation to the design flexibility request which they intend on submitting to the Board. The Boards representatives clarified that they must request a consultation under section 37CC of the Act.

- The Boards representatives gave their preliminary opinion that the proposed development falls within the scope of strategic infrastructure but reminded the prospective applicant that the final decision lies with the Board.

Conclusion:

The Board's representatives advised that the 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.

The Meeting concluded at 11:55.

Paul Caprani

Assistant Director of Planning

Schedule Form No. 20

Article 15J

Flexibility meeting request form

BEFORE FILLING OUT THIS FORM PLEASE NOTE THE FOLLOWING

Failure to complete this form or attach the necessary documentation, or the submission of incorrect information or omission of required information, will lead to the planning authority or An Bord Pleanála refusing to deal with your request. Therefore, ensure that each section of this request form is fully completed and signed, entering n/a (not applicable) where appropriate, and that all necessary documentation is attached to the request form.

HOLDING OF MEETING WITH THE PLANNING AUTHORITY OR AN BORD PLEANÁLA

Under section 32J of the Planning and Development Act 2000, as amended, neither the taking place of a meeting under section 32H nor the provision of an opinion or notification under section 32I shall prejudice the performance by the planning authority of its functions under this Act or any regulations under this Act or any other enactment and cannot be relied upon in the formal planning process or in legal proceedings. Under section 37C of the Planning and Development Act 2000, as amended, the holding of consultations under section 37B shall not prejudice the performance by An Bord Pleanála of any other of its functions under this Act or regulations under this Act and cannot be relied upon in the formal planning process or in legal proceedings.

Under section 182E of the Planning and Development Act 2000, as amended, neither the holding of consultations under subsection (1), nor the provision of an opinion under subsection (3), shall prejudice the performance by An Bord Pleanála of any other of its functions under this Act or regulations under this Act, or any other enactment and cannot be relied upon in the formal planning process or in legal proceedings.

Under section 288(2) of the Planning and Development Act 2000, as amended, the performance by An Bord Pleanála of functions under section 287 shall not prejudice the performance by it of any of its other functions in relation to the prospective applicant, proposed application or proposed development concerned, or be relied on by any person in relation to; an application or request under this Chapter, the consideration by An Bord Pleanála of such application or request, or the making of a decision under this Chapter in respect of such application or request, or in proceedings before a court relating to, or in connection with, such application, request, consideration or decision.

DATA PROTECTION

It is the responsibility of persons or entities wishing to use any personal data on this form for direct marketing purposes to be satisfied that they may do so legitimately under the requirements of the Data Protection Acts 1988 to 2018.

The Office of the Data Protection Commissioner states that the sending of marketing material to individuals without consent may result in action by the Data Protection Commissioner against the sender including prosecution.

Flexibility Meeting Request to **An Bord Pleanála** regarding the proposed wind farm development known as 'Ballincor Wind Farm' at Ballincor, Co Offaly and Tipperary.

Flexibility with regard to Proposed Application for Permission or Approval

1) Prospective Applicant's Name:

RWE Renewables Ireland Ltd
Registered Office: RWE Renewables Ireland Limited ·
Unit 5 · Desart House · Lower New Street · Kilkenny · Ireland
Registered in Ireland no. 589120
E-mail: sean.galvin@rwe.com
Phone: +353 87 3871953

2) Request for meeting

☐Section 32H(1) Request- section 34 application

☒**Section 37CC(1) Request- section 37E application (SID)**

☐Section 182F(1) Request- section 182B Strategic Electricity Application

☐Section 182F(1) Request- section 182D Strategic Gas Application

☐Section 287A(1) Request- section 291 Maritime Area Application

3) Contact details of person authorised to operate on behalf of the Prospective Applicant (Applicant or Agent): (Not for Public release)

Name: John Dillon on behalf of TOBIN (agent)

Correspondence Address: Block 10-4, Blanchardstown Corporate Park**,** Dublin**,** D15 X98N

Telephone: +353-1-8030401

Email: John.Dillon@tobin.ie

4) Proposed development

Address of the proposed development:

For the purpose of this consultation, the proposed development will be located in the townlands of:

- Curralanty, Ballincor Demesne, Cloonaheen, Co. Offaly; and
- Clonfree, Cronekill and Castletown, Co. Tipperary.

Description of the proposed development:

Ballincor Wind Farm will consist of the following project components (these details are provisional and subject to review as part of the design and EIA processes):

- 11 Wind turbines (including tower sections, nacelle, hub, rotor blades) with a blade tip height between 179.5 and 180m, rotor diameter of up to 149 to 163m, hub height of between 98.5 and 105m metres.
- The development will also include:
    - Associated hardstanding at each turbine location;
    - Turbine foundations;
    - New access roads and upgrading of existing access and local roads;
    - Construction of site entrances;
    - Erection of permanent meteorological mast
    - Surface water drainage system and sediment control;
    - Installation of new watercourse or drain crossings;
    - Borrow pits;
    - Works along the public road for a grid connection to the existing Clondallow 110 kV substation;
    - Electrical and communication cables, linking the turbines to the proposed grid connection point;
    - 110kV electricity substation and switch rooms;
        - 1 no. EirGrid control building containing worker welfare facilities and equipment store;
        - 1 no. Independent Power Producer (IPP) control building containing HV switch room, site offices, kitchen facilities, storeroom and toilet amenities.
        - Wastewater holding tank;
        - All electrical plant and infrastructure and grid ancillary services equipment;
    - Battery energy storage system (BESS) and associated works;
    - All associated infrastructure and services including site works and signage;
    - Works along the public road for a turbine delivery route.
    - All related site works and ancillary development including berms, landscaping, and soil excavation;
    - Tree felling to facilitate construction and operation of the proposed development;
    - Measures designed to protect and enhance existing habitats.
    - Parking;
    - Lighting;
    - Security Fencing and;

- Works along the public road for Grid Connection Route (GCR) and Turbine Delivery Route (TDR);
- Temporary construction compounds; and
- Rainwater harvesting equipment.

5) Declaration:

I hereby declare that, to the best of my knowledge and belief, the information given in this form is correct and accurate and fully compliant with the Planning and Development Act 2000, as amended, and the Regulations made thereunder.

6) Signature of person authorised to operate on behalf of the Prospective Applicant:

Sean Galvin (RWE Renewables Ireland Ltd)

Date: 25/02/2025

7) Formal Request:

In accordance with section 37CC of the Planning and Development Act 2000, as amended*,* and article 15J of the Planning and Development Regulations 2001, as amended, RWE Renewables Ireland Ltd formally requests to enter into a meeting with An Bord Pleanála regarding the proposed wind farm development known as 'Ballincor Wind Farm', at Ballincor Shinrone, Birr, Co. Offaly.

For the purpose of this consultation, the proposed development will be located in the townlands of:

- Curralanty, Ballincor Demesne, Cloonaheen, Co. Offaly; and
- Clonfree, Cronekill and Castletown, Co. Tipperary.

8) Information to be included where relevant, with a meeting request under section 32H, 37CC, 182F or 287A of the Planning and Development Act 2000 , as amended and article 15J the Planning and Development Regulations 2001, as amended.

Information	**Enclosed with Request**
(a) A site location map sufficient to identify the land on which the proposed development would be situated.	Yes:[**X**] No:[ ]
[Please see attached map 11333-022-S.BO-DF-TOB-A]	
(b) A brief description of the nature and purpose of the proposed development and of its possible effects on the environment.	Yes:[**X**] No:[ ]

[Please see details at end of this form]

(c) A draft layout plan of the proposed development. Yes:[**X**] No:[ ]

[Please see attached map 11333-021-STL-DF-TOB-A]

(d) A description of the details, or groups of details, of the proposed development that, owing to the circumstances set out in paragraph (e) below, are unlikely to be confirmed at the time of the proposed application. Yes:[**X**] No:[ ]

[Please see details at the end of this form]

(e) A description of the circumstances relating to the proposed development, that indicate that it is appropriate that the proposed application be made and decided, before the prospective applicant has confirmed the details referred to in paragraph (d) above. Yes:[**X**] No:[ ]

[Please see details at the end of this form]

(f) An undertaking to provide with the proposed application, either Yes:[**X**] No:[ ]

i. two or more options, in respect of each detail or group of details, referred to in paragraph (d) above, containing information on the basis of which the proposed application may be made and decided, or

ii. parameters within which each detail referred to in paragraph (d) above will fall and on the basis of which the proposed application may be made and decided, or

iii. a combination of (i) and (ii).

[Please see details at the end of this form]

(g) Such other information, drawings or representations as the prospective applicant may wish to provide or make available. Yes:[**X**] No:[] N/A:[]

[Please see attached Turbine Details 11333-2032]

(h) The appropriate fee. Yes:[] No:[**X**] N/ A []

[Payment made under SID pre app ABP ref. 318666-24]

9) Official Use only:

Planning Reference:

Planning Authority/ An Bord Pleanála Stamp:

Information to be supplied for Questions 8 (b), 8 (d), 8 (e) and 8 (f):

8 (b) A brief description of the nature and purpose of the proposed development and of its possible effects on the environment.

The proposed Ballincor Wind Farm will comprise of 11 wind turbine structures with all associated infrastructure including turbine foundations, hardstanding areas, borrow pits, battery storage, access tracks and all other associated works including turbine delivery works and grid connection arrangements.

The purpose of the development is to generate renewable energy and the wind farm is estimated to provide between 61.6 – 77.0 MW of renewable electricity, which will be exported to the national grid, for use by households and businesses.

The possible effects on the environment arising from the project are currently under assessment under an Environmental Impact Assessment Report and Natura Impact Statement and other related assessments, all of which will be supplied as part of the future planning application.

The possible effects are set out in Table A at the end of this document.

8 (d) A description of the details, or groups of details, of the proposed development that, owing to the circumstances set out in paragraph (e) below, are unlikely to be confirmed at the time of the proposed application.

The groups of details are as follows:

- Turbine Blade Tip Height of between 179.5-180m inclusive
- Turbine Rotor Diameter of between 149-163m inclusive
- Turbine Hub Height of between 98.5 -105m inclusive

The purpose of the development is to generate renewable energy and the wind farm is estimated to provide between 61.6 – 77.0 MW of renewable electricity. The MW output is related to the blade diameter.

8 (e) A description of the circumstances relating to the proposed development, that indicate that it is appropriate that the proposed application be made and decided, before the prospective applicant has confirmed the details referred to in paragraph (d) above.

The exact make and model of the turbine cannot be confirmed prior to making the application as this will be dictated by a competitive tender process of the various turbines on the market at the time of procurement and Construction.

A certain degree of future-proofing and flexibility for turbines is required to ensure the most up to date technology can be deployed. This is necessary as the preparation of any wind energy application can require in excess of 2 years of environmental and ecological monitoring and surveying whilst the planning consent process itself can take in excess of 2 years.

Further, due to the complexity and nature of wind farm developments including the need for other processes to be completed such as the Grid Application Process with EirGrid, 10 year permissions are generally sought. As the consenting processes are subject to their own independent time frames and wind energy technology is also simultaneously changing and improving this means that turbines available at the time of the planning application may become obsolete or have ceased production by the time the permitted wind farm development is ready to procure them on the market and to move into the construction phase.

Thus, given the nature of wind farm developments, built in turbine flexibility is a key aspect of transitioning a grant of permission into an operational renewable energy generator. This necessitates the requirement for associated unconfirmed details to be included in the application.

8 (f) An undertaking to provide with the proposed application, either -

i. two or more options, in respect of each detail or group of details, referred to in paragraph (d) above, containing information on the basis of which the proposed application may be made and decided, or

ii. parameters within which each detail referred to in paragraph (d) above will fall and on the basis of which the proposed application may be made and decided, or

iii. a combination of (i) and (ii).

RWE Renewables Ireland Ltd, as the prospective applicant undertakes to provide (ii) as set out above, with the proposed application. The Parameters as per (ii) are as follows:

- Turbine Blade Tip Height of between 179.5-180m inclusive
- Turbine Rotor Diameter of between 149-163m inclusive
- Turbine Hub Height of between 98.5 -105m inclusive
- The wind farm is estimated to provide a total output of 61.6 to 77.0 MW.

Table A: A brief description of the possible effects on the environment of the proposed development

Discipline:	Overview:
Population and Human Health	The proposed development could potentially result in effects on population and human health, employment and economic activity, land-use, residential amenity, community facilities and services, tourism, property values and health and safety at international, national, regional or local scale. The proposed development has the potential to bring a number of socio- economic benefits, including contributing to tackling climate change, reducing carbon emissions, providing electricity and creating jobs.

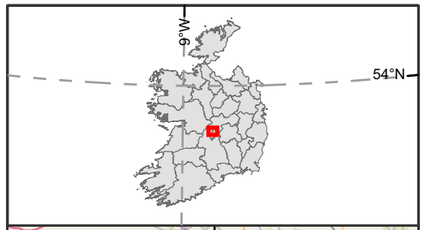
Landscape and Visual Impact	Potential significant effects are considered most likely to occur in instances where highly sensitive landscape and visual receptors coincide with high order landscape and visual effects. In the case of this project, the area of study will be limited to a focused area, extending up to 20km from the proposed development site. Visual effects may be experienced at static locations, for example settlements or viewpoints and at transitional locations such as sequential views from routes, including roads, foot paths and cycle routes. Landscape character and Visual Amenity has the potential to be visually impacted by the proposed development from changes to the landscape fabric and setting impacts. Possible cumulative effects could arise from separate wind farm developments in the local area.
Traffic Impact and Access Route Assessment	Potential effects on the road network would be limited to the construction phase of the project through an increase in the overall traffic volumes associated with the delivery of materials to the proposed development site and an increase in the percentage of Heavy Goods Vehicles (HGVs), Light Goods Vehicles (LGVs) and abnormal loads using the road network. There is potential for cumulative effects due to other wind farm developments in the surrounding area.
Biodiversity	The proposed development could influence ecology both directly through habitat loss, and indirectly, through disturbance or displacement effects on habitats and species. The main potential effects are the following: • Potential Effects on Rivers and Streams and Sensitive Aquatic Faunal Species. • Potential Effects on Peatlands and associated Habitats. • Potential Effects on Oak-Ash-Hazel Woodland. • Potential Effects on Hedgerows/Tree lines. • Potential Effects via Spread of Invasive Species. • Potential Effects on Otter, Badger, Bats.
Ornithology	The proposed development has the potential to affect the conservation status of bird species with statutory protection, or otherwise those of high conservation concern. Cumulative effects could arise from combined impacts between the Proposed development and other operational and consented wind farms which may affect the broader populations of birds identified as target species in the survey area.

Soils, Geology and Hydrogeology	The preliminary findings of the peat assessment showed that the wind farm site has a low risk of peat failure and is suitable for the proposed development. The primary risk to groundwater would be from oil spillage and leakages at turbine foundations or during construction plant refuelling. These potential contamination sources are to be carefully managed at the proposed development site during the construction, operational and decommissioning phases of the development and measures will be proposed within the EIAR to deal with these potential minor local impacts.
Hydrology, Water Quality and Flood Risk	The proposed development has the potential to affect the water environment during the construction, operational and decommissioning phases. The potential effects could consist of increased sediment and suspended solids, hydrocarbon pollution, changes in runoff and flow patterns, and displacement of flood risk. However, no significant impacts to surface water (quality and flows) should occur where proposed mitigation measures are implemented.
Air and Climate	The proposed development has the potential to affect air and climate during construction, operational and decommissioning phases. The nature of the proposed development is such that, once operational, it will have a long-term positive effect on air quality and the climate.
Noise	Noise during the construction period will potentially arise from the construction of the turbine foundations, the erection of the turbines, the excavation of trenches for cables, and the construction of associated hard standings and access tracks. Noise from vehicles on local roads and access tracks will also potentially arise resulting from the delivery of the turbine components and construction materials, notably aggregates, concrete and steel reinforcement. Potential construction noise impacts may occur if other developments are constructed at the same time as the proposed development. Operational noise will be assessed for each of the turbine types.
Cultural and Archaeological Heritage	The proposed development has the potential to affect designated and non-designated cultural heritage assets within the proposed development site and local area. Cumulative cultural heritage setting impacts on designated and non-designated cultural heritage receptors are possible between the proposed development and other operational and consented wind farms.

Shadow Flicker	The proposed development has the potential to affect nearby dwellings due to shadow flicker effects arising from the sun passing behind the turbine blades relative to the observer, causing sweeping shadows to 'flicker' at regular intervals.
Material Assets (incl. Telecommunications and Aviation)	The proposed development has the potential to affect material assets. This includes aviation receptors such as airports, telecommunication links which intersect the proposed development Site, and resources and utility infrastructure such as electricity, water, waste and quarries. Cumulative effects are also possible from the proposed development and other proposed, permitted and existing wind farm developments.
Vulnerability of the Project to Mayor Accidents and Natural Disasters	The risk of a major accident and/or disaster during the construction of the Proposed development is considered 'low' in accordance with the 'Guide to Risk Assessment in Major Emergency Management' (DoEHLG, 2010).
Interactions of the Foregoing	Where any potential interactive negative effects have been identified in the EIAR, a full suite of appropriate mitigation measures will be included in the relevant chapter of the EIAR. The implementation of these mitigation measures will reduce or remove the potential for these effects.

8°0'0"W
7°52'0"W
53°5'0"N
53°0'0"N
706000
699000
692000
600000
608000

Derry
R438
R439
N52
Killeen (Ed Riverstown)
Birr
R440
R438
Drumbane
Clonoghill Upper
Roscrea Road
Crinkill
CO.TIPPERARY
N52
N62
R421
CO.OFFALY
R491
N52
Ballingarry
R491
N52
Birr Road
Shinrone
N62
R491
Roscrea Road
R491
R490
Sheehane
Maxar, Microsoft, Sources: Esri, TomTom, Garmin, FAO, NOAA, USGS, © OpenStreetMap contributors, and the GIS User Community



Legend

- Site boundary
- County boundaries

0 1.5 3
Kilometres

NOTES

1. FIGURED DIMENSIONS ONLY TO BE TAKEN FROM THIS DRAWING\
2. ALL DRAWINGS TO BE CHECKED BY THE CONTRACTOR ON SITE\
3. ENGINEER TO BE INFORMED OF ANY DISCREPANCIES BEFORE ANY \ WORK COMMENCES\
4. ALL LEVELS RELATE TO ORDNANCE SURVEY DATUM AT MALIN HEAD

Rev	Date	Description	By	Chkd.
A	11/03/2025	First issue	S.P	J.D

Client: RWE

Project: Ballincor Wind Farm

Title: Site Location map

Scale @ A3: 1:60,000

Prepared by:	Checked by:	Date:
S.Pezzetta	J.Dillon	March 2025

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Email: info@tobin.ie
www.tobin.ie

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Map Ref: 11333-022-S.BO-DF-TOB-A

Draft: A

7°59'15"W 7°56'30"W 7°53'45"W

700000

697500

T1 T2 T3 T4 T5 T6 T7 T8 T9 T10 T11

N52 N62 R491 Roscrea



Legend

Site boundary

Site Layout

Proposed Turbine locations

0 600 1,200
Meters

NOTES

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2. ALL DRAWINGS TO BE CHECKED BY THE CONTRACTOR ON SITE\
3. ENGINEER TO BE INFORMED OF ANY DISCREPANCIES BEFORE ANY \ WORK COMMENCES\
4. ALL LEVELS RELATE TO ORDNANCE SURVEY DATUM AT MALIN HEAD

Rev	Date	Description	By	Chkd.
A	03/03/2025	First issue	S.P	J.D

Client: RWE

Project:

Ballincor Wind Farm

Title:

Draft Turbine Layout Map

Scale @ A3: 1:20,000

Prepared by:	Checked by:	Date:
S.Pezzetta	J.Dillon	March 2025

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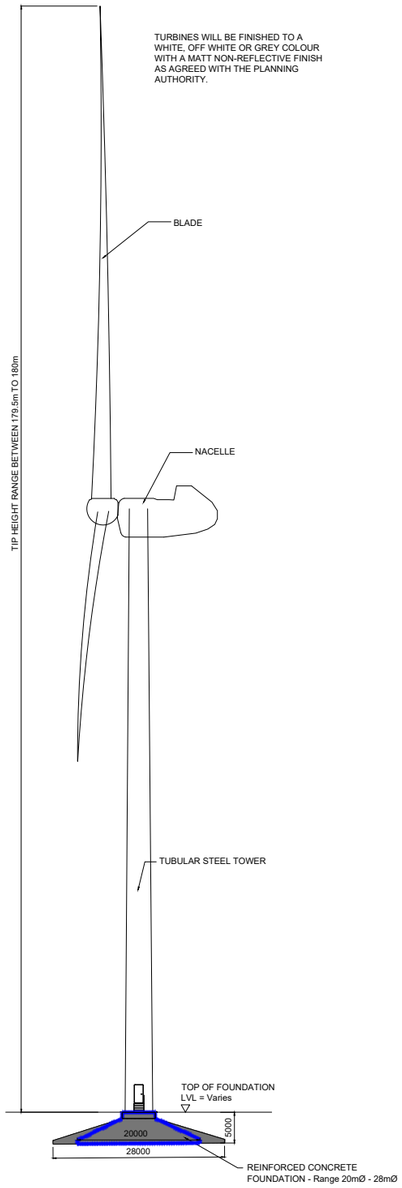
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Map Ref: 11333-021-STL-DF-TOB-A

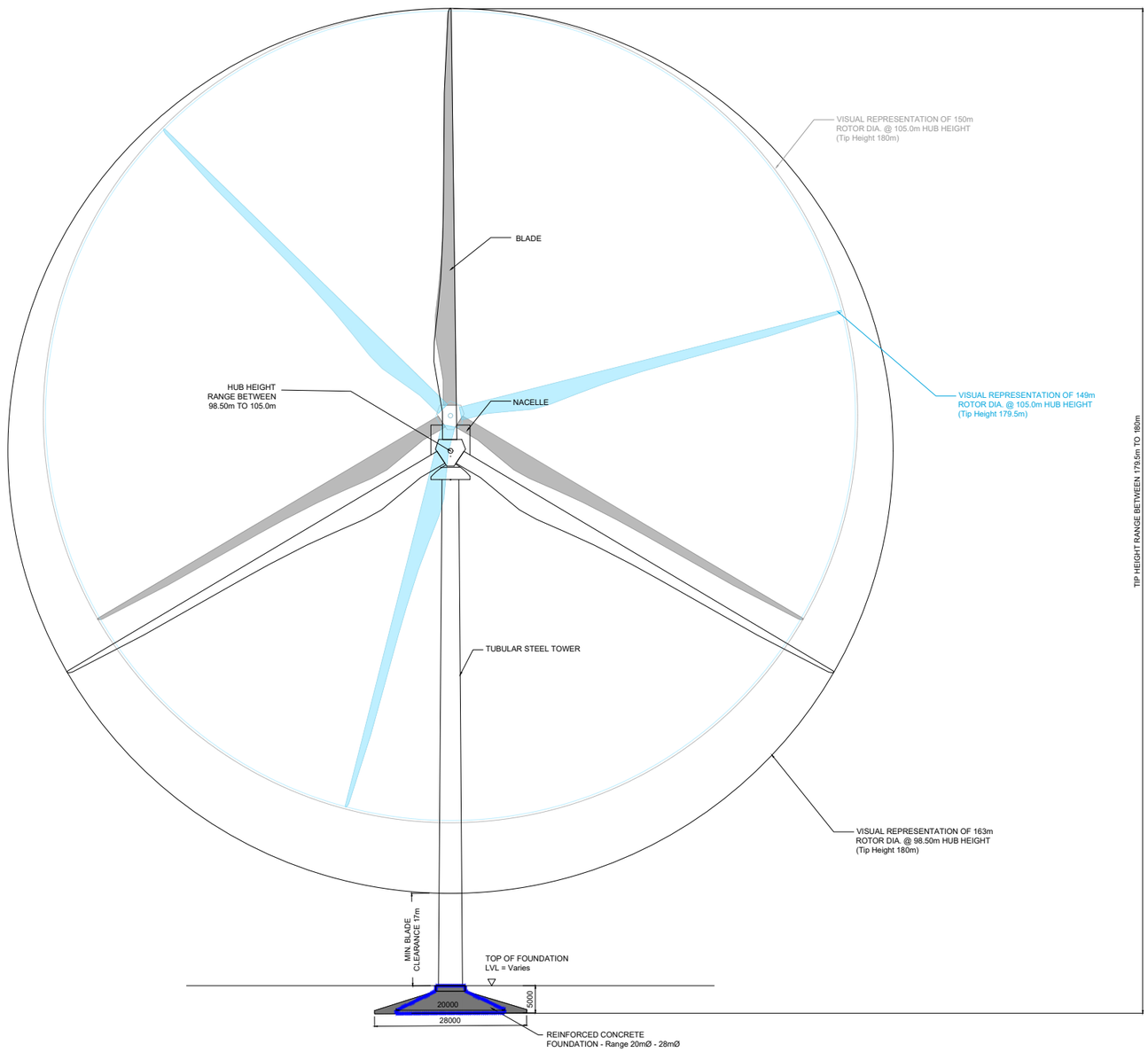
Draft: A

Maxar, Microsoft, Sources: Esri, TomTom, Garmin, FAO, NOAA, USGS, © OpenStreetMap contributors, and the GIS User Community

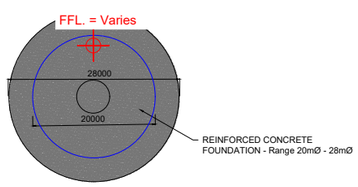
TURBINES WILL BE FINISHED TO A WHITE, OFF WHITE OR GREY COLOUR WITH A MATT NON-REFLECTIVE FINISH AS AGREED WITH THE PLANNING AUTHORITY.



TURBINE SIDE ELEVATION



TURBINE FRONT ELEVATION



TURBINE FOUNDATION PLAN

NOTE:
Orientation varies as multiple instances on site, north point can be seen on Drg. No: 11333-2003.

Rev	Date	Description	By	Chkd.
D01	14.10.24	DRAFT ISSUE FOR REVIEW	MN	JD

NOTES:

1. DRAWINGS FOR PLANNING PURPOSES ONLY.
2. FIGURED DIMENSIONS ONLY TO BE TAKEN FROM THIS DRAWING.
3. GRID REFERENCES TO IRISH NATIONAL GRID.
4. ALL LEVELS SHOWN RELATE TO ORDNANCE SURVEY DATUM AT MALIN HEAD

Client: RWE

Project:
BALLINCOR WIND FARM
PLANNING APPLICATION

Title:
TURBINE DETAILS

Scale @ A1: 1:500

Prepared by:	Checked by:	Date:
M. Nolan	J. Dillon	September 2024

Drawing Status: Planning

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Drawing No.:	Revision:
11333-2032	D01

Our Case Number: ABP-322126-25

Your Reference: RWE Renewables Ireland Limited

An Coimisiún Pleanála

Tobin
Block 10-4
Blanchardstown Corporate Park
Dublin
Dublin 15

Date: 16 October 2025

Re: Design Flexibility Request for the proposed Ballincor Wind Farm (ABP-318666-24) located in County Tipperary and County Offaly.
located in County Tipperary and County Offaly.

Dear Sir / Madam,

I have been asked by An Coimisiún Pleanála to refer to the above-mentioned proposed development.

Please be advised that following consultations under section 37CC of the Planning and Development Act 2000, as amended, the Commission has formed an opinion on design flexibility.

A copy of the opinion is enclosed.

Please note that the Commission's opinion on design flexibility will not be available for public inspection until an application is made to it under section 37E of the Act. Information in relation to challenges to the validity of a decision of An Coimisiún Pleanála under the provisions of the Planning and Development Act 2000, as amended, is also enclosed.

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

TOBIN CONSULTING ENGINEERS
PROJECT NO
FILE REF
Date Received 17 OCT 2025
REPLY TO
DATE

Yours faithfully,

PP OC

Lauren Murphy
Executive Officer
Direct Line: 01-8737275

VO03

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

64 Sráid Maoilbhríde
Baile Átha Cliath 1
D01 V902

64 Marlborough Street
Dublin 1
D01 V902

An Coimisiún Pleanála

An Coimisiún Pleanála Opinion on Flexibility

1) Request for meeting	
Request under section 37CC of the Act:	Request for Design Flexibility in relation to a proposed windfarm at the townlands of Ballincor Demense, Curralanty, and Cloonaheen in County Offaly and the townlands of Clonfree, Cronekill, Kylenamuck and Castletown in County Tipperary.
Request reference Number:	ABP 322126-25
Name of the requestor/ prospective applicant:	RWE Renewables Ltd.
Location, townland or postal address of the land or structure to which the application relates (as may be appropriate):	Townlands of Ballincor Demense, Curralanty, and Cloonaheen in County Offaly and the townlands of Clonfree, Cronekill, Kylenamuck and Castletown in County Tipperary.
Nature and extent of the proposed development:	11 number wind turbines with an electrical output of between 61.6-77.0 MW, 110kV substation, 1 number meteorological mast, temporary construction compounds, borrow pits, access roads, both new and upgrades of existing and all ancillary works.
Date of receipt of the request:	13th March 2025

EJK

Opinion Reference Number:	ABP 322126-23
Date of Opinion:	26th September, 2025

2) Was the following Information included where relevant, with the Flexibility Meeting Request under section 37CC of the Planning and Development Act 2000, as amended and the Planning and Development Regulations 2001, as amended.			
Information	**Enclosed with Request**		
(a) A site location map sufficient to identify the land on which the proposed development would be situated.	Yes: [X]	No: [ ]	
(b) A brief description of the nature and purpose of the proposed development and of its possible effects on the environment.	Yes: [X]	No: [ ]	
(c) A draft layout plan of the proposed development.	Yes: [X]	No: [ ]	
(d) A description of the details, or groups of details, of the proposed development that, owing to the circumstances set out in (e) below, are unlikely to be confirmed at the time of the proposed application.	Yes: [X]	No: [ ]	
(e) A description of the circumstances relating to the proposed development that indicate that it is appropriate that the proposed application be made and decided, before the prospective applicant has confirmed the details referred to in (d) above.	Yes: [X]	No: [ ]	
(f) An undertaking to provide with the proposed application, either - i. two or more options, in respect of each detail or group of details referred to in (d) above	Yes: [X]	No: [ ]	

EJK

containing information on the basis of which the proposed application may be made and decided, ii. parameters within which each detail referred to in paragraph (d) above will fall and on the basis of which the proposed application may be made and decided, or iii. a combination of (i) and (ii).			
(g) Such other information, drawings or representations as the prospective applicant may wish to provide or make available.	Yes: [X]	No: [ ]	N/A: [ ]
(h) The appropriate fee.	Yes: [ ]	No: [ ]	N/A: [X]

At a meeting held on 26th September 2025 the Commission considered the report of the Inspector, the documents submitted as part of the pre-application consultation under section 37CC of the Planning and Development Act 2000, as amended on design flexibility.

In this regard an opinion on design flexibility shall issue to the prospective applicant as set out below:

3) Opinion of the Commission under section 37CD of the Planning and Development Act 2000, as amended and the Planning and Development Regulations 2001, as amended.	
Information	**Details/ Circumstances**
a) The details, or groups of details, of the proposed development that may be confirmed after the proposed application has been made and decided.	1. Turbine Dimensions: a) Turbine Tip Height b) Rotor Diameter c) Hub height

EJK

	Flexibility for export capacity has been requested
b) The circumstances relating to the proposed development that indicate that it is appropriate that the proposed application be made and decided before the prospective applicant has confirmed the details referred to in paragraph (a) above.	i. To avail of ongoing advances in technology; ii. To facilitate the procurement process; iii To ensure against the potential obsolescence of existing technology.

For each detail, or groups of details, referred to in paragraph 3(a) above, the proposed application shall, in addition to any other requirement imposed by or under the Planning and Development Act 2000, as amended, be accompanied by the information referred to in the undertaking submitted with the flexibility meeting request under section, 37CC(2)(f) of the Planning and Development Act 2000, as amended.

The proposed application must be consistent with the opinion provided in accordance with section 37CD of the Act.

Eamonn James Kelly

Eamonn Kelly
Planning Commissioner of An Coimisiún Pleanála duly authorised to authenticate the seal of the Commission.

Dated this 1st **day of** October, **2025**

Addendum 6: Letters to Prescribed Bodies

TOBIN

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Carroll House,
15/16 Stephen Street, Sligo
F91 ADK4
Tel: +353 (0)71 931 8844
Email: info@tobin.ie

Our Ref: 11333

17th April 2026

Minister for Housing, Local Government and Heritage
C/o The Manager, Development Applications Unit
Department of Housing, Local Government and Heritage (Development Applications Unit),
Custom House,
Dublin 1
D01 W6X0

RE: Ballincor Wind Farm – Strategic Infrastructure Development (SID) application under S.37E of the Planning and Development Act 2000, as amended, in relation to a proposed wind farm and related works across Co. Offaly and Co. Tipperary

Dear Sir/Madam,

I write to inform you that RWE Renewables Ireland Ltd. (our client) is applying to An Coimisiún Pleanála for permission for development in respect of the above project. This application is submitted under Section 37E of the Planning and Development Act 2000 (as amended). This notification is made pursuant to Article 121(1) of the Planning and Development Regulations 2001, as amended. I attach a copy of the public notices.

This development is covered by the provisions of the Renewable Energy Directive III (Directive 2023/2413) and the planning application is subject to a completeness check under section 37JA of the Planning and Development Act 2000, as amended and inserted by the European Union (Planning and Development) (Renewable Energy) Regulations 2025, as amended.

Certain details of the proposed development are unconfirmed in this planning application and an opinion on unconfirmed details from the Commission (Case Reference: ACP Ref. 322126-25) pursuant to section 37CD of the Planning and Development Act 2000 (as amended) accompanies this planning application. The details unconfirmed in this application are the turbine tip height, rotor diameter and hub height. The range of parameters under which the turbine dimensions will fall are specified on this site notice.

This application is accompanied by an Environmental Impact Assessment Report (EIAR) and a Natura Impact Statement (NIS) which both pertain to the overall project.

Directors: **M. Shelly** (Chairman) **C. McGovern** (Managing Director) **E. Connaughton** (Company Secretary) **D. Grehan** **M. McDonnell** **J. McGrath** **B. Carroll** **S. Tinnelly** **M. Buckley** **J. O'Flaherty** **K. McKenna**

Technical Directors: **B. Gallagher** **B. Heaney** **C. Kelly** **T. Mackey** **O. Fitzpatrick** **P. Cloonan** **P. Cunningham** **J. Forde** **R. Waters** **L. Kennedy**

Associate Directors: **M. Casey** **E. Fenton** **B. Rudden** **M. Geraghty** **S. Ryan** **K. Gallagher** **K. Higgins** **J. Dillon** **D. Ward** **M. Rooney** **P. Giria** **A. Murphy** **A. Connors** **J. Deenihan**

Co. Reg. No. 42654 – Registered Office: Fairgreen House, Fairgreen Road, Galway H91 AXK8. Ireland.

In considering this application, An Coimisiún Pleanála can decide to:

(a) (i) grant the permission, or

(ii) make such modifications to the proposed development as it specifies in its permission and grant permission in respect of the proposed development as so modified, or

(iii) grant permission in respect of part of the proposed development with or without specified modifications of it of the foregoing kind and any of the above decisions may be subject to or without conditions, or

(b) refuse to grant permission.

Any submissions/observations must be made to the Commission at 64 Marlborough Street, Dublin 1, D01 V902 relating to:

(i) the implications of the proposed development for proper planning and sustainable development of the area concerned:

(ii) the likely significant effects on the environment of the proposed development if carried out;

(iii) the likely effects of the proposed development on a European Site, if carried out.

The entire suite of application documents may be viewed at a dedicated website, www.BallincorWindFarmSID.ie, and at the public offices of An Coimisiún Pleanála, 64 Marlborough Street, Dublin 1, D01 V902, Offaly County Council, Áras an Chontae, Charleville Road, Tullamore Co. Offaly R35 F893 and Tipperary County Council, Civic Offices, Limerick Road, Nenagh, Co. Tipperary E45 A099.

Any submissions/observations must be received by the Commission not later than 5.30pm on the 12th June 2026.

Yours sincerely,

John Dillon

_____

John Dillon
Associate Director
For and on behalf of TOBIN (agent)
John.Dillon@tobin.ie
+353 (01) 803 0401

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Dooradoyle, Limerick
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Email: info@tobin.ie

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Carroll House,
15/16 Stephen Street, Sligo
F91 ADK4
Tel: +353 (0)71 931 8844
Email: info@tobin.ie

Our Ref: 11333

17th April 2026

Minister for Culture, Heritage and the Gaeltacht
c/o The Manager, Development Applications Unit
Department of Housing, Local Government and Heritage
Newtown Road
Wexford
Y35 AP90

RE: Ballincor Wind Farm – Strategic Infrastructure Development (SID) application under S.37E of the Planning and Development Act 2000, as amended, in relation to a proposed wind farm and related works across Co. Offaly and Co. Tipperary

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Technical Directors: **B. Gallagher** **B. Heaney** **C. Kelly** **T. Mackey** **O. Fitzpatrick** **P. Cloonan** **P. Cunningham** **J. Forde** **R. Waters** **L. Kennedy**

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Co. Reg. No. 42654 – Registered Office: Fairgreen House, Fairgreen Road, Galway H91 AXK8. Ireland.

In considering this application, An Coimisiún Pleanála can decide to:

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Any submissions/observations must be received by the Commission not later than 5.30pm on the 12th June 2026.

Yours sincerely,

John Dillon

_____

John Dillon
Associate Director
For and on behalf of TOBIN (agent)
John.Dillon@tobin.ie
+353 (01) 803 0401

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Email: info@tobin.ie

First Floor,
Carroll House,
15/16 Stephen Street, Sligo
F91 ADK4
Tel: +353 (0)71 931 8844
Email: info@tobin.ie

Our Ref: 11333

17th April 2026

Minister for Agriculture, Food and the Marine
Department of Agriculture, Food and the Marine Agriculture House,
Kildare Street,
Dublin 2
D02 WK12

RE: Ballincor Wind Farm – Strategic Infrastructure Development (SID) application under S.37E of the Planning and Development Act 2000, as amended, in relation to a proposed wind farm and related works across Co. Offaly and Co. Tipperary

Dear Sir/Madam,

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Co. Reg. No. 42654 – Registered Office: Fairgreen House, Fairgreen Road, Galway H91 AXK8. Ireland.

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Yours sincerely,

John Dillon

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First Floor,
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15/16 Stephen Street, Sligo
F91 ADK4
Tel: +353 (0)71 931 8844
Email: info@tobin.ie

Our Ref: 11333

17th April 2026

Minister for Communications, Climate Action and Environment
Tom Johnson House,
Haddington Road,
Dublin 4
D04 K7X4

RE: Ballincor Wind Farm – Strategic Infrastructure Development (SID) application under S.37E of the Planning and Development Act 2000, as amended, in relation to a proposed wind farm and related works across Co. Offaly and Co. Tipperary

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Our Ref: 11333

17th April 2026

Minister for Transport, Tourism and Sport
21 Clare St,
Dublin 3
D02 CD72

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Our Ref: 11333

17th April 2026

Offaly County Council,
Áras an Chontae,
Charleville Road,
Tullamore,
Co. Offaly
R35 F893

RE: Ballincor Wind Farm – Strategic Infrastructure Development (SID) application under S.37E of the Planning and Development Act 2000, as amended, in relation to a proposed wind farm and related works across Co. Offaly and Co. Tipperary

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17th April 2026

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E45 A099

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17th April 2026

Irish Water - Uisce Éireann
Colvill House,
24-26 Talbot St,
Mountjoy, Dublin 1,
D01 NP86

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The Exchange, Belgard Square North,
Tallaght,
Dublin 24
D24 PXW0

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Our Ref: 11333

17th April 2026

Inland Fisheries Ireland
Anglesea Street
Clonmel
Co. Tipperary
E91 RD25

RE: Ballincor Wind Farm – Strategic Infrastructure Development (SID) application under S.37E of the Planning and Development Act 2000, as amended, in relation to a proposed wind farm and related works across Co. Offaly and Co. Tipperary

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Our Ref: 11333

17th April 2026

Transport Infrastructure Ireland
Parkgate Business Centre,
Parkgate Street,
Dublin 8,
D08 DK10

RE: Ballincor Wind Farm – Strategic Infrastructure Development (SID) application under S.37E of the Planning and Development Act 2000, as amended, in relation to a proposed wind farm and related works across Co. Offaly and Co. Tipperary

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17th April 2026

Environmental Protection Agency
Johnstown Castle Estate,
Co. Wexford
Y35 W821

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17th April 2026

The Heritage Council
Áras na hOidhreachta,
Church Lane,
Co. Kilkenny
R95 X264

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17th April 2026

An Taisce - The National Trust for Ireland
Tailor's Hall,
Back Lane,
Dublin 8
D08 X2A3

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Fáilte Ireland
88 - 95 Amiens Street,
Dublin 1
D01 WR86

RE: Ballincor Wind Farm – Strategic Infrastructure Development (SID) application under S.37E of the Planning and Development Act 2000, as amended, in relation to a proposed wind farm and related works across Co. Offaly and Co. Tipperary

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Co. Reg. No. 42654 – Registered Office: Fairgreen House, Fairgreen Road, Galway H91 AXK8. Ireland.

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Our Ref: 11333

17th April 2026

Irish Aviation Authority,
The Times Building,
11-12 D'Olier Street,
Dublin 2
D02 T449

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Our Ref: 11333

17th April 2026

Department of Defence
Station Road,
Newbridge,
Co. Kildare,
W12 AD93

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17th April 2026

Office of Public Works
Jonathan Swift Street,
Trim,
Co Meath
C15 NX36

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17th April 2026

ESB
27 Lower Fitzwilliam St,
Dublin, 2,
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D02 KT92

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EirGrid plc
The Oval,
160 Shelbourne Road,
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Health and Safety Authority
Metropolitan Building,
James Joyce Street,
Dublin 1,
Co. Dublin
D01 K0Y8

RE: Ballincor Wind Farm – Strategic Infrastructure Development (SID) application under S.37E of the Planning and Development Act 2000, as amended, in relation to a proposed wind farm and related works across Co. Offaly and Co. Tipperary

Dear Sir/Madam,

I write to inform you that RWE Renewables Ireland Ltd. (our client) is applying to An Coimisiún Pleanála for permission for development in respect of the above project. This application is submitted under Section 37E of the Planning and Development Act 2000 (as amended). This notification is made pursuant to Article 121(1) of the Planning and Development Regulations 2001, as amended. I attach a copy of the public notices.

This development is covered by the provisions of the Renewable Energy Directive III (Directive 2023/2413) and the planning application is subject to a completeness check under section 37JA of the Planning and Development Act 2000, as amended and inserted by the European Union (Planning and Development) (Renewable Energy) Regulations 2025, as amended.

Certain details of the proposed development are unconfirmed in this planning application and an opinion on unconfirmed details from the Commission (Case Reference: ACP Ref. 322126-25) pursuant to section 37CD of the Planning and Development Act 2000 (as amended) accompanies this planning application. The details unconfirmed in this application are the turbine tip height, rotor diameter and hub height. The range of parameters under which the turbine dimensions will fall are specified on this site notice.

Directors: **M. Shelly** (Chairman) **C. McGovern** (Managing Director) **E. Connaughton** (Company Secretary) **D. Grehan** **M. McDonnell** **J. McGrath** **B. Carroll** **S. Tinnelly** **M. Buckley** **J. O'Flaherty** **K. McKenna**

Technical Directors: **B. Gallagher** **B. Heaney** **C. Kelly** **T. Mackey** **O. Fitzpatrick** **P. Cloonan** **P. Cunningham** **J. Forde** **R. Waters** **L. Kennedy**

Associate Directors: **M. Casey** **E. Fenton** **B. Rudden** **M. Geraghty** **S. Ryan** **K. Gallagher** **K. Higgins** **J. Dillon** **D. Ward** **M. Rooney** **P. Giria** **A. Murphy** **A. Connors** **J. Deenihan**

Co. Reg. No. 42654 – Registered Office: Fairgreen House, Fairgreen Road, Galway H91 AXK8. Ireland.

This application is accompanied by an Environmental Impact Assessment Report (EIAR) and a Natura Impact Statement (NIS) which both pertain to the overall project.

In considering this application, An Coimisiún Pleanála can decide to:

(a) (i) grant the permission, or

(ii) make such modifications to the proposed development as it specifies in its permission and grant permission in respect of the proposed development as so modified, or

(iii) grant permission in respect of part of the proposed development with or without specified modifications of it of the foregoing kind and any of the above decisions may be subject to or without conditions, or

(b) refuse to grant permission.

Any submissions/observations must be made to the Commission at 64 Marlborough Street, Dublin 1, D01 V902 relating to:

(i) the implications of the proposed development for proper planning and sustainable development of the area concerned:

(ii) the likely significant effects on the environment of the proposed development if carried out;

(iii) the likely effects of the proposed development on a European Site, if carried out.

The entire suite of application documents may be viewed at a dedicated website, www.BallincorWindFarmSID.ie, and at the public offices of An Coimisiún Pleanála, 64 Marlborough Street, Dublin 1, D01 V902, Offaly County Council, Áras an Chontae, Charleville Road, Tullamore Co. Offaly R35 F893 and Tipperary County Council, Civic Offices, Limerick Road, Nenagh, Co. Tipperary E45 A099.

Any submissions/observations must be received by the Commission not later than 5.30pm on the 12th June 2026.

Yours sincerely,

John Dillon

_____

John Dillon
Associate Director
For and on behalf of TOBIN (agent)
John.Dillon@tobin.ie
+353 (01) 803 0401

TOBIN

www.tobin.ie

Fairgreen House
Fairgreen Road
Galway
H91 AXK8
Tel: + 353 (0)91
565211
Email: info@tobin.ie

Block 10-4,
Blanchardstown Corporate
Park
Dublin
D15 X98N
Tel: + 353 (0)1 8030401
Email: info@tobin.ie

Market Square
Castlebar
Mayo
F23 Y427
Tel: +353 (0)94 9021401
Email: info@tobin.ie

Unit 4, Crescent Court,
St. Nessan's Road,
Dooradoyle, Limerick
V94 V298
Tel: +353 (0)61 976 262
Email: info@tobin.ie

First Floor,
Carroll House,
15/16 Stephen Street, Sligo
F91 ADK4
Tel: +353 (0)71 931 8844
Email: info@tobin.ie

Our Ref: 11333

17th April 2026

Health Service Executive,
National Business Service Unit,
National Environmental Health Service,
Second Floor Oak House,
Millennium Park,
Naas,
Co. Kildare
W91 KDC2

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Technical Directors: **B. Gallagher** **B. Heaney** **C. Kelly** **T. Mackey** **O. Fitzpatrick** **P. Cloonan** **P. Cunningham** **J. Forde** **R. Waters** **L. Kennedy**

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Co. Reg. No. 42654 – Registered Office: Fairgreen House, Fairgreen Road, Galway H91 AXK8. Ireland.

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Any submissions/observations must be received by the Commission not later than 5.30pm on the 12th June 2026.

Yours sincerely,

John Dillon

_____

John Dillon
Associate Director
For and on behalf of TOBIN (agent)
John.Dillon@tobin.ie
+353 (01) 803 0401

Addendum 7: EIA Portal Confirmation

Outlook

EIA Portal Confirmation Number: 2026052

From Housing Eiaportal <EIAportal@housing.gov.ie>
Date Fri 4/10/2026 2:59 PM
To Daniel Nestor <Daniel.Nestor@tobin.ie>

CAUTION: This email originated from outside of the organisation. Do not click links, open attachments or scan QR codes unless you recognise the sender and know the content is safe. Forward unusual emails to spam@tobin.ie for verification.

Dear Daniel,

An EIA Portal notification was received on 10/04/2026 in respect of this proposed application. The information provided has been uploaded to the EIA Portal on 10/04/2026 under EIA Portal ID number 2026052 and is available to view at https://experience.arcgis.com/experience/a1a85d92623147b191dd25a14b2571da

Portal ID: 2026052

Competent Authority: An Coimisiún Pleanála

Applicant Name: RWE Renewables Ireland Ltd

Location: Within the townlands of Cloonaheen, Ballincor Demesne, and Curralanty, Co. Offaly, and Clonfree, Castletown and Cronehill, Co. Tipperary.

Description: Proposed wind farm with 11 turbines (61.6–77 MW), roads, substation, BESS units, and 12.2 km grid link. Includes construction works, drainage, biodiversity measures, and site infrastructure.

Linear Development: Yes

Date Uploaded to Portal: 10/04/2026

Regards,
Emmet

EIA Portal team

An Roinn Tithíochta, Rialtais Áitiúil agus Oidhreachta
Department of Housing, Local Government and Heritage

Teach an Chustaim, Baile Átha Cliath 1, D01 W6X0
Custom House, Dublin 1, D01 W6X0

T +353 (0) 1 888 2000

www.gov.ie/housing

An Roinn Tithíochta,
Rialtais Áitiúil agus Oidhreachta
Department of Housing,
Local Government and Heritage

Outlook

EIA Portal Confirmation Number: 2026053

From Housing Eiaportal <EIAportal@housing.gov.ie>
Date Fri 4/10/2026 2:59 PM
To Daniel Nestor <Daniel.Nestor@tobin.ie>

CAUTION: This email originated from outside of the organisation. Do not click links, open attachments or scan QR codes unless you recognise the sender and know the content is safe. Forward unusual emails to spam@tobin.ie for verification.

Dear Daniel,

An EIA Portal notification was received on 10/04/2026 in respect of this proposed application. The information provided has been uploaded to the EIA Portal on 10/04/2026 under EIA Portal ID number 2026053 and is available to view at https://experience.arcgis.com/experience/a1a85d92623147b191dd25a14b2571da

Portal ID: 2026053

Competent Authority: Offaly County Council

Applicant Name: RWE Renewables Ireland Ltd

Location: Within the townlands of Cloonaheen, Ballincor Demesne, and Curralanty, Co. Offaly, and Clonfree, Castletown and Cronehill, Co. Tipperary.

Description: Proposed wind farm with 11 turbines (61.6–77 MW), roads, substation, BESS units, and 12.2 km grid link. Includes construction works, drainage, biodiversity measures, and site infrastructure.

Linear Development: Yes

Date Uploaded to Portal: 10/04/2026

Regards,
Emmet

EIA Portal team

An Roinn Tithíochta, Rialtais Áitiúil agus Oidhreachta
Department of Housing, Local Government and Heritage

Teach an Chustaim, Baile Átha Cliath 1, D01 W6X0
Custom House, Dublin 1, D01 W6X0

T +353 (0) 1 888 2000

www.gov.ie/housing

An Roinn Tithíochta,
Rialtais Áitiúil agus Oidhreachta
Department of Housing,
Local Government and Heritage

Outlook

EIA Portal Confirmation Number: 2026054

From Housing Eiaportal <EIAportal@housing.gov.ie>
Date Fri 4/10/2026 3:00 PM
To Daniel Nestor <Daniel.Nestor@tobin.ie>

CAUTION: This email originated from outside of the organisation. Do not click links, open attachments or scan QR codes unless you recognise the sender and know the content is safe. Forward unusual emails to spam@tobin.ie for verification.

Dear Daniel,

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Portal ID: 2026054

Competent Authority: Tipperary County Council

Applicant Name: RWE Renewables Ireland Ltd

Location: Within the townlands of Cloonaheen, Ballincor Demesne, and Curralanty, Co. Offaly, and Clonfree, Castletown and Cronehill, Co. Tipperary.

Description: Proposed wind farm with 11 turbines (61.6–77 MW), roads, substation, BESS units, and 12.2 km grid link. Includes construction works, drainage, biodiversity measures, and site infrastructure.

Linear Development: Yes

Date Uploaded to Portal: 10/04/2026

Regards,
Emmet

EIA Portal team

An Roinn Tithíochta, Rialtais Áitiúil agus Oidhreachta
Department of Housing, Local Government and Heritage

Teach an Chustaim, Baile Átha Cliath 1, D01 W6X0
Custom House, Dublin 1, D01 W6X0

T +353 (0) 1 888 2000

www.gov.ie/housing

An Roinn Tithíochta,
Rialtais Áitiúil agus Oidhreachta
Department of Housing,
Local Government and Heritage

Addendum 8: Confirmation of payment

Statement - 7000000267

RWE RES Ireland DB EUR 239014400

Group unit: 7150 RWE Renewables Ireland Limited

Local bank code	Account number	Owner	Currency
36070050	239014400		EUR

DEUTSCHE BANK AG

IBAN	International bank ID (BIC)	Description	Account class
DE41 3607 0050 0239 0144 00	DEUTDEDEXXX		24

Statement number	Statement date	Opening balance
59	04/10/26	0.00

Value date	Entry	Details	Entry text	Amount
04/10/26	04/10/26	No.RWE BALINCOR SID/9.4.202 6 Crossborder payment (DZ,NDZ) Ordering party / Partner AN BORD PLEANALA AIBK931055 / 00316067 AIBKIE2DXXX / IE70 AIBK 9310 5500 3160 67 TTC: 201 Text key: TRF Primanota: 9696/404 BTC PMNT ICDT XBCT	Client reference 7000000267 Bank reference 03PR260410961077	-100,000.00

Number	Total of credit transactions	Number	Total of debit transactions	Closing balance
0	0,00	1	- 100.000,00	0.00