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Our Ref: 11333

17th April 2026

Your Ref: (SID Determination: ABP-318666-23)

(Design Flex Determination: ACP Ref. 322126-25)

The Secretary
An Coimisiún Pleanála
64 Marlborough Street
Dublin 1

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

On behalf of our client RWE Renewables Ireland Ltd. (hereafter referred to as 'the Applicant'), please find enclosed a planning application for a 10-year permission for the proposed construction of a wind energy development (and all associated infrastructure) at a site within the townlands of Cloonaheen, Ballincor Demesne, and Curralanty, Co. Offaly, and Clonfree, Castletown and Cronehill, Co. Tipperary.

This application is being made directly to An Coimisiún Pleanála as 'Strategic Infrastructure Development' (SID) under the provisions of Section 37E of the Planning and Development Act 2000, as amended. This position was confirmed by An Coimisiún Pleanála to the applicant on 16 October 2025 following pre-application consultation with the Commission (Case Number – ABP-318666-23), a copy of the noted correspondence is enclosed with this application form.

A detailed description of the proposed development is set out in the enclosed public notices, and a complete description is set out in the application documents.

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

Certain details of the proposed development are unconfirmed in this planning application and an opinion on unconfirmed details from the Commission (Case Reference: ACP Ref. 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 the 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

The proposed development consists of the following:

- 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, Kyleneamuck, 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.



Supporting Documentation

The following documents are included in the application pack:

> Planning Application Documentation

- Planning Cover Letters to An Coimisiún Pleanála, Offaly County Council and Tipperary County Council
- Site Notice
- Newspaper Notice
- Planning Application Form, including the following:
 - Addendum 1: Schedule of Drawings & Confirmation of Drawing Scales from ACP
 - Addendum 2: Letters of Consent
 - Addendum 3: SID Determination letter
 - Addendum 4: Statutory Undertaker letter
 - Addendum 5: Design Flexibility form & Design Flexibility Opinion from ACP
 - Addendum 6: Letters to Prescribed Bodies
 - Addendum 7: EIA Portal Confirmation
 - Addendum 8: Confirmation of Payment

> Planning Application Drawings, including schedule of drawings

> Environmental Impact Assessment Report (EIAR)

- Volume 1- EIAR Non-Technical Summary (NTS)
- Volume 2- EIAR Main Body
- Volume 3- EIAR Appendices
- Volume 4- Photomontages

> Screening for Appropriate Assessment and Natura Impact Statement (NIS)

> Planning Statement

All elements of the proposed development have been considered and are assessed as part of the EIAR and NIS.

Please find 2 no. hard copies and 8 no. electronic copies (USBs) of the planning application pack enclosed with this letter. Offaly County Council has received 2 no. hard copies and 1 no. electronic copy (USB), and Tipperary County Council has also received 1 no. hard copy and 1 no. electronic copy (USB) of this application.

All prescribed bodies as identified are being provided with application documentation in a digital format via the website link and cover letter.

I trust that you have all the information you require to progress the application. If, however, you have any queries or wish to discuss any matter in detail, please do not hesitate to contact me.

We look forward to your decision in due course.

Yours sincerely,

John Dillon

John Dillon

Associate Director

For and on behalf of TOBIN

John.dillon@tobin.ie

