

**RWE**

**Ballincor**  
**Proposed**  
**Wind Farm**



# **Community Consultation Report**

## **Ballincor Wind Farm**

### **Project Background**

RWE Renewables Ireland Ltd. (RWE) is seeking planning permission to construct and operate a wind farm in the townlands of Ballincor, Curralanty, and Cloonaheen Co Offaly and Clonfree, Castletown, Cronekill, Kyleneamuck, Co Tipperary. The Proposed Development will contribute to achieving local, national, regional and European policy regarding Ireland's transition to a low carbon economy and associated climate change policy objectives.

The Proposed Development will generate renewable energy for use in the national grid helping to displace thousands of tonnes of carbon dioxide over its lifetime. It can lead to cheaper electricity, energy security and help Ireland meet its challenging climate change and decarbonisation targets.

The Proposed Development will also lead to tangible local benefits such as employment opportunities during the construction and operation phases, possible payments under the Renewable Energy Support Scheme (RESS) to a Community Benefit Fund, or a specific Community Benefit Fund from RWE, and indirect benefits to the wider community from business rates paid to Offaly and Tipperary County Councils from the wind farm.

### **RWE Renewables in Ireland**

RWE has been active in Ireland since 2016 and is undertaking long-term investments in onshore wind, offshore wind, and new battery storage projects, potentially amounting to billions of Euros in direct foreign investment in the country.

RWE's objective is to grow organically by developing business from greenfield sites, positioning itself as a long-term energy partner for Ireland during its energy transition to 2030 and beyond. As part of its growth ambitions, RWE is actively seeking new opportunities to further expand its portfolio in Ireland. The renewable energy generated from the Proposed Development would contribute towards Ireland's onshore wind energy target of 9 GW by 2030.

Already with an operational wind farm, two battery storage facilities, an airborne wind test site and both onshore and offshore wind farms in development, our current Irish portfolio is managed by our experienced teams in Kilkenny and Dun Laoghaire.

### **What does the Project Involve?**

The Proposed Development will be made up of several structures including turbines, underground cabling from the turbines to an electrical substation, a battery energy storage system (BESS). There would also be a network of roads on site linking the turbines and substation together for staff operations and maintenance.

A windfarm needs to be connected to the electricity grid which can be done by using underground cables to get the renewable energy to a nearby substation.

In the case of the Ballincor Wind Farm, electricity generated by the turbines will be fed through the underground cables to the substation before being transmitted off-site to the national grid network at Dallow outside Birr.

A full description of the Proposed Development for the purposes of the planning application and the additional elements that form part of the overall project, assessed as part of the EIA, are contained in Chapter 2 of the EIAR.

### **Consultation Report Methods and Feedback**

This Consultation Report outlines the methodology used to consult with local residents, questions, concerns and feedback received from the public consultation with the residents around the Proposed Development.

In accordance with the Aarhus Convention, public participation is an essential element of the development of any infrastructure project and the RWE Project Team is committed to facilitating an accessible, meaningful, and accountable engagement process with members of the public. This Consultation Report details the methods used and the questions and concerns received associated with the first phase of public consultation.

RWE is grateful to all parties, persons and groups who participated in providing feedback via the project information services (mobile, email, postal feedback and door to door and face to face meetings). The feedback given in this report is based on all of the engagement that occurred with the people around the proposed wind farm area.

The first engagement period ran from 24<sup>th</sup> July 2023 and continued via door to door visits, phone calls to the project phone and emails to the project email address afterwards.:

Phone +353 (0) 87 151 9219

Post Ballincor Wind Farm  
RWE Renewables Ireland Limited  
Desart House  
Lower New Street  
Kilkenny,

By email [ballincor@rwe.com](mailto:ballincor@rwe.com)

## **The Engagement**

### **Consultation Area**

RWE used a consultation area of up to 2km from any turbine for its near neighbours. This took into account 232 homes surrounding the proposed location of the turbines.

The reason that RWE chose 2km as the consultation area is based on industry good practice and also on the “Rulebook for Community Benefit Funds under RESS” (May 2025) which suggest that the Community consists of those (1) ..... *that lives close to the RESS Project is the beneficiary of the Community Benefit Fund. In this Rulebook, Community must be understood as the group of people and associations in the vicinity of the RESS Project.*”

It also specifies that “near neighbours” are those that live “within a 2km radius of the turbines (Section 4.2 points 8 & 9 Pg 19 in the section on Direct Household Payments).

### **Information Service**

A dedicated phone line (087 151 9219) and e-mail address (ballincor@rwe.com) were set up prior to commencing the first consultation and have remained in place since then, to enable anyone with queries to get in touch with the RWE Project Team or indeed to ask questions or voice concerns via phone or email at any time over the entire consultation period.

All queries to the phone line and to emails were replied to as soon as possible.

A project specific website ([www.rwe.com/ballincor](http://www.rwe.com/ballincor)) was also developed and was updated through the engagement period with further information, updated FAQ’s and useful documents.

### **Project Brochure**

A twelve page information brochure (Ballincor Proposed Wind Farm) was developed for the project. (See Appendix A). As well as facts about the Proposed Development it also contained the contact details for the Team as per above.

### **First Residents Letter and Brochure Drop**

On the 24<sup>th</sup> July 2023, this brochure, as well as a cover letter from the Community Liaison Officer (CLO (Kieran O’Byrne, Stakeholder Stakeholder Engagement / Communications Manager , RWE Renewables Ireland Limited, )) were delivered to all residents within a 2km radius (232 homes) of the proposed turbine array by All Homes delivery company. The letter and brochure were delivered in an envelope with an RWE label which said:

*Dear Resident.  
Enclosed please find important information re  
Community Engagement on Proposed Ballincor Project*

On the same day an email was sent to all local representatives (see list below) which included an introduction to the RWE’s Stakeholder Engagement / Ballincor Community Liaison Officer (CLO), Kieran O’Byrne and an attached copy of the Ballincor Proposed Wind Farm brochure.

The CLO’s picture and contact details were on the letter (mobile phone number and email address) and the contact number for the Kilkenny office and postal address was also in the brochure.

The CLO plus members of the project team then went door to door on 25<sup>th</sup>, 26<sup>th</sup> and 27<sup>th</sup> of July 2023 and met with 122 householders (out of 232 houses called to) 53% of households within a 2km radius were met with within the first week of consultation.

After the first letter drop and during the following two months (August and September 2023), numerous emails were received and each one answered.

### **Elected Members Engagement**

On the first day of the consultation period all local representatives were emailed a letter of introduction to the CLO, a soft copy of the Ballincor Proposed Wind Farm brochure and a soft copy of the letter that was sent that day to residents.

Local Representatives who were contacted over the period were:

Birr Local electoral Area Councillors

- Cllr. John Carroll (not re-elected)
- Cllr. Eamon Dooley (not re-elected)
- Cllr. Clare Claffey (not re-elected)
- Cllr. Eleanor Clendennon
- Cllr. John Leahy
- Cllr. Peter Ormond
- Cllr Hugh Egan
- Cllr. Audrey Hennessy-Kennedy
- Cllr. Sean Maher

Laois Offaly TD’s (Constituency Changed in 2024 with Laois and Offaly being split)

- John Clendennan - Newly Elected - Election 2024
- Tony McCormac Newly Elected - Election 2024
- Barry Cowen – elected as an MEP
- Charlie Flanagan - did not run for re-election in 2024
- Laois TD's - 3 Seats
- Carol Nolan – (Re Elected 2024 but went to Laois Constituency)
- Brian Stanley - (Re Elected 2024 but went to Laois Constituency)
- Sean Fleming Re-Elected - (Re Elected 2024 but went to Laois Constituency)
- Willie Aird (Re Elected 2024 but went to Laois Constituency)

#### Tipperary Councillors in Nenagh Electoral Area

- Dr Phyll Bugler
- Fiona Bonfield
- Joe Hannigan
- John Carroll
- Michael O'Meara
- Seamus Morris
- JP O'Meara
- Louise Morgan Walsh
- Pamela Quirke O'Meara
- John "Rocky" McGrath (Not Re-elected in 2024)
- Gerard Darcy (Not Re-elected in 2024)
- Hughie McGrath (Not Re-elected in 2024)

#### TD's in Tipperary – (split into North Tipp 3 seats)

##### North Tipperary

- Michael Lowry
- Alan Kelly
- Ryan O'Meara

##### Previous TDs for the area

- Martin Browne
- Mattie McGrath
- Jackie Cahill

After receiving the first letter, Dep Jackie Cahill contacted the CLO to discuss the Proposed Development and arrange a face to face meeting later in the month. Jackie Cahill TD also contacted the CLO for further information and a briefing meeting which we did.

After reaching out after the 2024 General election John Clendennen TD requested an update briefing on the proposed development which happened on two occasions in 2025 and in 2026

As well as RWE reaching out to local representatives on 24<sup>th</sup> July, each local representative also received a soft copy of all letters sent to the residents as well as an letter updating them on the Proposed Development on September 2025 and January 2026 (See Appendix B).

### **Second Residents Letter**

In September 2025 (15<sup>th</sup> to 17<sup>th</sup> ) we reached out to the all 232 homes via letter drop and door to door engagement where the CLO and the Project Manager called to each of home. The Second letter outlined that the project team has been working on the EIAR and that they had two pre application consultation meetings with An Coimisiún Pleanála asking that the ACP determined if the project was a Strategic Infrastructure Development (SID).

The second letter had attached to it the proposed locations of the turbines (in two documents one Ordinance survey, the other an ariel Google photograph), see Appendix C.

We met with 88 home owners over the three days (38%) and had follow up meetings with various residents on two further occasions.

Between the first and second consultation we had met face to face with representatives from 210 homeowners (91%) of the 232 homes surrounding (within 2km of) the proposed wind farm.

### **Drop in Clinic Letter drop**

RWE held a drop in Clinic in the County Arms Birr on Wednesday 4<sup>th</sup> February 2026 from 8am until 8.30 pm.

A letter drop was undertaken by the RWE team the week before, on Monday 26<sup>th</sup> January to say that we were going to hold a Drop in Clinic and welcomed people to contact the CLO by phone, text, email or post to suggest a time that they might be available. The letter said that the Clinic would be “by appointment” to try and stagger the numbers of people that might attend, but people were welcome to drop in at any time if they wished.

The letter stated that RWE were happy to discuss the project with either one to ones or small groups of people. The letter also said that in the event that residents were not able to attend that they could contact the CLO to arrange a separate meeting that better suits them. We also suggested that we were available the evening before and the morning after.

While going door to door dropping letters we met with approximately 8 people as we delivered.

The letter drop also elicited contacts from many local residents as well as almost 20 contacts for booking specific time at the Clinic and there were 6 drop in’s on the day.

### **Drop in Clinic – 4<sup>th</sup> February 2026**

On the day of the Clinic 46 people attended over the day. Most had contacted the CLO to arrange a suitable time for themselves or a small group, others just dropped in on the day as they were in town. Some people who could not attend on the day sought meetings at different times.

The team were constantly busy over the day. The first meeting was at 8.55am the last person left at 8.30pm.

We also had further requests for information at the clinic and some followed up with more requests the following week / weeks by phone and email. Afterwards. We responded to 8 approx.. 12 different residents over the following weeks with answers to their questions either on the day of the clinic or requested afterwards.

### **Feedback from Door to Door Meetings**

As the stakeholder interaction progressed during both engagements, it became clear that there were four main questions that most people discussed with the RWE team. These were about shadow flicker, noise, visual impact and property prices.

We also received feedback on the doorsteps about how people would like to be communicated with vis a vis face to face meetings, group meetings etc. We discussed the various options and the majority said that they were in favour of being able to meet with us on a one to one basis / door to door, or in small groups. Some felt intimidated by large groups and felt that their questions and concerns would not be heard in larger groups. We mentioned a “drop in clinic” in a local facility which some residents felt might be appropriate.

### **Website**

A project website was developed and was available from July 2023 to anyone who wished to find out more. ( [www.rwe.com/ballincor](http://www.rwe.com/ballincor) )

As the project developed and questions and concerns were asked and raised by local residents as part of the stakeholder engagement process, these were answered on the website and further relevant information was also published on the site.

The website had grown to include three sections dedicated to giving more information and answering questions asked by the residents. They included “Useful Documents” and “More Information”. These sections included the following information:

- Useful Documents
  - Wind Energy Development Guidelines (2006)
  - Draft Wind Energy Guidelines (2019)
  - RESS Community Benefit Fund
  - RESS 5 Terms and Conditions
  - Wind Europe Accelerating Wind Turbine Blade Circularity
  - Wind Energy and Biodiversity
  - WindEurope and Decommissioning
- More Information
  - First Residents Letter July 2023
  - Second Residents Letter September 2025
  - Clinic Invite January 2026
  - Community Consultation Maps
  - Ballincor Proposed Wind Farm Brochure
- Frequently Asked Questions

**APPENDIX A**  
**Project Brochure**

**RWE**

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## The Need for Renewable Energy in Ireland

The Irish Government's Climate Action Plan sets a roadmap for taking decisive action to halve our country's carbon emissions by 2030 and reach net zero carbon emissions no later than 2050. The science is indisputable and the effects of climate change are already clear. The Climate Action Plan 2023 (CAP23) is the second update to Ireland's Climate Action Plan 2019.

In addition to the contribution of the proposals contained in CAP23 to reduce Ireland's greenhouse gas emissions, many of the changes that are required will have positive economic and societal benefits, including cleaner air, warmer homes, and a more sustainable economy for the long term. To achieve these goals, we must harness our massive renewable natural resources. CAP23 provides us with greater energy security, stable prices, more jobs, and regional development, particularly for rural communities.

Electricity will play an important role in the decarbonisation of other sectors through electrification, including transport, heating, and industry. Among the measures in the plan is to increase the proportion of renewable electricity to up to 80% by 2030. A target of 9 gigawatts (GW) of renewable energy from onshore wind, 8 GW from solar, and at least 5 GW of offshore wind energy has been set to be achieved by 2030.

To get us to 9GW of onshore wind we will need to double the installed capacity of onshore wind in the Republic of Ireland from over 4,400MW to 9,000MW. The development of new onshore wind farms are crucial as we move away from our reliance on fossil fuels and towards the electrification of transport, heat and other areas. Developing our own clean renewable energy in Ireland gives us a security of supply and frees us from the dependence on imported fossil fuels.

While offshore wind will play a part in these 2030 targets (rising from 25MW in 2021 to 7,000MW in 2030), onshore wind is still fundamental to the decarbonisation of the electricity market in Ireland.

### Onshore Wind

The first wind farm in Ireland was built in Co Mayo in 1992. Now there are just under 400 wind farms across the island of Ireland capable of generating over 5,500MW of electricity.

Onshore wind energy makes sense for Ireland. Ireland has enormous wind generation potential. Wind energy is a clean, non-polluting energy source which does not produce harmful emissions or greenhouse gases in its generation.

According to the Sustainable Energy Authority of Ireland (SEAI: [www.seai.ie](http://www.seai.ie)), wind energy is currently the largest contributing resource of renewable energy in Ireland. It is both Ireland's largest and cheapest renewable electricity resource. In 2021, wind provided over 85% of Ireland's renewable electricity and 34% of our total electricity demand.

In a recently published analysis by energy specialists Baringa ("Cutting Carbon, Cutting Bills: Analysis of gas savings delivered by wind farms in 2022"), wind energy provided 34% of Ireland's total electricity demand, saving Ireland €2billion on gas imports.

Onshore wind can help us achieve our renewable energy and climate action goals. Onshore wind development will also continue to provide investment and employment nationally, regionally and locally, and particularly to rural communities.

## Why Onshore Wind Farms?

- CAP23, states that by 2050 our homes, cars, workplaces, shops and schools will be powered by electricity generated in Ireland from a renewable energy source and by 2030 that 80% of electricity generated in Ireland is to come from renewable energy
- An onshore wind farm generates clean, renewable electricity and is Ireland's cheapest method of electricity production (SEAI)
- Irish consumers avoided paying €2 billion for gas in 2022 because the country's wind farms provided 34% of our electricity. (Baringa report "Cutting Carbon, Cutting Bills: Analysis of gas savings delivered by wind farms in 2022.")
- Ireland has the second highest wind resource in Europe and wind energy is the largest contributing resource of renewable energy in the country (SEAI)
- Every MW generated is the equivalent of powering approximately 625 homes for a year (SEAI)
- The wind industry supports over 6,000 jobs in Ireland and annually pays more than €30 million in commercial rates to local authorities (WEI)
- The amount of fuel and carbon costs displaced by wind power across the island of Ireland from January to September 2022 was €1,890 million
- At current marginal displacement rates carbon payback is typically around 6 months to a year [https://www.pure.ed.ac.uk/ws/portalfiles/portal/19730353/Executive\\_Summary\\_Life\\_Cycle\\_Costs\\_and\\_Carbon\\_Emissions\\_of\\_Wind\\_Power.pdf](https://www.pure.ed.ac.uk/ws/portalfiles/portal/19730353/Executive_Summary_Life_Cycle_Costs_and_Carbon_Emissions_of_Wind_Power.pdf)
- A New Scientist article in 2019 also states that several wind turbine life-cycle assessments have been undertaken and are available online. An onshore wind turbine can be expected to repay this energy debt in between about six and nine months of operation.
- The amount of CO<sub>2</sub> avoided through the use of renewable energy in 2020, was 6.6 million tonnes of CO<sub>2</sub> (MtCO<sub>2</sub>). This was equivalent to the CO<sub>2</sub> emissions of over half of all Irish homes. (SEAI)

## Proposed Ballincor Wind Farm

RWE is currently investigating the development of renewable energy projects in many areas around the country, including Ballincor on the border between Co. Offaly and Co. Tipperary.

The proposed Ballincor Wind Farm Project could generate renewable energy helping to displace thousands of tonnes of carbon dioxide over its lifetime. It could lead to cheaper electricity, energy security and help Ireland meet its challenging climate change and decarbonisation targets.

It could also lead to tangible local benefits such as employment opportunities during the construction and operation phases, possible payments under the Renewable Energy Support Scheme (RESS) to a Community Benefit Fund, or a specific Community Benefit Fund from RWE, and indirect benefits to the wider community from business rates paid to Offaly County Council and Tipperary County Council from the wind farm.



# What is Happening Now?

The RWE Development Team has identified an initial study area for the proposed Ballincor Project, for up to 12 wind turbines (with a capacity of up to 84MW) with associated internal roads, an electrical substation, underground cabling and ancillary works. Environmental Impact Studies are currently ongoing within the area.

## Public Consultation

For most large projects a key consideration is whether the development is considered a Strategic Infrastructure Development (SID) or not. The Planning and Development (Strategic Infrastructure) Act 2006, says that an energy infrastructure which is considered SID includes "an installation for the harnessing of wind power for energy production (a wind farm) with more than 25 turbines or having a total output greater than 50 megawatts" (50MW).

At this stage of the project, we estimate that the output of the proposed Ballincor wind farm will be up to 84MW and therefore we envisage the development will be over 50MW in capacity and will likely fall under the SID process. RWE will need to go through a pre planning consultation process with An Bord Pleanála to determine with certainty who the consenting authority will be.

Under the 2006 Planning Act, a SID planning application does not go to the local planning authority (Offaly County Council), but instead is submitted directly to An Bord Pleanála (ABP) for a decision. However, anyone can submit comments on the proposed application to ABP regardless of which planning authority it falls under.

RWE is committed to community engagement in all of its projects and is now entering into a pre-planning consultation period with stakeholders, especially local residents, to answer questions and gather feedback on the proposed project.

We hope that we will be able to visit you individually as we undertake our usual door to door engagement. You can of course call us on 087 151 9219 with any queries you may have. We can also facilitate Zoom, Skype or MS Teams calls.

We welcome email correspondence to our dedicated project email address ([ballincor@rwe.com](mailto:ballincor@rwe.com)) or by post to our office in Kilkenny at Ballincor Project, RWE Renewables, Desart House, Lower New Street Co. Kilkenny, R95 H488.

We also have a project website which will be updated with relevant information as the project progresses.

Please find it at [www.rwe.com/ballincor](http://www.rwe.com/ballincor)

## Next Steps

All feedback received from this pre-planning consultation and engagement with the local community will help inform the design of the proposed wind farm.

Once we have incorporated your feedback into the proposed project we will reach out to the community once again to update you.





## Why is Ballincor Suitable for a Wind Farm?

Identifying a site suitable for a wind farm encompasses several considerations as outlined in more detail below in the section on "How Developers Decide Where a Wind Farm might be Placed".

In summary, the proposed Ballincor Project is located in an area of appropriate wind speeds with suitable available land on which to develop a wind farm.

The proposed Ballincor Project site does not

contain areas designated as European Protected Natura 2000 sites, meaning that it is not a Special Area of Conservation (SAC) or a Special Protection Area (SPA) and also does not contain any nationally designated Natural Heritage Areas (NHA).

The proposed site occupies a sufficient area of land to accommodate a wind farm while keeping an appropriate distance from dwellings in line with government guidelines, that of 4 times tip height which for a 180m tip height turbine, is 720m from the nearest dwelling.

### Facts about the Proposed Ballincor Wind Farm

- The proposed wind farm is located approximately 2km southeast of Carrig, Co. Tipperary, 7km south of Birr, County Offaly and 4km north of Shinrone County Offaly.
- The study area comprises lands at Ballincor, Curralanty, Cloonaheen, Co. Offaly and Clonfree, Casteltown, Cronekill, Kilenamuck, Co. Tipperary and measures approximately 530 hectares.
- The proposed wind farm area under consideration consists of agriculture land, forestry and cutaway bog. These land uses could continue with a wind farm development at the site.
- Based on the results of initial studies it is considered that the proposed wind farm could accommodate up to 12 turbines
- Each wind turbine could be up to 180 metres in height (from the turbine base to the top of the turbine blade, when blades are in an upright position)
- Based on current available turbine technology, the capacity of each proposed turbine could be up to 7.0MW resulting in a total estimated capacity for the proposed wind farm of up to 84MW.

# What Local Community Benefits are there?

## Community Benefit Fund and the RESS Scheme

If Ballincor Wind Farm is granted planning permission, RWE is committed to setting up a community benefit package to support the residents living closest to the project. We will work closely with the community to tailor this package of financial support ensuring that local people are at the heart of how this support works and how decisions are made.

If the project is successful in the Renewables Energy Support Scheme (RESS) auction and a community benefit fund is required as part of RESS, RWE will deliver a community benefit fund in line with all requirements of RESS.

## Community Benefit Fund & the RESS Scheme

In 2020 the Government launched the Renewable Electricity Support Scheme (RESS) for communities living close to onshore wind farms. A key feature of RESS is that all renewable electricity generation projects must establish a Community Benefit Fund to be used for the wider economic, environmental, social and cultural well-being of the local community.

RESS stipulates that for every megawatt hour (MWh) of electricity generated, each wind farm project will contribute €2 to a Community Benefit Fund every year (as defined under the RESS2 T&Cs) of the project for the full duration of the RESS support, typically 15 years. This fund will be under the control of the local community. The fund is also governed by the Terms and Conditions of RESS which includes a list of stipulations that the fund must adhere to.

The proposed wind farm in Ballincor has a potential installed capacity of approximately 84MW. If future terms and conditions are similar to RESS2 requirements, this could mean that over €510,000 is paid into a community fund each year (based on the amount of electricity that could be generated by the wind farm every year). The amount of funding will be dependent on the final capacity of the wind farm and the amount of electricity generated by the turbines annually, when operational.

The Government RESS Guidelines (Terms and Conditions for the Second Competition under the Renewable Energy Support Scheme RESS2 October 2021), stipulate that the Community Benefit Funds generated will be distributed as per the guidelines which are as follows:

*A. "In respect of Onshore Wind RESS2 Projects, a minimum of €1,000 shall be paid to each household located within a distance of a 1 kilometre radius from the RESS Project"*

*B. "A minimum of 40% of the funds shall be paid to not-for-profit community enterprises whose primary focus or aim is the promotion of initiatives towards the delivery of the UN Sustainable Development Goals, in particular Goals 4 (Quality Education), 7 (Affordable and Clean Energy), 11 (Sustainable Cities and Communities) and 13 (Climate Action)"*

*C. "A maximum of 10% of the funds may be spent on administration. This is to ensure successful outcomes and good governance of the Community Benefit Fund. The Generator may supplement this spend on administration from its own funds should it be deemed necessary to do so"*

*D. "The balance of the funds shall be spent on initiatives successful in the annual application process, as proposed by clubs and societies and similar not-for-profit entities, and in respect of Onshore Wind RESS2 Projects, on "near neighbour payments" for households located outside a distance of 1 kilometre from the RESS2 Project but within a distance of 2 kilometres from such RESS2 Project"*

## Community Benefit Fund post 15 Years - RWE extra Community Benefit

In addition to the 15 years of Community Benefit Funds as stipulated in RESS2, RWE will commit to maintaining a community benefit fund for the full lifetime of the windfarm (up to 35 years) in line with best practice and guidelines.

### Administration of the Fund

As per the RESS Guidelines, each Community Benefit Fund will be administered transparently by an independent organisation and any administration costs will be paid out of the Community Benefit Fund (up to 10% of the fund).

RWE supports the development of a funding process that puts decision making firmly into the hands of local communities. A panel of local community representatives would form a committee to decide how best to invest the fund in a variety of projects that could benefit residents, local businesses and the community. This could include skills development and creating job opportunities, tourism initiatives and area regeneration projects.



### Jobs and Supply Chain Opportunities

Up to 290 jobs could be created during the 1.5 – 2 years of construction and then operation of the proposed Ballincor Wind Farm. The majority of construction materials will be sourced locally where possible, promoting employment in the area.

Once the main civil engineering and turbine contracts have been placed, there will be opportunities for local supply chain companies to tender for contracts including traffic management, materials supply, plant hire, fencing, fuel supply, security, waste management, signage & lighting, telecommunications, drainage and hospitality.

### Business Rates

A significant wider benefit of the proposed Ballincor Wind Farm would be the annual business rates contribution paid to Offaly County Council and Tipperary County Council (based on the installed capacity of the project) to be paid for the full operational life of the wind farm. These business rates will significantly benefit the wider local economy and could represent an annual contribution of over 1.5 million between the respective counties.

## Wind Energy Development Guidelines

Wind farm design in Ireland is governed by a series of Governmental and environmental planning laws, regulations and guidelines including the Wind Energy Development Guidelines (2006), the Draft Revised Wind Energy Development Guidelines (2019), the Planning & Development Act & Regulations and the EPA Environmental Impact Assessment Report (EIAR) & Appropriate Assessment (AA) Guidelines. These take account of many factors and criteria. RWE will adhere to the latest planning laws and guidelines.

The Draft Revised Wind Energy Guidelines (2019) stipulate that "no existing dwelling or other affected property (e.g. existing work places or schools) should experience shadow flicker". The 2019 Guidelines also indicate that noise levels cannot exceed "a maximum noise level of 43dB" (about the same noise as a fridge makes).

While these are "Draft" Wind Energy Guidelines and not yet been fixed by the planning authorities,

RWE will adhere to the latest planning laws, regulations and guidelines that are in place at the time of submission of the application. RWE will ensure that no shadow flicker will take place at any home.

As prescribed under EU and National Legislation, proposed wind farm developments with more than 5 turbines or having a total output greater than 50MW, must undergo an Environmental Impact Assessment (EIA) and require the preparation and submission of a comprehensive Environmental Impact Assessment Report (EIAR) by a prospective planning applicant. Subject to screening for the requirement for an Appropriate Assessment (AA), proposed wind farm developments may also require the preparation of a Natura Impact Statement (NIS). The results of the EIAR, AA screening and/or NIS feeds into the decision process in designing the layout of a wind farm.

## RWE Pledge – “A Living Legacy”

RWE has pledged that the company will strive to leave a living legacy behind on each of its sites, not just in the development of clean renewable energy but also by increasing biodiversity and habitats while helping Ireland to reduce the country's carbon emissions. RWE has pledged that it will deliver positive biodiversity elements in each of its new wind farm projects as they are developed.

During the planning and construction of a wind farm it is often possible to include improvements to biodiversity within the project boundary, such as the development of ponds or wetland areas, wildflower meadows, planting of native trees, shrubs, butterfly & bird friendly zones and provision of "wild" areas on the site.

RWE will work with local landowners and ecologists to develop areas within the wind farm that can be rewilded or otherwise enhanced and improved for the benefit of wildlife, enabling RWE leave a living legacy behind at each of its wind farms.





## How Developers Decide Where A Wind Farm Might Be Placed

1

Assess the areas of wind potential ranging from areas with extensive wind energy resources to lesser wind resources using SEAI's Wind Atlas for Ireland.

2

Review the County Development Plan to identify those areas which have been zoned strategically for wind development by the County Council / local planning authority. In conjunction with the plan prepare an evaluation of the landscape and its sensitivity for wind energy developments.

3

Identify suitable lands in the area large enough to accommodate a wind farm, while maintaining an appropriate distance from houses in line with national guidance and best practice.

4

Identify any Natura 2000 Sites or national environmentally sensitive designated sites in the area to be avoided.

5

Integrate the areas identified in the above steps with information regarding accessibility to electricity transmission and distribution grids.

6

After these initial investigations, a potential area for development is identified and the next step is to identify 'constraints'. A constraint is a limiting factor on selection of a site such as nearby houses, cultural heritage assets in the vicinity environmental or technical / physical factors (mountains / rivers / lakes / geology, etc.).

7

These are then mapped and the remaining parcels of land that could potentially accommodate a wind farm are identified.

## Environmental Impact Assessment Report (EIAR)

The EIAR is a document that describes the proposed development and reports on all issues relating to the potential impact of the proposed wind farm on the environment. It forms part of the planning application which is submitted for consideration to the Local Authority or to An Bord Pleanála.

The Report includes many detailed chapters including Background to the Proposed Development, Site Selection and a Description of the Project.

The Report looks at the direct and indirect significant effects of a project on the following factors: a) population and human health; b) biodiversity, with particular attention to species and habitats protected under Directive 92/43/EEC and Directive 2009/147/EC; c) land, soil, water, air and climate; d) material assets, cultural heritage and the landscape; e) the interaction between the factors referred to in points (a) to (d).

## What makes up a wind farm?

A wind farm can be made up of several structures including but not limited to turbines, underground cabling from the turbines to an electrical substation and the substation structure itself. There would also be a network of roads on site linking the turbines and substation together for staff operations and maintenance.

A wind farm needs to be connected to the electricity grid which can be done either by linking to a suitable overhead powerline nearby or using underground cables to get the renewable energy to a nearby substation.

### Wind Turbines

The wind turbines harness the wind energy and convert it to electricity before transporting it to the national grid for distribution. Generally, the larger the turbine the more energy it can produce. In Ireland, wind farms are increasingly designed with smaller numbers of more powerful turbines to maximise the renewable wind energy from the site.

### Access Roads

A network of access roads are needed to deliver the components to site and facilitate access by the operations team to the turbines for routine maintenance. We endeavour to use existing tracks and we design roads along field boundaries to reduce potential impact. Landowners have use of these tracks once they are built.

### Underground Cables

Each wind turbine is connected to the substation via an underground cable, generally running alongside the network of access roads.

### Substation

Electricity generated by the turbines is fed back through the underground cables to the substation before being transmitted off-site to the national grid network through an underground cable route which will form part of the public consultation.



## Your Views Matter To Us

We want to hear from the local community and provide you with the opportunity to find out more about the project, enable you to ask any questions and to feed your thoughts & concerns into the design evolution of the project.

More information can be found on the website at [www.rwe.com/ballincor](http://www.rwe.com/ballincor)



Telephone **087 151 9219**  
and a member of our team  
will speak to you



Email us at  
[ballincor@rwe.com](mailto:ballincor@rwe.com)



Write to us at  
**Ballincor Project,  
RWE Renewables Ireland Limited,  
Desart House,  
Lower New Street,  
Co. Kilkenny,  
R95 H488**

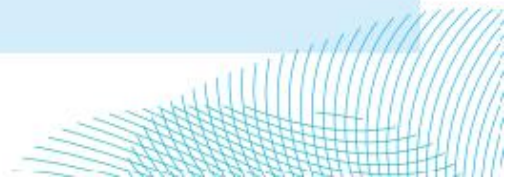


## RWE Renewables in Ireland

RWE ranks among the largest companies in renewable power generation with its technology portfolio covering onshore and offshore wind farm projects, utility-scale photovoltaic (PV) solar power projects and energy or battery storage.

RWE Renewables Ireland has been operating in the country since 2016, and now has two offices, one in Kilkenny City and one in Dun Laoghaire, Co Dublin.

RWE's objective is to be a long-term energy partner for Ireland during the country's energy transition to zero carbon emissions. In line with this, RWE is aiming to further expand its portfolio in Ireland and is actively seeking new opportunities to expand the use of renewable energies with technologies that address the concerns about energy security, energy affordability, and climate change.



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

[rwe.com](https://www.rwe.com)

# Appendix B

## First Residents Letter July 2023



24<sup>th</sup> July 2023

Dear Resident

My name is Kieran O'Byrne and I work with RWE Renewables Ireland Limited (RWE). I am writing to you to let you know that RWE is currently investigating the possible development of a wind farm near Ballincor, bordering in Co. Offaly and Co. Tipperary.



The Irish Governments Climate Action Plan sets a roadmap for taking decisive action to halve our country's carbon emissions by 2030 and reach net zero carbon emissions no later than 2050. The science is indisputable and the effects of climate change are already clear. The Climate Action Plan 2023 (CAP23) is the second update to Ireland's Climate Action Plan 2019. Among the measures in the plan is to increase the proportion of renewable electricity to up to 80% by 2030. This will require a doubling of the amount of onshore wind currently built in Ireland. While offshore wind will play a part, onshore wind is still fundamental to the decarbonisation of the electricity market in Ireland.

The proposed Ballincor Wind Farm will help Ireland meet these CAP23 targets and generate renewable energy, displace thousands of tonnes of carbon dioxide over its lifetime and lead to cheaper electricity and energy security. The RWE Development Team has identified an initial study area for the proposed Ballincor Wind Farm that is envisaged to cater for up to 12 turbines with an estimated capacity of up to 84MW. Each turbine could be 180 metres high (from the turbine base to the top of the turbine blade, when blades are in an upright position).

The proposed wind farm is located approximately 2km southeast of Carrig, Co. Tipperary, 7km south of Birr, County Offaly and 4km north of Shinrone County Offaly. The study area comprises lands at Ballincor, Curralanty, Cloonaheen, Co. Offaly and Clonfree, Casteltown, Cronekill, Kyleneamuck, Co. Tipperary and measures approximately 530 hectares.

The accompanying brochure provides you with details about the proposed project, outlines why the area around Ballincor is being considered, and the community benefits that may arise from the proposed Ballincor Wind Farm. We believe that involving local people from the start is the best way to make sure the wind farm is sensitively designed and brings real benefits to the area, while generating clean, green renewable energy.

RWE is beginning an initial 8 week consultation with local residents in and around the proposed Ballincor Wind Farm study area. We will be calling to each of you to discuss any questions or concerns you might have about the project. Alternatively if you want to make an appointment with us, please feel free to contact me on my **mobile 087 151 9219** or the office at **056 771 5782** or by email at [Ballincor@rwe.com](mailto:Ballincor@rwe.com), or by post at Ballincor Wind Farm Project, RWE Renewables Ireland Limited, Unit 5 Desart House, Lower New Street, Kilkenny, R95 H488. Feedback received from this first stage of the consultation will help inform the design of the proposed wind farm. Once RWE has incorporated the feedback into the project, the development team will reach out to the community with further updates.

Please have a look at the information in the brochure enclosed or on the project website at [www.rwe.com/Ballincor](http://www.rwe.com/Ballincor) and I look forward to meeting you in person in the near future.

Kind regards

*Kieran*

Kieran O'Byrne  
Stakeholder Engagement / Communications – Onshore.  
RWE Renewables Ireland

**RWE Renewables Ireland Limited**  
Unit 5, Desart House, Lower New Street Co. Kilkenny Ireland  
**Registered Office:** RWE Renewables Ireland Limited - Unit 5, Desart House, Lower New Street, Kilkenny, Ireland.  
Registered in Ireland no. 589120  
Directors: Cathal Hennessy, Cliona O'Sullivan, Peter Lefroy, Benjamin Freeman (British)

# Second Residents Letter September 2025



September 2025

**Ref: Information on the Proposed Ballincor Wind Farm**

Dear Resident,

Kieran here from RWE Renewables Ireland Ltd. We reached out to the community in July 2023 introducing the proposed development of the Ballincor Wind Farm to you.

In the interim, following our initial consultation, we have been working through the necessary design process and site survey works to develop a fully comprehensive Environmental Impact Assessment Report (EIAR). RWE has also attended two pre-application consultation meetings for Strategic Infrastructure Development (SID) determination with An Coimisiún Pleanála (ACP). If they deem it to be an SID, we will be applying directly to the Commission for planning permission for the proposed wind farm.

When we reached out to the community initially in 2023 at project inception, we were investigating the potential development of 12 turbines on the site. As the project has progressed, and after undertaking initial environmental and engineering studies, we are now looking at a proposed wind farm of 11 turbines, along with battery energy storage. Each turbine will be up to 180m in height, with a capacity of up to 7.0MW generating up to 77MW. We are still working through the EIAR and some tweaking might occur, but we believe that the proposed turbine locations will not change significantly between now and when we apply for planning permission. Please find the proposed turbine locations on the maps attached.

We are going door to door today and over the next few days to discuss the proposed wind farm with residents. As the project progresses we also aim to organise a drop-in clinic towards year end to consult on final details of the wind farm development, and to discuss and consider any final queries brought forward in the year. We hope to submit planning for the project by the end of 2025.

If we miss you, if you want further information, or should you want to organise to meet us, please do not hesitate to contact me by email at [ballincor@rwe.com](mailto:ballincor@rwe.com) or on my mobile at 087 151 9219.

I would like to thank everyone who has submitted feedback and questions during the public consultation process conducted to date and look forward to meeting you again soon.

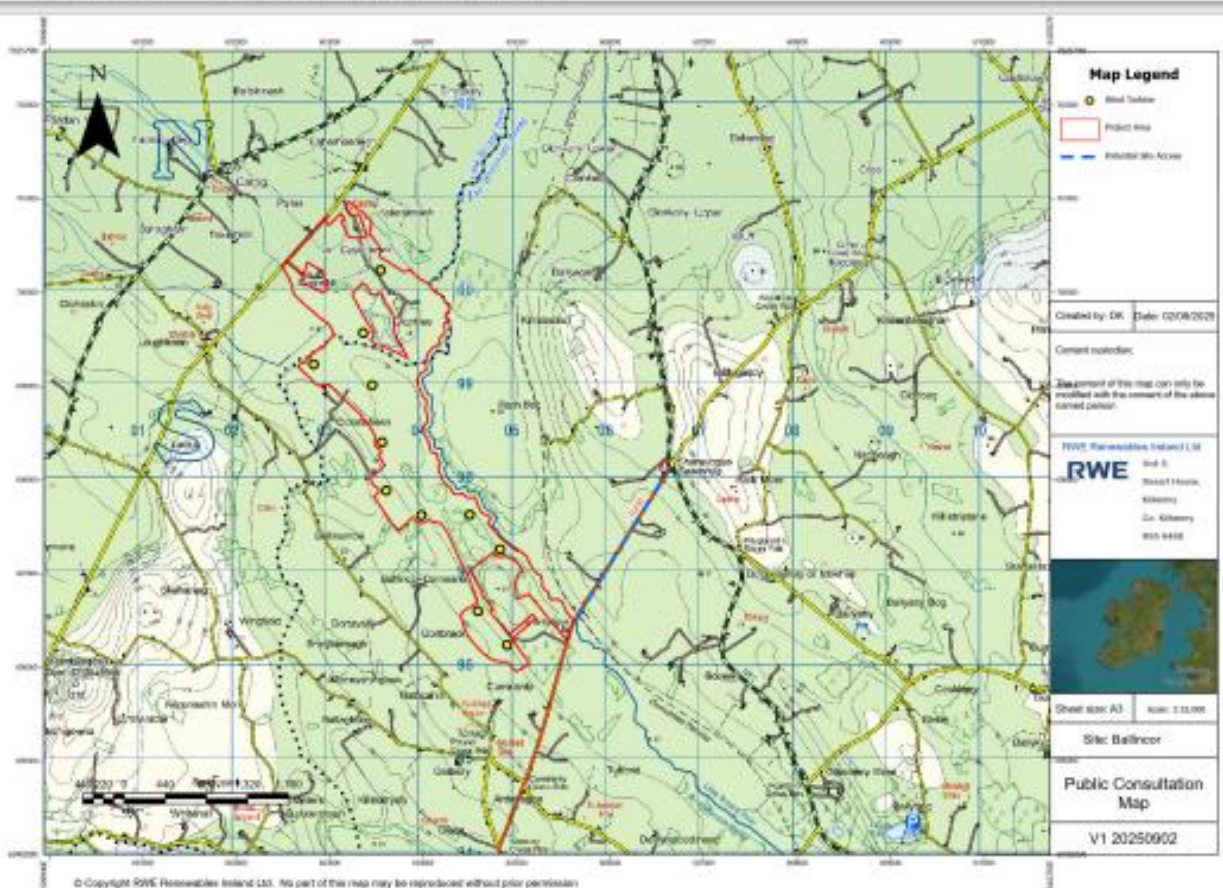
Kind regards,

*Kieran*

**Kieran O'Byrne**  
**Stakeholder Engagement / Communications – Onshore**  
**RWE Renewables Ireland**

**RWE Renewables Ireland Limited**  
Unit 5 • Desart House • Lower New Street • Co. Kilkenny • Ireland  
**Registered Office:** RWE Renewables Ireland Limited • Unit 5 • Desart House • Lower New Street • Kilkenny • Ireland  
Registered in Ireland as a private limited company Number 589120  
**Directors:** Cathal Hennessy • Peter Lefroy • Cliona O'Sullivan • Alex Murkin (British)

# Maps Attached to Second Letter



# Invitation To Clinic Letter January 2026



January 2026

**Re: Proposed Ballincor Wind Farm – Engagement / Drop in Clinic**

Dear Resident,

I would like to thank all of you who have been in touch with us and to those that we have met since we started our first consultation back in July 2023. We are grateful for the feedback provided by the community to date and look forward to assisting with any further queries that arise as the proposed project progresses.

In our last correspondence, we informed you that we had carried out a constraints assessment of the study area in and around Ballincor which enabled us to prepare and share with you an indicative turbine layout at that time. We are working through the Environmental Impact Assessment Report (EIAR) and before we submit our planning application, we would like to engage with you again to hear your thoughts on the project. At the Clinic we will have proposed locations for all infrastructure on site and a proposed access route and turbine delivery route.

**We will be holding a Drop in Clinic in the County Arms Hotel, Birr, on Wednesday 4<sup>th</sup> February starting at 8am and running to 8pm. The Clinic will be by appointment and we ask those who wish to meet with the team to contact me on my mobile 087 151 9219 or by email at [ballincor@rwe.com](mailto:ballincor@rwe.com) so that we can arrange a suitable time to brief you.** We are happy to accommodate either one to ones, or small groups of residents at a time. We would suggest that a maximum group of up to 6 people could be accommodated to allow us give each individual or group, time to discuss the project and the specific areas that they each want to discuss.

In the event that you cannot attend the Clinic, please feel free to email, text, or call me so that we can endeavour to facilitate an appointment at a time that better suits you to update you on the project.

Kind regards

*Kieran*

**Kieran O'Byrne**  
**Stakeholder Engagement / Communications – (Wind, Solar & Storage) Ireland**  
**RWE Renewables Ireland Limited (087 151 9219)**

- **Event** Drop in Clinic re Proposed Ballincor Wind Farm
- **Venue** County Arms Hotel Birr
- **Day / Date** Wednesday 4th February 2026
- **Time** 8am to 8pm – by appointment– please book a suitable time.

[www.rwe.com/Ballincor](http://www.rwe.com/Ballincor)