

# SITE NOTICE

## Planning and Development Act 2000, as amended Notice of Direct Planning Application to An Coimisiún Pleanála Strategic Infrastructure Development Offaly and Tipperary County Council

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 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 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 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.

The planning application, the Environmental Impact Assessment Report (EIAR), and the Natura Impact Statement (NIS) may be inspected, free of charge or purchased for a specific fee not exceeding the reasonable cost of making a copy, during public opening hours for a period of 7 weeks commencing on **24th April 2026** at the following locations:

- **The Offices of An Coimisiún Pleanála, 64 Marlborough Street, Dublin 1, D01V902**
- **The Offices of Offaly County Council, Áras an Chontae, Charleville Road, Tullamore, Co. Offaly, R35 F893**
- **The Offices of Tipperary County Council, Civic Offices, Limerick Road, Nenagh, Co. Tipperary E45A099**

The planning application, including the EIAR and NIS, may also be viewed on the following website: [www.BallincorWindFarmSID.ie](http://www.BallincorWindFarmSID.ie)

Submissions or observations may be made only to the Commission), at 64 Marlborough Street, Dublin 1, D01V902 in writing or online on the Commission's website [www.pleanala.ie](http://www.pleanala.ie) during the aforementioned period of 7 weeks

Any submissions or observations must be accompanied by a fee of €50 (except for certain prescribed bodies) and must be received by the Commission **not later than 5.30pm on 12<sup>th</sup> June 2026** and must include the following information; (i) The name of the person making the submission or observation, the name of the person acting on his or her behalf, if any, and the address to which any correspondence relating to the application should be sent; (ii) the subject matter of the submission or observation, and (iii) the reasons, consideration and arguments on which the submission or observation is based in full. (Article 217 of the Planning and Development Regulations 2001, as amended, refers.)

Any submissions or observations which do not comply with the above requirements cannot be considered by the board. Commission. The Commission may at its absolute discretion hold an oral hearing on the application. (For further details see 'A Guide to Public Participation in Strategic Infrastructure Development' on the Commission's website [www.pleanala.ie](http://www.pleanala.ie)). The Commission may in respect of an application for permission decide to – (a); (i) grant the permission, or (ii) make such modifications to the proposed development as it specifies in its decision and grant permission in respect of the proposed development as so modified or (iii) grant permission in respect of part of the proposed development (with or without specified modifications of it of the foregoing kind) and any of the above decisions may be subject to or without conditions, or (b) refuse to grant permission. The decision to hold an oral hearing on this planning application is at the absolute discretion of An Coimisiún Pleanála.

Any enquiries relating to the application process should be directed to the Strategic Infrastructure Section of the Commission (telephone no. 01-8588100).

Any person may question the validity of any such decision of the board by way of an application for judicial review, brought in accordance with Part 9 of the Planning and Development Act 2024 and the applicable Rules of the Superior Courts.

Practical information on the review mechanism can be accessed under the heading "Information on cases / Weekly lists" – Judicial Review of planning decisions, on the Board's website [www.pleanala.ie](http://www.pleanala.ie) or on the Citizens Information Service website [www.citizensinformation.ie](http://www.citizensinformation.ie).

**SIGNED:** *John Dillon*

**NAME AND ADDRESS OF SIGNATORY:** JOHN DILLON C/O Tobin, Block 10-4, Blanchardstown Corporate Park, Dublin 15 (AGENT on behalf of RWE Renewables Ireland Ltd.)

**DATE OF ERECTION OF SITE NOTICE:** 16<sup>th</sup> April 2026