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Our Ref: 11333

17th April 2026

Chief Executive,
Planning Department,
Tipperary County Council,
Civic Offices
Limerick Road,
Nenagh,
Co. Tipperary
E45A099

RE: Ballincor Wind Farm – Proposed Strategic Infrastructure Development across Co. Offaly and Co. Tipperary.

Dear Sir/Madam

I write to inform you that RWE Renewables Ireland Ltd. 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). I attach a copy of the public notices below.

A pre-planning meeting with Tipperary County Council has also been held in respect of the proposed development on 24th April 2024 which was attended by TOBIN, the prospective applicant and Tipperary County Council.

Development Description (as per public notices):

In accordance with Section 37E of the Planning and Development Act 2000, as amended, we, RWE Renewables Ireland Ltd., give notice of our intention to make an application to An Coimisiún Pleanála (the “Commission”) for permission for a period of 10 years (being the period within which the permitted development must be carried out, for development comprising the construction of a wind farm and related works within the townlands of Cloonaheen, Ballincor Demesne, and Curralanty, Co. Offaly, and Clonfree, Castletown and Cronehill, Co. Tipperary.

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

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

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.

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 Cronckill, 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 lightning 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.

As requested, 1 no. hard copy and 1 no. electronic copy (USB) of the full planning application, Environmental Impact Assessment Report and Natura Impact Statement are enclosed.

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, D01V902 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.

Any submissions/observations must be received by the Commission no later than 5.30pm on the **12th June 2026**.

As required by An Coimisiún Pleanála, you are hereby requested to keep this planning application available for public inspection/purchase in accordance with the terms of the public notice attached with this application. It is recommended that all of the application documentation will remain available for public inspection until a decision has been formally issued by An Coimisiún Pleanála.

If you have any queries or wish to discuss any matter in detail, please do not hesitate to contact me.

Yours sincerely,

John Dillon

John Dillon

For and on behalf of TOBIN Consulting Engineers

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