

From: [Niamh Hickey](#)
To: [Ellen Matthews](#)
Subject: FW: Report to ACP re Tirawley WF
Date: Wednesday 22 July 2026 11:49:45
Attachments: [image001.png](#)
[Report to Council on SID ACP-324258-26 June Meeting.odt](#)
[Tirawley Councillor comments.odt](#)

From: Mary Cronolly <mcronolly@MayoCoCo.ie>
Sent: Thursday 9 July 2026 10:59
To: Niamh Hickey <n.hickey@pleanala.ie>
Cc: Brendan Munnelly <bmunnelly@MayoCoCo.ie>
Subject: FW: Report to ACP re Tirawley WF

You don't often get email from mcronolly@mayococo.ie. [Learn why this is important](#)

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Good Morning Niamh,

Please see attached report from Mayo Co Co on the Tirawley Windfarm

.

Kind regards.....Mary



Comhairle Contae Mhaigh Eo
Mayo County Council



Name: MARY CRONOLLY

Department Name: Planning Dept

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From: Brendan Munnelly <bmunnelly@MayoCoCo.ie>
Sent: Wednesday 8 July 2026 14:19
To: Mary Cronolly <mcronolly@MayoCoCo.ie>
Subject: Report to ACP re Tirawley WF

Hi Mary,

Please see attached. This has to be with ACP by 5.30 tomorrow. I will talk to you in the morning.

Brendan

Séanadh Ríomhphoist | Email Disclaimer Text

Planning and Development Act 2000 (as amended) Strategic Infrastructure Act 2006

Report to Elected Members as required by Section 37E(4) of the Planning & Development Act 2000
(as amended)

An Coimisiún Pleanála Ref No: ACP-324258-26

ABP-323906-25 (pre-app ref.)

Applicant: Constant Energy Limited

Received: May 1st 2026

Agent: Jennings O'Donovan and Partners Ltd. Consulting Engineers

Site Location:

within the townlands of Ballymurphy, Ballynaleck, Barnhill Lower, Barnhill Upper, Barroe, Billoos, Carn, Carrickanass, Carrowmore, Castlelackan Demesne, Castletown, Conaghra, Glebe, Lackanhill, Lecarrowntemple, Lissadrone East and Lissadrone West, Co. Mayo. The Grid Connection Route will commence in the townlands of Barroe and will continue onto the townlands of Carrad More, Tawnaghmore Upper, Rathbaun, Carrickanass, Cloonavarry, Doonamona, Rathcash, Castlereagh, Rathowen West, Rathowen East, Magherabrack, Cloonawillin, Killala, Mullafarry, Lisglennon, Tawnaghmore Lower, Ballinteean and Carrowreagh, Co Mayo.

1.0 The proposed development

The proposed development consists of the construction of the following :-

- 16 no. wind turbines,
- a permanent 110kV substation,
- battery energy storage system (BESS)
- operations compound
- meteorological mast
- 110kv underground cable and grid connection.

1.1 Purpose of this Report

Having regard to the nature and scale of the proposed development and following consultation under Section 37B of the Planning and Development Act 2000 (as amended) with An Bord Pleanála (now An Coimisiún Pleanála), the Board (An Coimisiún) advised of its determination that it is of the opinion that the proposed project falls within the scope of paragraphs 37(a)(2), 37A(b) and 37A(c) of the Act. The proposed development constitutes Strategic Infrastructure.

In such circumstances the normal mechanism of applying to Mayo County Council for planning permission does not apply with the proposal requiring a planning application to be made directly to An Coimisiún Pleanála in accordance with Section 37A of the Act.

Accordingly, Constant Energy Limited, as required, has applied directly to An Coimisiún Pleanála for planning permission.

The purpose of this report is to set out the Planning Authority's required views on the effects of the proposed development on the environment and on the proper planning and sustainable development of the area, having regard in particular to the matters specified in section 34(2) of the Planning and Development Act, 2000 (as amended) (hereafter referenced as the PDA 2000). The matters specified in section 34(2) are:

- (2) the provisions of the development plan,
- (ia) any guidelines issued by the Minister under section 28,
- (2) the provisions of any special amenity area order relating to the area,
- (2) any European site or other area prescribed for the purposes of section 10(2)(c),
- (2) where relevant, the policy of the Government, the Minister or any other Minister of the Government,
- (2) the matters referred to in subsection [34](4),
- (va) previous developments by the applicant which have not been satisfactorily completed,
- (vb) previous convictions against the applicant for non-compliance with this Act, the Building Control Act 2007 or the Fire Services Act 1981, and
- (2) any other relevant provision or requirement of this Act, and any regulations made thereunder.

When making its decision in relation to an application under this section, the planning authority shall apply, where relevant, specific planning policy requirements of guidelines issued by the Minister under section 28.

In the interests of clarification, there are no Special Amenity Area Orders (item ii above) in County Mayo. The matters referred to in section 34(4) of the PDA 2000 (as amended) are those matters which the Planning Authority takes account of and may attach conditions relevant to, during the consideration of a normal planning application.

This report will be submitted for the consideration of An Coimisiún Pleanála as required under Section 37E(4) of the PDA 2000.

1.2 Description of the proposed development:

The proposed development is located c.14.5km n/west of Ballina town, c.5.5 km n/west of Killala village, and c.2.5km east of Ballycastle village, close to the north Mayo coast. The Wind Farm site has a total area of 119.12ha, and is of a notable dispersed configuration. The project consists of the following elements:

- 16no. wind turbines, including permanent turbine hardstands and turbine foundations.
 - blade tip height(s) of 135m
 - Hub height of 76.5m
 - Rotor diameter of 117m
- Change of use of a vacant residential dwelling to permanent operations compound, including office, storage area and staff parking, upgrade of existing site utilities, replacement of septic tank with a wastewater treatment system.
- A permanent 110kV substation, incl. 2no control buildings and welfare facilities, electrical plant & equipment, security fencing and gates, all associated underground cabling, wastewater holding tank, and all ancillary structures & works.
- Installation of battery arrays located within container units (20 no. units) and associated electrical plant for grid stabilisation adjacent to the Onsite Substation building (with up to 150 MW storage capacity) with surrounding palisade fence 2.65m in height;
- 110kV underground cable and grid connection, including all associated underground electrical and communications cabling connecting the wind turbines to the Wind Farm substation; and all works associated with the permanent connection of the 'Wind Farm' to the national electricity grid comprising of a 110 kV underground cable system in permanent cable ducts from the proposed, Wind Farm substation, in the townland of Barroe to the existing Tawnaghmore substation at the Killala Business Park
- 2no. temporary construction compounds (incl. site offices, parking and security fencing).

- 1no. meteorological mast with a height of up to 80 m and a 4 m lightning pole on top (35-year life cycle), c/w lighting pole on top.
- 19 no. permanent onsite spoil deposition areas
- 6 no. new permanent site entrances and upgrade of 9no. existing site entrances (incl. clearing visibility splays, widening entrances to allow HGVs turning, excavation to solid formation level, installation of roadside drainage features, placing entrance sub-base with rockfill materials, placing capping level and providing surface dressing where necessary).
- Road construction works along the TDR and the Wind Farm Site - consisting of the construction of c.10.41 km of new site access tracks through the Wind Farm Site; upgrading of 2.28 km of private access tracks; and 2.82 km of public roads along the TDR (incl. road verge widening, hedge trimming & associated infrastructure and drainage works)
- Forestry felling of approximately 40.24 ha of coniferous forest will be required to facilitate the construction of the proposed development.
- Associated site development works (incl berms, landscaping and soil excavation; and internal site drainage network and sediment control systems

It is indicated in the proposal that the projected output of the proposed wind farm is estimated to be 68.8MW (16 turbines x 4.3MW capacity per turbine). It is to connect the proposed development to the national grid with an underground grid connection to Tawnaghmore 110kV substation located at Killala Business Park, Co Mayo. It is indicated that this infrastructure will become an asset of the national grid under the management of EirGrid and will remain in place upon decommissioning of the Wind Farm.

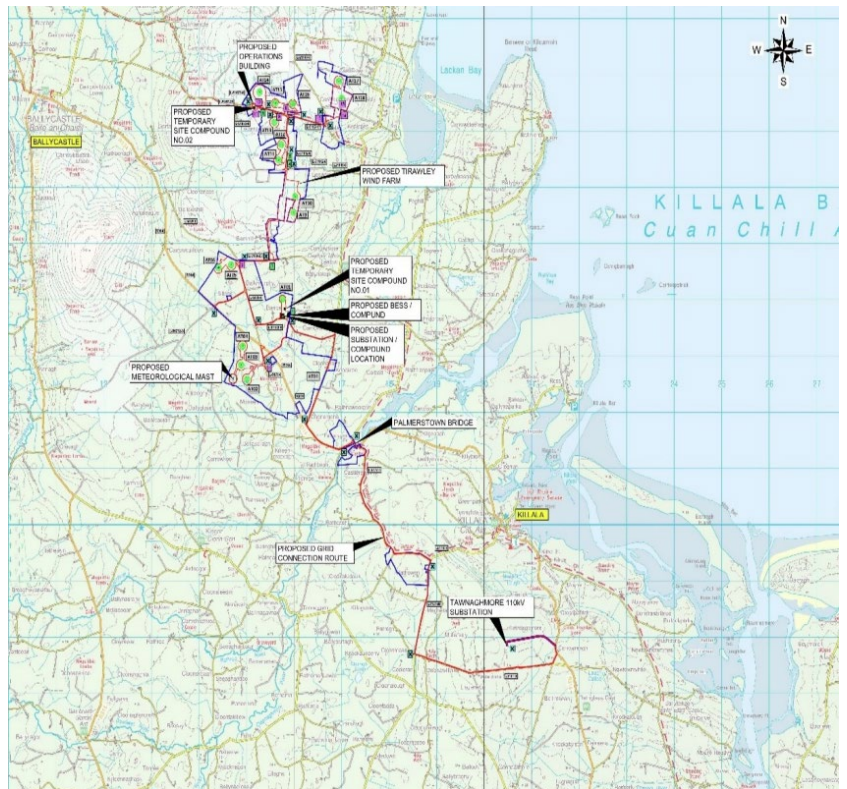
The application is seeking a 10-year planning permission and a 35-year operational life from the date of commissioning of the entire Wind Farm (apart from the substation) reflecting the lifespan of modern turbines.

1.3 Site Location

The site is located c.15km northwest of Ballina Town, c.5km northwest of the village of Killala and c.2.5km east of Ballycastle village in north Co. Mayo. The proposed wind farm site (119ha) has a significantly dispersed and protracted configuration, spanning c.5km from its northernmost turbine (AT17) to the southernmost turbine location (AT02). The nearest turbine(s) (AT17 & AT18,) are within c.1.2km of the north Mayo coastline (at Lacken Bay).

Lacken Pier is located c.1.5km to the east of the site location. The site is located c.10.5 km east of the county border between Mayo and Sligo.

The widespread site is accessed via a number of local public roads which branch off the R314. The R314 joins Killala in the southeast to Ballycastle in the northwest. In addition to the proposed site location, these local public roads serve numerous dwellings and farm buildings situated in the landscape surrounding the proposed wind farm site.



1.4 Relevant Policy

1.4.1 International Energy Policy

Ireland is a party to the UN Framework on Climate Change (UNFCCC) and the Kyoto Protocol which provide an international legal framework to address climate change. In 2016 Ireland and the EU ratified and made effective the Paris Agreement which aims to keep global temperature rise this century to well below 2°C above pre-industrial levels and pursue efforts to limit the temperature increase to 1.5°C. This is a legally binding agreement to achieve net zero emissions by the second half of this century, through increasing national determined contributions (NDCs) over time. The NDC for Ireland and all member states will be determined by the EU which has committed to reduce GHG emission by at least 40% by 2030 compared to 1990 levels.

In 2015, Ireland adopted the non-legally binding United Nations' 2030 Agenda (Transforming Our World, the 2030 Agenda for Sustainable Development) along with all 193 Member States of the UN, which aims to deliver a more sustainable, prosperous and peaceful future for the entire world, and sets out a framework for how to achieve this by 2030. It sets out 17 Sustainable Development Goals (SDGs) covering the social, economic and environmental requirements for a sustainable future, including, inter alia mitigating climate change and providing affordable clean energy.

1.4.1 (i) European Energy Policy European Green Deal (2019)

2020 Climate and Energy Package:

Sets three key targets - 20% cut in greenhouse gas emissions (from 1990 levels); 20% of EU energy to be from renewables; and 20% improvement in energy efficiency, which was agreed in 2007 and enacted in legislation in 2009. The EU's Effort Sharing Decision addresses the emissions including from housing, agriculture, waste and transport (excluding aviation) through binding annual national targets to 2020. Under the 2030 Climate and Energy Policy Framework binding EU targets of at least 40% reduction in GHG emissions and at least 23% share of renewable energy for all energy consumed in the EU by in 2030, and at least 32.5% improvement in energy efficiency. The EU's Effort Sharing Regulation (EU) 2018/842 lays down obligations on Member States with respect to their minimum contributions for the period from 2021 to 2030 to fulfilling the Union's target of reducing its greenhouse gas emissions by 30% below 2005 levels in 2030 in the various sectors and contributes to achieving the objectives of the Paris Agreement. A GHG reduction target of at least 30% applies to Ireland.

1.4.1(ii) Renewable Energy Directives (REDI, REDII & REDIII)

RED I:

The first Renewable Energy Directive (2009/28/EC) (RED I) provided the framework for the promotion of energy from renewable resources across the EU. Article 4 requires each member state to produce a national renewable energy plan to achieve the following: - an overall reduction in GHG emissions of 20%, a 20% increase in energy efficiency and 20% of energy consumption across the EU to come from renewable energy by 2020.

RED II:

The second Renewable Energy Directive 2018/2001/EU (RED II) entered into force in December 2018 and was transposed into Irish law in September 2020 by S.I. No. 365/2020 – European Union (Renewable Energy) Regulations 2020. This set a new target for the share of energy from renewable sources in the EU of at least 32% for 2030, with a view to increasing the target through legislation by 2023. Member States are required to set national targets to meet, collectively, the binding Union target through integrated national energy and climate plans. The final share of energy from renewable sources for Ireland's gross final consumption of energy from 1st January 2021 must not be lower than 16% and Ireland will be obliged to take the necessary measures to ensure compliance with same.

RED III:

In 2023, the European Union (EU) adopted an amendment of the Renewable Energy Directive (EU/2023/2413), which is referred to as "RED III". A number of articles of RED III have been transposed into the planning code by the European Union (Planning and Development) (Renewable Energy) Regulations 2025. RED III obliges Member States to collectively ensure the share of renewable energy in the European Union's gross final energy consumption is at least 42.5% by 2030, with an additional 2.5% indicative top-up to allow the target of 45% to be achieved. RED III also places the presumption of overriding public interest for renewable energy projects (Imperative Reasons for Overriding Public Interest - IROPI) on a permanent footing. Article 16f of the Directive states that Member States must ensure that in the permit-granting procedure,

the planning, construction and operation of renewable energy plants, their connection to the grid, the grid itself and storage assets are presumed to be IROPI. Also, RED III obliges Member States to speed up and simplify renewable infrastructure permitting procedures by ensuring that procedures for granting permits to build, repower and operate energy assets do not exceed certain timelines, depending on the asset type, size and location. It should be noted that the subject planning application does not rely on Imperative Reasons of Overriding Public Interest (IROPI), as concluded in the accompanying Natura Impact Statement (NIS).

1.4.1(iii) RePowerEU Plan

The REPowerEU Plan (May 2022) provides for a suite of actions to save energy, diversify supplies, substitute fossil fuels by accelerating Europe's clean energy transition and to efficiently combine investments and reforms. The Commission published recommendations on speeding up permit-granting procedures for renewable energy projects, accompanied by guidance to help the Member States speed up permitting for renewable energy plants. This was created in order to help Member States exploit all possibilities for acceleration that exist within the legislative framework. It recommends participatory approaches that involve local and regional authorities and providing authorities with the necessary resources so as to facilitate the timely realisation of locally adapted investments.

1.4.2 National Energy & Climate Policy

1.4.2 (i) Climate Action and Low Carbon Development (Amendment) Act 2021

Ireland has a legally binding path to net-Zero emissions no later than 2050, and to a 51% reduction in emissions by the end of this decade. A key element, from a local authority perspective, is the requirement to prepare individual Climate Action Plans. These Plans will include both mitigation and adaptation measures and are required to be updated every five years.

1.4.1 (ii) Policy Statement on Security of Electricity Supply

The Programme for Government commits Ireland to an average 7% per annum reduction in overall greenhouse gas emissions from 2021 to 2030 (a 51% reduction over the decade) and to achieving net zero emissions by 2050. In order to contribute to the achievement of these targets, the Government has committed that up to 80% of electricity consumption will come from renewable sources by 2030 on a pathway to net zero emissions. Ensuring continued security of electricity supply is considered a priority at national level and within the overarching EU policy framework in which the electricity market operates.

The Policy Statement on Security of Electricity Supply sets out a number of updates to national policy in the context of the Programme for Government commitments relevant to the electricity sector, planning authorities and developers.

1.4.2 (iii) Climate Action Plan (CAP)

CAP 2023 : The policy document provides a detailed plan for taking decisive action to achieve a 50% reduction in overall greenhouse gas emissions by 2030 and setting us on a path to reach net-zero emissions by no later than 2050, as committed to in the Programme for Government and as set out in the Climate Act 2021. The plan aims to put Ireland on a more sustainable path, cut emissions, create a cleaner & greener economy and society and protect Ireland from the

devastating consequences of climate change. It is a huge opportunity to create new jobs and grow businesses in areas like offshore wind; cutting-edge agriculture; and retrofitting - making our homes warmer and safer. The Plan provides a suite of actions needed to deliver on our climate targets and sets indicative ranges of emissions reductions for each sector of the economy. It will be updated annually to ensure alignment with our legally binding economy-wide carbon budgets and sectoral ceilings.

CAP 2024: The Climate Action Plan 2024¹⁹ (CAP2024) sets out Ireland's ongoing, urgent response to the climate crisis and outlines actions to cut emissions in the electricity sector by 75% based on 2018 levels by 2030 and achieve net zero by 2050. It outlines a massive scaling up in the switch to renewable energy. The critical nature of the climate change challenge is identified in the plan as are the extensive direct and indirect threats of harm to Ireland and its people. Reducing GHGs to mitigate climate change is a key point, reiterated throughout the plan. It states that Ireland's greenhouse gas (GHG) emissions are estimated to have fallen by 1.9% in 2022 compared to 2021 but that this reduction falls short of the level of abatement required to meet national and international targets. The targets set out in the CAP2024 envisages a step-up of our existing targets to meet the required level of emissions reduction by 2030, including:

- Increase electricity generated from renewable sources to 80%
- Complete the phase-out of coal and peat-fired electricity generation
- 75% reduction in overall green-house gas emissions in the electricity sector compared to 2018 levels
- Increase onshore wind to 9GW

It is acknowledged that increased renewable electricity generation will play an important role in the decarbonisation of other sectors through electrification, including transport, heating, and industry. It underlines that the transition away from fossil fuels and towards locally generated renewables will improve energy security and Ireland's dependence on imported energy. The plan has measures to accelerate renewable electricity generation.

1.4.2 (iv) Renewable Electricity Spatial Policy Framework (RESPF)

Under Action EL/23/2 of CAP23, a Renewable Electricity Spatial Policy Framework (RESPF) is currently being prepared. This will form the national policy for onshore renewable electricity and will inform and reshape the development and distribution of onshore renewables in order to enable the delivery of Ireland's renewable electricity targets, as set out in CAP23. The RESPF will promote a plan-led and evidence-based approach to the allocation of renewable electricity spatial and generation targets across the three Regional Assemblies, to facilitate the achievement of the national target of 80% RES-E by 2030. The objective of such a spatial policy framework is to effectively translate renewable electricity objectives, as those outlined in Climate Action Plan 2023, to the regional level and allocate regional spatial and renewable generation capacity targets. This will then form the basis under which specific targets at local authority level can be established and subsequently planned for.

1.4.2 (v) National Mitigation Plan (DCCAE, July 2017)

The National Mitigation Plan specifies the policy measures required to manage GHG emissions and the removal of emissions to further the national transition objective framed around de-carbonising four main carbon emitting sectors - electricity generation, the built environment, transport, and agriculture. It recognises that Ireland is unlikely to meet its GHG emissions reduction target, with a reduction of only 4% - 6% below 2005 levels for all sectors, with emissions exceeding the effort sharing decision limit by 13.7Mt, compared to the 20% target.

It refers to quantity of carbon stored in Irish peatlands (64% of total soil organic carbon stock present) and to the National Peatland's Strategy as setting out how to sustainably manage and protect/conservate this national resource, but it does not include any explicit reference to the potential for peatland restoration / rehabilitation to contribute to climate change mitigation.

1.4.2 (vi) National Landscape Strategy for Ireland 2015-2025

The National Landscape Strategy was published by the Department of Arts, Heritage and the Gaeltacht in June

2015. The main objectives include the development of a National Landscape Character Assessment, which would provide a framework for the protection and management of change within the landscape in terms of its cultural, social, economic and environmental values. The aim of the National Landscape Strategy is to seek to achieve a balance between social, cultural and economic needs and the environment, and the landscape. It is stated that a National Landscape Character Assessment would ensure consistency between and within public authority functions and areas; would inform LCA's at a local level and would guide the development of landscape policy.

1.4.2 (vii) National Planning Framework (First Revision)

The National Planning Framework (NPF) is the overarching policy and planning strategy for the social, economic and cultural development of Ireland. The framework aims to promote a more environmentally focused planning system at a local level. The first revision was approved by the Oireachtas on 30 April 2025. This revision, which anticipates a population projection of between 6.1 and 6.3 million by 2040, builds upon the original 2018 NPF, reflects changes in Ireland and updates the planning framework for balanced regional development and sustainable growth. The framework is revised and updated to take account of changes that have occurred since it was published in 2018 and to build on the framework that is in place. It is a framework to guide public and private investment, to create and promote opportunities, and to protect and enhance the environment.

The first revision to the National Planning Framework (NPF) significantly strengthens the focus on renewable energy, particularly by incorporating regional renewable electricity capacity allocations. This revision has also introduced a clearer focus on climate transition and includes more explicit references to renewable energy. The First Revision puts an increased emphasis on the importance of renewable energy development and the infrastructure needed to support this. A number of new or amended National Policy Objectives (NPOs) have been proposed including the following:

- NPO 70: to promote renewable energy use and generation at appropriate locations within the built and natural environment to meet national objectives towards achieving a climate neutral economy by 2050.

- NPO 71: Support the development and upgrading of the national electricity grid infrastructure, including supporting the delivery of renewable electricity generating development.
- NPO 72: Support an all-island approach to the delivery of renewable electricity through interconnection of the transmission grid.
- NPO 73: Support the co-location of renewable technologies with other supporting technologies and complementary land uses, including agriculture, amenity, forestry and opportunities to enhance biodiversity and promote heritage assets, at appropriate locations which are determined based upon the best available scientific evidence in line with EU and national legislative frameworks.
- NPO 74 requires each Regional Assembly to plan, through their Regional Spatial and Economic Strategy, how and where to deliver the required capacity set out in Table 9.1 by identifying capacity allocations for each Local Authority in its area.
- NPO 75 requires Local Authorities to plan, through their City and County Development Plans, for the delivery of the energy capacity target that they have been allocated.

1.4.2 (viii) The National Development Plan

The Government unveiled a landmark update to its National Development Plan (NDP) in Jul 2025. The NDP guides strategic development and infrastructure investment at the national level. The 2018-2027 NDP set out investment priorities of €21.8 billion for climate action for the 10-year period, €7.6 billion, to come from the Exchequer. The remaining investment, to be made by Ireland's semi-state companies and by the private sector. In addition, some €8.6 billion funding has been made available for sustainable mobility projects, mostly in public transport. This has been a substantial funding increase and it was considered, would facilitate upscaling of investments and implementation of actions needed to move the Country towards its 2030 climate targets. This provides the roadmap for Ireland's future that from 2026 to 2035, with a projected investment of over €275 billion. The allocations from 2026 and 2030 for Climate and Energy is over €5.6 billion, including equity to update Ireland's electricity grid and water systems. The Priorities & Strategic Goals set out in the NDP include substantial investment to the strengthening the national grid to support wind, solar, and data driven power demand.

1.4.2 (ix) Energy Security In Ireland to 2030

Energy Security in Ireland to 2030 outlines a new strategy to ensure energy security in Ireland for this decade, while ensuring a sustainable transition to a carbon neutral energy system by 2050. It is being published as part of an Energy Security Package, containing a range of supplementary analyses, consultations, and reviews, which have informed the recommendations and actions related to energy security.

1.4.2 (x) National Energy and Climate Plan 2021-2030 (NECP)

The National Energy and Climate Plan 2021-2030 is a 10-year integrated document required by the EU to each of its member states to meet its overall greenhouse gases emissions targets. The plan is required to be updated every two years, the most recent being Jul 2024. The plan establishes key measures to address the five dimensions of the EU Energy Union:

- Decarbonisation: GHG emissions and removals and Renewable Energy;
- Energy efficiency;
- Energy security;

- Internal energy market, and
- Research, innovation and competitiveness.

The plan notes that Ireland has excellent renewable energy resources, it credits renewable energy with increasing sustainability through the use of clean power sources and enhancing energy security by reducing Ireland's dependence on imported fuels. Key, relevant renewable energy objectives include:

achieving a 34% share of renewable energy in energy consumption by 2030.

increase electricity generated from renewable sources to 70% (note this target has been increased to 80% in the CAP2025), underpinned by the Renewable Electricity Support Scheme (RESS).

Streamline consenting and connection arrangements.

Phase-out of coal and peat-fired electricity generation.

Increase onshore wind capacity by up to 8.2 GW (note this target has been increased to 9 GW in the CAP2025). • Support efforts to increase indigenous renewable sources in the energy mix, including wind, solar and bioenergy.

Facilitate infrastructure projects, including private sector commercial projects, which enhance Ireland's security of supply and are in keeping with Ireland's overall climate and energy objectives.

1.4.2 (xi) Renewable Electricity Support Scheme (RESS)

The Renewable Electricity Support Scheme is provided by the Government of Ireland. It is an auctioned-based scheme which invites renewable projects to bid for capacity and receive a guaranteed price for the electricity generated. The RESS is a pivotal component of the Government's Climate Action Plan 2021, whereby the Scheme aims to assist in meeting Ireland's target of up to 80% of our energy generated being from renewable sources by 2030. To date there have been three rounds of the RESS, the most recent auction results (RESS 3) were announced in early October 2023. For successful projects the Scheme typically applies for approximately 15 years. The Programme for Government is committed to holding RESS auctions at frequent intervals throughout the lifetime of the scheme. This measure is to ensure Ireland can take advantage of falling costs of technology and ensure the best price is passed on to the consumer and allows for multiple opportunities for developers to have new technologies included, potentially generating energy more efficiently at a lower cost.

All RESS 3 Projects are required to establish a Community Benefit Fund prior to Commercial Operation of the relevant RESS 3 Project. With effect from the Commercial Operation Date a RESS 3 Project shall be required to make a contribution of €2/MWh of Loss-Adjusted RESS Metered Quantity for all RESS 3 Projects.

1.4.2 (xii) Wind Energy Development Guidelines for Planning Authorities 2006

The guidelines provide advice to the Board and to planning authorities on wind energy development through the Development Plan and the development management process. They are intended to provide for consistency in the approach to wind energy development in terms of the identification of suitable locations for such development and in the determination of planning applications. Such projects should be plan-led with clear guidance on where wind energy development should be located and what factors will be taken into account. The matters to be considered in a planning application are set out in Chapter 4 of the guidelines, including -

potential impacts on the built and natural heritage, ground conditions and drainage, visual and landscape impacts, local environmental impacts, (including noise, shadow flicker, electromagnetic interference), and adequacy of local access road network. Best practice suggests that an integrated planning application which includes grid connection information should ideally be submitted and that developers should be encouraged to engage in public consultation with the local community. Guidance is given on matters such as noise, shadow flicker, natural heritage, archaeology, architectural heritage, ground conditions, aircraft safety and windtake. Whilst setback distance is not established, it is stated that noise is unlikely to be a significant problem where the distance to the residential property is more than 500m.

Noise: the recommended standard is a lower fixed limit of 45dBA or a maximum increase of 5dBA above background noise and nearby noise sensitive locations, apart from very quiet areas where the daytime level is limited to 35-40dB(A). A night-time limit of 43 dB(A) is recommended.

Shadow flicker: the recommended standard is a maximum of 30 hours per year or 30 minutes per day for dwellings and offices within 500m. It is stated that at distances of greater than 10 rotor diameters, the potential for shadow flicker is very low.

Design: Chapter 6 provides guidance on siting and design of wind energy development in the landscape, including advice on siting, spatial extent and scale, cumulative effect, spacing of turbines, layout of turbines and height of turbines. Advice is provided on landscape character types as a basis for application of the guidance on siting and design.

1.4.2 (xiii) Draft Revised Wind Energy Development Guidelines 2019

It should be noted that the Department of Housing Planning and Local Government published Draft Revised Wind Energy Development Guidelines in December 2019. A public consultation period was held until the 19th of February 2020. The proposed key revisions include the following:

New noise standards: The draft guidelines include proposed new standards aimed at reducing noise nuisance from wind energy developments for local residents and communities. The proposed new standards are in line with international standards, as incorporated in the 2018 World Health Organisation Environmental Noise Guidelines for the European Region. The permitted noise levels will take account of certain noise characteristics specific to wind energy projects i.e. tonal, amplitude modulation and low frequency noise and provide penalties for tonal noise and amplitude modulation and a threshold for low frequency noise above specified limits which, if breached, will result in turbine shut down. The implementation of a new robust noise monitoring framework is also proposed.

Visual Amenity, setback and spacing: The draft guidelines require a setback distance for visual amenity purposes of four times the tip height between each wind turbine and the nearest point of the curtilage of any residential property in the vicinity of the proposed development, subject to a minimum mandatory setback distance of 500 meters. This setback requirement is also subject to the need to comply with the proposed noise limits outlined above.

Control of shadow flicker: Automatic shadow flicker control mechanisms will be required to be in place for the operational duration of a wind energy development project. It will be a specific condition of planning permissions that should shadow flicker occur and impact existing properties, the relevant wind turbines must be shut down.

Community consultation: Wind energy developers will be mandatorily required to engage in active public consultation with the local community at an early stage, requiring the preparation and submission of a 'Community Report' as part of a planning application - outlining how they have consulted and engaged with the local community regarding the proposed development.

Community dividend: Wind energy developers will have to provide an opportunity for the proposed development to be of enduring economic or social benefit to the local community, whether by facilitating community investment/ ownership in the project, other types of benefits/ dividends, or a combination of the two.

Grid connections: The draft guidelines contain updated guidance regarding the Environmental Impact Assessment-related requirements in respect of wind energy development projects. In addition, the guidelines require consideration of the siting, route and design of the proposed grid connections as part of the whole project.

1.4.2 (xiv) Programme for Government 2025: Securing Ireland Future

Published in January 2025 by the Department of the Taoiseach, this is a Programme of investment and reform. It commits to sustained action to tackle the climate crisis; to decarbonise the economy; and harness the digital and AI revolution to deliver effective and modern public services and to grow the economy. It commits to taking the necessary action to deliver at least 80% renewable electricity by 2030. Increased renewable energy, alongside energy efficiency and the circular economy are integral to the programme.

1.4.3 Regional Policy

1.4.3 (i) North and Western Regional Assembly / Regional Spatial and Economic Strategy 2020-2032

The primary purpose of the RSES is to support the implementation of Project Ireland 2040 and the economic policies and objectives of the Government by providing a long-term strategic planning and economic framework for the development of the Region.

The adopted RSES (2020-2032) for the Northern and Western Region provides a growth framework to transform the region based on the key principle of People and Places through the pursuit of compact growth in settlements, and 5 growth ambitions: Vibrant Ambition - Economy and Employment; Natural Ambition - Environment, Connected Ambition – Connectivity; Inclusive Ambition - Quality of Life; and Enabling Ambition – Infrastructure.

Underpinning these growth ambitions are a series of Regional Policy Objectives (RPO's). The following RPO's are

of particular relevance to the proposed development:

RPO 4.16: The NWRA shall co-ordinate the identification of potential renewable energy sites of scale in collaboration with Local Authorities and other stakeholders within 3 years of the adoption of the RSES. The identification of such sites (which may extend to include energy storage solutions) will be based on numerous site selection criteria including environmental matters, and potential grid connections.

RPO 4.17: To position the region to avail of the emerging global market in renewable energy by stimulating the development and deployment of the most advantageous renewable energy systems, including:

- Stimulating the development and deployment of the most advantageous renewable energy systems.
- Raising awareness and public understanding of renewable energy and encourage market opportunities for the renewable energy industry to promote the development and growth of renewable energy businesses; and
- Encourage the development of the transmission and distribution grids to facilitate the development of renewable energy projects and the effective utilisation of the energy generated from renewable sources having regard to the future potential of the region over the lifetime of the Strategy and beyond.

RPO 4.18: Support the development of secure, reliable and safe supplies of renewable energy, to maximise their value, maintain the inward investment, support indigenous industry and create jobs.

RPO 8.3: The Assembly support the necessary integration of the transmission network requirements to allow linkages with renewable energy proposals at all levels to the electricity transmission grid in a sustainable and timely manner.

RPO 8.4: That reinforcements and new electricity transmission infrastructure are put in place and their provision is supported, to ensure the energy needs of future population and economic expansion within designated growth areas and across the Region can be delivered in a sustainable and timely manner and that capacity is available at local and regional scale to meet future needs. Ensure that development minimises impacts on designated areas.

In relation to landscape Protection, the NWRA's Regional Spatial and Economic Strategy provides the following Regional Policy Objectives:

RPO 5.2: (a) Protect manage and conserve the quality, character and distinctiveness of our Landscapes and seascapes. (b) The Assembly supports co-operation and co-ordination between Local Authorities in determining landscape character along their borders. A targeted review should be undertaken to ensure consistency in classification and policy in adjoining areas of similar character. The NWRA will assist in collaboration and coordination. (c) Following the completion of the National Landscape Character Assessment, and any associated statutory Guidelines, the Regional Assembly shall prepare a Regional Landscape Character Assessment to promote improved landscape management and designation.

RPO 5.3: The Assembly supports the consideration of the zone of: (i) North Sligo/North Leitrim (Benbulbin and its hinterland); and (ii) The area surrounding and including Lough Arrow/Lough Key. as potential National Parks/National Recreation Areas. It supports collaboration in this regard with stakeholders including NPWS, Local Authorities, Dept. of Culture, Heritage and the Gaeltacht.

RPO 5.4: Encourage the prioritisation of Site-Specific Conservation Objectives (SSCO) for all sites of Conservation Value, designated in EU Directive (i.e. SACs, SPAs) to integrate with the development objectives of this Strategy.

RPO 5.5: Ensure efficient and sustainable use of all our natural resources, including inland waterways, peatlands, and forests in a manner which ensures a healthy society a clean environment and there is no net contribution to biodiversity loss arising from development supported in this strategy. Conserve and protect designated areas and natural heritage area. Conserve and protect European sites and their integrity.

RPO 5.6: Develop awareness and create a greater appreciation of the benefits of our natural heritage, including on the health, wealth and well-being of the region's ecosystem services.

RPO 5.7: Ensure that all plans, projects and activities requiring consent arising from the RSES are subject to the relevant environmental assessment requirements including SEA, EIA and AA as appropriate

1.4.4 Local Policy

1.4.4 (i) *The Mayo County Development Plan 2022- 2028*

The following Policy & Objective(s) relevant to the proposed development include:

Chapter 4 - Economic Development

Objective EDO 3: To continue to promote the county to attract enterprise and investment into Mayo through the Enterprise & Investment Unit and/or Local Enterprise Office, with a focus on a number of established and emerging sectors including tourism, manufacturing, marine, renewable energy, ICT, food and agri-food.

Objective EDO 54: To facilitate rural enterprises, and resource development (such as agriculture, agrifood sector, agri-tourism, commercial fishing, aquaculture, rural tourism, forestry, bio- energy, the extractive industry, recreation, cultural heritage, marine enterprise sector, research and analysis) and renewable energy resources (such as wind/ solar/ocean energy) that are dependent on their locality in rural locations, where it can be demonstrated that the development will not have significant adverse effects on the environment, including the integrity of the Natura 2000 network, residential amenity or visual amenity. Where proposals demonstrate measures to promote environmental enhancement through improved ecological connectivity, such as measures in the Pollinator Plan, additional native species planting or blue and green infrastructure measures, these will be favorably considered.

EDO 69: To support and facilitate renewable energy initiatives that facilitate a low carbon transition.

Chapter 7 - Infrastructure

Policy INP 21: To support the provision of high-quality, electricity infrastructure and development of an enhanced electricity supply, to serve the existing and future needs of the county and to facilitate new transmission infrastructure projects, including the delivery and integration of renewable energy proposals to the electricity transmission grid in a sustainable and timely manner, whilst seeking to minimise any adverse impacts on local communities and protect and maintain biodiversity, wildlife habitats, scenic amenities, including protected views and nature conservation.

Objective INO 39: To seek the delivery of the necessary integration of transmission network requirements to facilitate linkages of renewable energy proposals to the electricity transmission grid, in a sustainable and timely manner.

Chapter 11 - Climate Action Plan and Renewable Energy

Policy CAP 1: To support and enable the implementation and achievement of European and national objectives for climate adaptation and mitigation as detailed in the following documents, taking into account other provisions of the Plan (including those relating to land use planning, energy, sustainable mobility, flood risk management and drainage); Climate Action Plan (2018 and any subsequent versions);

- Relevant provisions of any Sectoral Adaptation Plans prepared to comply with the requirements of the Climate Action and Low Carbon Development Act 2015, including those seeking to contribute towards the National Transition Objective, to pursue, and achieve, the transition to a low carbon, climate resilient and environmentally sustainable economy by the end of the year 2050; and
- Mayo Council Climate Change Adaptation Strategy (2019-2024 and any subsequent versions)

Policy CAP 4: To support local, regional, national and international initiatives for climate adaptation and mitigation and to limit emissions of greenhouse gases through energy efficiency and the development of renewable energy sources, which make use of all natural resources, including publicly owned lands, in an environmentally acceptable manner.

Policy CAP 6: To support the transition to a competitive, low carbon, climate-resilient and environmentally sustainable economy by 2050, by way of reducing greenhouse gases, increasing renewable energy, and improving energy efficiency and supporting nature-based solutions to climate adaptation and mitigation that provides co benefits.

Policy CAP 9: To support Ireland's renewable energy commitments outlined in national policy by facilitating the development and exploitation of all appropriate renewable energy sources at suitable locations within the county, where such development does not have a negative impact on the surrounding environment (including water quality), landscape, biodiversity or local amenities, so as to provide for further residential and enterprise development within the county.

Objective CAO 1: To support and advance the provision of renewable energy resources and programmes in line with the Government's National Renewable Energy Action Plan (NREAP), the Governments' Energy White Paper "Ireland's Transition to a Low Carbon Energy Future" (2015-2030) and any other relevant policy adopted during the lifetime of this plan.

Policy REP 1: To support Ireland's renewable energy commitments outlined in national policy by facilitating the development and exploitation of a range of renewable energy sources at suitable locations within the county, where such development does not have a negative impact

on the surrounding environment (including water quality), landscape, biodiversity or local amenities to ensure the long-term sustainable growth of the county.

Policy REP 3: To actively encourage and support the sustainable development, renewal and maintenance of energy generation infrastructure in order to maintain a secure energy supply, while protecting the landscape, archaeological and built heritage and having regard to the provisions of the Habitats Directive.

Policy REP 4: To ensure that developers of proposed large-scale renewable energy projects carry out community consultation in accordance with best practice and commence the consultation at the initiation of project planning.

Policy REP 5: To promote the use of efficient energy storage systems and infrastructure that supports energy efficiency and renewable energy system optimisation, subject to the proper planning and sustainable development of the area and consideration of environmental and ecological sensitivities.

Policy REP 6: To work with relevant stakeholders and industry to establish Mayo as a centre of excellence for renewable energy research and development activities.

Policy REP 7: To promote the harnessing of wind energy to contribute toward de-carbonising County Mayo, including new emerging by-product markets

Objective REO 3: To encourage and facilitate, where possible, the production of energy from established and emerging renewable technologies

Objective REO 6: To ensure all renewable energy proposal comply with the provisions of the Mayo County Council Renewable Energy Strategy 2011-2022 (or as updated).

Objective REO 8: To encourage the development of wind energy, in accordance with Government policy, and having regard to the Landscape Appraisal of County Mayo and the Wind Energy Development Guidelines (2006) and Mayo Renewable Energy Strategy, or any revisions there of or future guidelines, and ensure consistency with the provisions of RPO 4.16 and RPO 5.2(b) of the RSES (2020-2032).

1.4.4 (ii) The Renewable Energy Strategy (RES) for County Mayo 2011-2020

Mayo County Council adopted a Renewable Energy Strategy for County Mayo on the 9th May 2011. The Strategy provides a framework to assist in achieving the national renewable energy targets, as well as providing guidance on opportunities for individuals, communities and businesses to harness renewable energy in a sustainable manner and to assist in combating climate change. All relevant policies and objectives in the County Development Plan 2008-2014 (or subsequent plan) will apply when assessing planning applications for renewable energy developments.

The policies and objectives of the RES relevant to the subject site and surrounding area are as follows:

Policy 1**Climate Change:**

It is the policy of the Council to support the National Climate Change Strategy 2007-2012.

- **Objective 1.1:** It is an objective of the Council to assist in achieving national targets for reducing greenhouse gas emissions associated with energy production by encouraging and promoting the reduction in energy consumption and by encouraging renewable energy developments at appropriate locations within the County, having regard to relevant planning guidance and the principles of proper planning and sustainable development and through the implementation of this Strategy.
 - **Objective 1.2:** It is an objective of the Council to encourage renewable energy production from wind, wave, tide, biomass, biofuel, biogas, solar power, tidal, hydro and geothermal sources in the County, particularly at locations set out in the Maps accompanying this Strategy and having regard to principles of proper planning and sustainable development.
 - **Objective 1.3:** It is an objective of the Council to assist in achieving the target that a minimum of 16% of the County's overall energy requirements and 42.5% of the County's electricity requirements will be provided from renewable sources by 2020 by implementing this Strategy.
- Objective 1.4:** It is an objective of the Council to encourage energy efficiency, low energy design and integration of renewable energy techniques into new and existing developments.
- Objective 1.5:** It is an objective of the Council to continue to ensure energy efficiency, low energy design and integration of renewable energy techniques into the Council's own operations, construction programmes and running of vehicle stock.
- Objective 1.6:** It is an objective of the Council to utilise renewable energy technologies at the sites of its major infrastructure (e.g. sewage treatment plants, water treatment plants etc) where feasible.

Policy 2 The Natural and Built Environment: It is the policy of the Council to ensure that a balance between the provision of renewable energy developments and the preservation and conservation of the natural and built environment is maintained, subject to compliance with the requirements of the Habitats and Birds Directives.	• Objective 2.1 It is an objective of the Council to ensure full compliance with European and National legislation in relation to renewable energy production and protection of the Objective 2.2: It is an objective of the Council to follow a sustainable plan led approach to renewable energy development within County Mayo through the implementation of this Strategy, in particular guiding renewable energy developments to preferred locations as set out in Section 6.4 and requiring all renewable energy developments to comply with standards and mitigation measures outlined in Section 6.5. Objective 2.3: It is an objective of the Council that all proposed renewable developments will be assessed on the principles of proper planning and sustainable development, ensuring minimal adverse environmental impact to biodiversity, flora and fauna; population and human health; soil; water; air and climatic factors; material assets; cultural heritage; and landscape. Full account shall be taken of the presence and requirement to protect all Natura 2000 sites, natural Heritage Areas, proposed Natural Heritage Areas, the national Park and Nature Reserves. Projects will be subject to Habitats Directive Assessment where considered appropriate. Objective 2.4: It is an objective of the Council to ensure that renewable energy developments do not interfere with,
Policy 3 Strategic Infrastructure: It is the policy of the Council to encourage and assist in the provision of strategic infrastructure at appropriate locations to facilitate the provisions and exporting of renewable energy	Objective 3.1: It is an objective of the Council to actively pursue the upgrading of the national grid and for the provision of a 400kV line in Mayo with the Minister, The Commission for Energy Regulation and EirGrid. Objective 3.2: It is an objective of the council that the final route of any new 110/220 or 400 kV transmission lines be selected in line with best International Practice. Among other things, this process will require that a highly detailed study be carried out incorporating technical and environmental considerations to assist in selecting the most appropriate route. As part of this process the feasibility of using all existing linear infrastructure corridors such as road and rail as well as the existing

Policy 4 Community Benefit: It is the policy of the Council to require that renewable energy developments are carried out in a manner that promotes economic and social benefits for the community of Mayo as a whole.	Objective 4.1: It is an objective of the Council to ensure that the advantages presented by renewable energy development outweigh the disadvantages for the majority of the community residing in the area of any proposed renewable energy development, and for the wider environment, when assessing planning applications for renewable energy development. • Objective 4.2: It is an objective of the Council to encourage community based renewable energy developments in the County having regard to the principles of proper planning and sustainable development. Objective 4.3: It is an objective of the Council to require developers to incorporate the concept of community benefit into any renewable energy development proposal. Details of the particular form/model of community benefit proposed by the developer shall be submitted with the planning application for agreement by the Council at planning stage.
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1.4.4 (iii) Draft Renewable Energy Strategy for County Mayo

Mayo County Council has prepared a Draft Renewable Energy Strategy for County Mayo (April 2026), which sets out a comprehensive framework to guide the county's transition to a low-carbon and climate-resilient energy future. The Strategy supports the delivery of European Union, national and regional renewable energy and climate targets and is aligned with the Mayo County Development Plan 2022–2028 and the Climate Action Plan 2024–2029. It provides a strategic planning framework to facilitate the sustainable development of renewable energy infrastructure, while ensuring the protection of environmental, cultural and landscape assets. The Strategy also recognises the importance of integrating renewable energy development with land use planning and infrastructure provision and seeks to maximise opportunities for renewable energy generation across a range of technologies within the County. All relevant policies and objectives of the County Development Plan 2022–2028 shall apply in the assessment of planning applications for renewable energy development.

The Strategic Objectives of the Draft Renewable Energy Strategy relevant to the subject site and surrounding area are as follows:

Section	Strategic Objectives
2.2.10 Private Wires	It is a strategic preference of Mayo County Council to ensure that renewable energy developments is located on/ in close proximity to the national grid infrastructure. Any proposals for renewable energy development, including those availing of private wires, will be subject to compliance with the objectives and development management standards set out in the Mayo County Development Plan 2022-2028.
4.5 Research & Development in Alternative RE technologies	It is a strategic position of this strategy to - encourage and promote Research & Development for the development and innovation of renewable energy technologies for both offshore and terrestrial based renewable energy testing, subject to environmental assessment and proper planning and sustainable development. - to foster a relationship of collaboration with the Sustainable Energy Authority of Ireland (SEAI) in advancing the development of the Atlantic Marine Energy Test Site (AMETS) Belmullet Co. Mayo thus leveraging Mayo's strategic Atlantic location to position the county as a national and international leader in the testing and researching of renewable ocean energy technologies that contribute to Ireland's climate action and sustainable energy targets.
5.1.1 Grid Infrastructure in the West	It is a strategic position of this strategy to - support and facilitate the sustainable development of enhanced electricity and gas supplies, additional electricity generation capacity, and associated networks, to serve the existing and future needs of the County. - ensure that the siting of electricity power lines is managed in terms of the physical and visual impact on the natural and built environment, the conservation value of Natura 2000 sites and especially in sensitive landscape areas. Consideration will be given to the undergrounding or alternative routes in the siting of powerlines in both visually and environmentally sensitive area. Undergrounding will be the preferred option.
5.6 Transport	It is a strategic position of this strategy to - facilitate the expansion or upgrading of existing infrastructure and provision of new essential infrastructure, including roads, ports, piers, power lines

	and substations etc. to support the development of appropriately located renewable energy projects, in accordance with the requirements of the Habitats Directive and proper planning and sustainable development.
5.8.4 Practical Resource Constraints	It is the strategic position of this strategy to: - protect the integrity and authenticity of the unique unspoilt coastal landscapes, scenic routes and designated view of the County that form the essential context and backdrop for the Wild Atlantic Way which has become major tourism and economic asset for the county. - ensure that the unique heritage & tourism assets of County Mayo, including the Wild Atlantic Way (Route & Discovery points), Mayo Dark Sky Park, Wild Nephin Ballycroy National Park, Spiritual Trails are protected from development that would negatively impact the integrity of their setting. - ensure that the integrity of landscapes at the Ceide Fields which holds potential as a UNESCO sites, and the landscapes of the UNESCO Joyce County and Western Geopark are safeguarded and protected from inappropriate development particularly large-scale wind energy development and related infrastructure. - preserve a 15km zone from wind turbine development in both directions from the ends of the runway at Ireland West Airport Knock, to ensure unimpeded flight paths associated with Ireland West Airport Knock is maintained. - ensure that, at a minimum, wind turbines shall be set-back a distance of 150m from national roads and railway lines (used, disused & abandoned), set back from other roads will be site specific and determined at application stage.
6.1.6 Emerging trends—Wind Development Clusters	In the context of the current established large-scale wind farms in Mayo, their contribution to renewable energy generation and the requirement to achieve national renewable energy targets to 2030 and beyond to 2050, it is a strategic position of this strategy to - consider and where appropriate support the Re-powering of the established large-scale wind farms in Mayo subject to appropriate environmental assessment and proper planning and sustainable development. - ensure that all proposals for wind energy development (including that located in re-power areas) can

	demonstrate that there is sufficient grid capacity available to accommodate its connection.
6.1.7 Methodology	It is a strategic position of this strategy to: - consider new wind energy developments in Co. Mayo in the areas identified as open for consideration. All wind energy proposals will be subject to normal planning considerations and compliance with the policies and objectives outlined in the Mayo County Development Plan 2022-2028 in general - ensure sites for new wind farm developments are near to the existing electricity grid infrastructure in Mayo thus minimising grid connection challenges whilst enhancing overall efficiency of renewable energy integration. - ensure applicants/developers engaged in wind farm developments in Mayo go through a formal pre-planning consultations under section 247. Of the Planning and Development Act 2000 (as amended). Such consultations will identify potential constraints, community concerns and advise on the likely hood or not of securing timely planning approval (Reds III). - ensure that all proposals for wind energy development can demonstrate that there is sufficient grid capacity available to accommodate its connection.
6.2 Solar	It is a strategic position of this strategy to: - encourage new solar PV farms in Co. Mayo at the right scale and at the right location that maximise solar resource potential while aligning with the policies and objectives in the Mayo County Development Plan 2022-2028 and thus supports Mayo's Contribution to Irelands renewable energy and climate action targets - ensure applicants/developers engaged in solar farm developments in Mayo go through a formal pre-planning consultations under section 247. Of the Planning and Development Act 2000 (as amended). Such consultations will identify potential constraints, community concerns and advise on the likely hood or not of securing timely planning approval (Reds III). - ensure sites for new solar PV farms are near or in close proximity to the electricity grid on order to minimise the environmental and landscape impacts in Co. Mayo - ensure that all proposals for solar development of-scale can demonstrate that there is grid capacity

	sufficient available to accommodate its connection.
6.3 Bio Renewables	It is a strategic position of this strategy to - facilitate the sustainable development of bioenergy facilities including anaerobic digestors, in compliance with the development management standards. Bioenergy installations shall not be permitted in areas where such development would adversely impact the residential or visual amenity. The location of such development should be close to point of demand and be served by public roads with sufficient capacity to absorb increased traffic flows and adjacent to transport corridors. - encourage and facilitate the installation of district heating schemes powered by renewable fuel sources that are produced in a sustainable manner. - promote biomass energy at the right scale and locations in county Mayo which can support rural development and job creation creating new income streams for farmers and foresters stimulating local employment through biomass harvesting processing and distribution networks. - avoid the over exploitation of land in County Mayo and ensure that the biodiversity of the county is protected. - ensure applicants/developers engaged in bioenergy developments in Mayo go through a formal pre-planning consultations under section 247. Of the Planning and Development Act 2000 (as amended). Such consultations will identify potential constraints, community concerns and advise on the likelihood or not of securing timely planning approval (Reds III). - ensure sites for bioenergy development are adjacent to or in close proximity to the gas network in order to minimise adverse impacts on the environment, roads and landscapes within the county. - ensure that all proposals for bioenergy development of-scale can demonstrate that there is capacity available to accommodate its connection to the existing infrastructure.
6.5.5 Challenges and Constraints for Energy Storage in County Mayo	It is a strategic position of this strategy to: - consider opportunities for Hydrogen injection facilities that are location dependent i.e. adjacent to the Gas Network traversing Mayo at points where current gas flows are substantial and can allow green hydrogen blending injections to the Gas Network take place.

	- To support at the right scale and at the right locations in County Mayo deployment of grid scale and community scale storage systems that enhance grid stability, enable higher penetration of renewable energy and provide energy security. - To promote the strategic siting of renewable battery energy storage systems in close proximity to the electricity grid in County Mayo ensuring efficient integration of renewable generation reduced transmission losses and enhanced grid stability.
6.6.2 Geothermal Energy	It is a strategic position of this strategy to: - continue to promote shallow geothermal potential for the heating of individual homes, farms, schools and community buildings throughout County Mayo - encourage heat demand clustering in Mayo's Settlements for large heat and cooling energy users e.g. factories, public buildings, schools' hospitals, residential developments, etc. to be grouped together and to make district heating more viable. - engage with key stakeholders such as Sustainable Energy Authority of Ireland (SEAI) and Geological Survey of Ireland (GSI) to further explore large scale district heating using deep geothermal which might be possible in Mayo but would require more site-specific geophysical surveys and knowledge.
6.7.2 Hydro Constraints In Mayo	It is a strategic position of the strategy to: - explore hydropower development potential throughout Mayo in areas identified under the SEAI Hydropower maps/atlas where rivers or streams in Mayo have good flow & head for a more detailed studies. - promote community and private partnerships where community hydro could serve local demand in villages and schools reducing grid needs and where both community and or private small hydro projects could sell into the grid.

2.0 EIA Screening

The proposed development falls within the definition of a project under the EIA Directive as amended by Directive 2014/52 and falls within the scope of Class 3 under Part 2 Schedule 5 of the Planning and Development Regulations, (as amended), Development for the Purposes of Part 10:

Energy Industry (i) Installations for the harnessing of wind power for energy production (wind farms)

with more than 5 turbines or having a total output greater than 5 megawatts.

EIA is required. The applicant has submitted an EIAR.

Adequacy of the EIAR Submitted with the application

The Council is satisfied that the EIAR complies with Schedule 6 of the Planning and Development Regulations

2001 (as amended) in relation to the information to be contained in an EIAR.

In this case ACP is the competent Authority for the purpose of carrying out an environmental Impact assessment (EIA). The EIAR submitted by the applicant informs the EIA, as does the information available to ACP and information given by the Local Authority.

The Guidelines for Planning Authorities and An ACP on carrying out Environmental Impact Assessment (August 2018) specify that (as per EU Directive 2014/52/EU) there is a requirement for the EIAR to be prepared by component experts. For the most part, the EIAR is set out in a clear format and consists of a wide-ranging, comprehensive assessment of the full range of issues and factors that could reasonably be anticipated for a wind farm development of this scale. The Non-Technical Summary (NTS) is considered adequate.

3.0 Relevant Planning History

Similar type developments In the general and wider area

Ref	Details
2460537 'Live Case' ACP Case Number 500344	Applicant: ABO Energy Ireland Ltd. Proposed Development : Wind Farm (8 turbines) with a maximum overall tip height of between 176-180m, comprising rotor diameters ranging between 133-150m and hub heights ranging between 105-112m high; - associated wind turbine foundations and hard stand areas at each turbine; - 1 No. 38kV electrical substation building, compound and associated infrastructure works; -). A ten year permission is sought. Granted: 10/11/2025 Appealed to An Coimisún Pleanála - ACP Case Number 500344
ABP 318701 also ABP 310528-21	Applicant: Glenora Wind Farm DAC Proposed Development : 10 year planning permission for the proposed wind energy development consisting of 22 wind turbines and all associated infrastructure Granted: 06/05/2026

Pl.Ref	Details
03/1383 PL.16.206517 (ABP)	Applicant: Airtricity Developments (Ireland) Ltd. and Coilte Teoranta. Proposed Development: Permission sought for the construction of a wind farm, consisting of 29 wind turbines (max hub height of 65m and max blade diameter 80m with a total height not exceeding 100m), a 110kV substation including pylon and control buildings, one 65m high meteorological mast, construction and upgrading of site entrances, site tracks and associated 1. The location of the site in an area designated as vulnerable in the [then]current CDP where there is an objective to recognise and facilitate appropriate development in a manner that has regard to the character and sensitivity of the landscape.....the proposed wind farm sited at this location, would be intervisible with existing and permitted wind farm developments at Bellacorick, would constitute an obtrusive development which would detract from the rural character and scenic amenities of this sensitive and vulnerable area..... 2. Having regard to the extent of the existing & permitted wind farm development in the general Bellacorrik area, the proposed wind farm development would be premature pending the preparation of a Wind Energy Strategy for the County.....
02/2528	Applicant: Airtricity Developments (Ireland) Ltd. and Coilte Teoranta. Proposed Development: Permission sought for 1 no. 50m heigh wind monitoring mast Decision : Granted (01/05/2003)
ABP 310528-21 (SID Pre-application)	Applicant: Glenora Wind farm DAC, Location: Glenora adjacent townlands, Co Mayo Proposed development: Wind farm (22 turbine), with blade tip height 180meters, hub height of 99m, rotor diameter 162m, generating capacity 154-198MW. 3 borrow pits, peat placements areas, construction compound, overnight turbine component storage area, widening of local roads to facilitate transport, upgrade of forest tracks, internal access, security cabin, drainage and cabling works. Decision: deemed a SID (08/05/2023) by ABP
02/174	Applicant: Contracts Renewables Ltd Proposed Development: Wind farm (30 turbine, 1.75M) with hub height 67m and rotor

ABP 16.131318	diameter of 66m, 110kV substation building/compound and associated works. Decision: Refused by MCC (06/11/2003) / Refused by ABP (02/04/2004) Reasons ABP 1. [...]the proposed development is sited in a prominent location...a sensitive landscape that adjoins the designated vulnerable area comprising the Owenmore River system[.....] The proposed wind farm, sited at this elevated, prominent and exposed location, would constitute a highly obtrusive development that would detract from the rural character and scenic amenities of this sensitive and vulnerable area[...]would contribute to the erosion of the visual and environmental amenity of the area. 2. The site of the proposed development hosts extensive priority habitat designated under the EU Habitats Directive, namely blanket bog and dry heath. In addition the Glenamoy Bog Complex c.SAC and the site is in the immediate vicinity of the designated Bellacorick Bog Complex c.SAC, which lies to the south[...] the site hosts the protected bird species of golden plover and red grouse and contains the Inagh River which is part of the Owenmore River System, an important salmonid fishery in north Mayo....[...] It is considered that the proposed development including the construction of a substation and compound, as well as the operation of the wind farm, would have significant adverse impacts on the ecological ornithological and aquatic importance of this site and the immediate area by way of destruction of habitat, disturbance and displacement of protected species, and pollution potential for the important watercourses within and bounding the site.....[...]
01/356	Applicant: Electricity Development Ltd. Wind farm (40 turbine) with max hub height 50m, electrical substation with control building, 50m high meteorological mast, upgrade of site entrance and construction of internal site trackway and associated works. Decision: Incomplete Application

Bellacorrick Wind Farm

Pl.Ref	Details
20/834 ABP 31157	Applicant: ABO Ireland Ltd. Proposed Development: Permission for development of an electricity service. Incl. - laying of c.10.5km of 38Kv underground cable from the Sheskin wind farm to connect the wind farm to the national grid at the existing Bellacorrick 110Kv ESB. Connection to be installed along existing tracks, public roadway and short section of private agricultural land. Decision: Granted on appeal by ABP (31/8/2022). 7 Conditions
19/457	Applicants: ABO Ireland Ltd. Proposed Development: Amendments to planning permission granted under PL5/825 for 8no turbines (max height 150m). Amendments including: - Increase height of turbines from 150m to 176 (turbines 1-3) and 150m to 165m(turbines 4-8) comprising a tower height of 95-120m to which 3 blades of 55-70m length will be attached. - Increase in the max height of the permanent met-mast from 100m to 120m - Increase of the foundation base from 22m to 26m - Amendment to condition no. 46. To revise the community benefit payment to €2/MWH consistent with government guidance set out in RESS

Oweninny Wind Farm

Pl.Ref	Details
ABP 16. P0029 SID	Applicants: Oweninny Power Limited Proposed Development: Oweninny Wind Farm and associated works, consisting of 112no. turbines (370MW output)

ABP 307261	Applicants: Oweninny Power 2 DAC Alteration to terms of permitted WF granted under PL.16.PA0029 Proposed Development: Construction of radial underground cables from permitted, but as yet unbuilt, Turbine T82 to the existing Substation 1 (constructed as part of Phase 1). This includes a crossing of the Srahnakilly local road (L52925) and the Oweninny River (via the existing bridge, constructed as part of Phase 1); Omission of Substation 2; and the omission of an overhead line (OHL) / underground cable (UGC) connection from Substation 2 to Bellacorick ESB
ABP 309375 (Pre-application)	Applicants: Bord na Mona Powergen Ltd. Pre-app consultation: Oweninny WF Phase 3 . Proposed Development: Between 10 and 20 Wind Turbines turbine (including tower sections, nacelle, hub, rotor blades) with an approximate capacity of 90mw and a maximum blade height of 200metres. Decision: determined a SID (04/04/2022) by ABP

316178 SID	Applicant: Bord na Mona Powergen Ltd. Development of Oweninny Wind Farm Phase 3. Proposed Development: - 18 no. turbines, max blade tip height 200m, rotar diameter 158m, hub height 121m, associated foundations and hard standing areas for each turbine, - Decommissioning & removal of 21no. existing turbines incl. tower sections, nacelle hub and rotor blades, - New internal access roads, passing bays, car parking & drainage, - Amenity route to existing visitors center with access from local road off the N59 near Dooleeg, - 2no. borrow pits, 5no. peat deposition areas, - Installation of 1 no. permanent Met. Mast (120m height), decommissions & removal of existing 100 m Met Mas on site, - Temporary construction compounds (4 no.), - 1 no. 110kV electrical substation compound (incl 2 no control buildings, 36m high telecom tower, electrical plant & equipment and wastewater holding tank; Underground electrical and comms cabling – connecting proposed turbines to proposed substation, - All works associated with the connection of the proposed wind farm to the national electricity grid, incl 110kV underground cabling from the proposed on-site electrical substation to the existing substation at Bellacorick, - All related site works and ancillary development, - A 10-year planning permission and a 30-year operations life from date of commissioning of the entire wind farm Decision – Granted
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Killala Community Wind Farm

Pl.Ref	Details
17/619	Applicant: Killala Community Windfarm Designated Activity Company. Location: approx. 1.3km south of Killala. Proposed Development: Development consists of an updated application to the consented 6 turbine wind farm p09/780. 10 Year planning permission for wind farm (5no. turbines) Proposed Development: - 5 no. electricity generating wind turbines, each with a rotor diameter not exceeding 103.2m, a hub height not exceeding 73.5m and a blade tip height of not exceeding 126m. - the development will include a met mast max height of 82m, - internal underground electrical cabling, - a substation building, - an external underground grid connection cable and ducting to the existing 110kv Tawnaghmore substation, - associated grid substation works, - associated site access roads and ancillary site works including upgrades to existing site access, - a temporary construction compound and haulage route works. Max output capacity of the wind farm will be up to 18mw with an intended operation life of 25 years Decision: Granted 15/02/2018. 19 Conditions
19/260	Applicant: Killala Community Windfarm Designated Activity Company. Proposed Development: 25 Year permission for a single electricity generating wind turbine with an overall maximum height of up to 125m. The development also includes a turbine hardstand, access track of c.394m, internal cable trench of c.1,775m and ancillary site works. Application is accompanied by a Natura Impact Statement. Decision: Granted 15/10/2019. 12 Conditions

Dooleg More Single Turbine Development

Pl.Ref	Details
20/467	Applicant: Cearth Ltd Proposed Development: Permission for a single wind turbine generator and 20kV grid connection to Bellacorick 110kV substation. Decision: Granted 25/03/2021. 15 Conditions

Bunnahowen Wind Farm

Pl.Ref	Details
18/873	Applicant: Gus Ruddy ALT Turbines Co. Ltd Proposed Development: Permission to modify existing permission P.08/1997, to include three (3) 1mw turbines, control house and ancillary associated works. Decision: Granted 10/03/2019. 6 Conditions

Muingmore Windfarm

Pl.Ref	Details
ACP PAX16.324308 SID RED III	Applicant: RWE Renewables Ireland Ltd. Location: Muingmore (An Mhoing Mhór), Doolough (Dumha Locha), Tristia (Troiste), Moneynierin (Moing an Iarainn) and Bangor (Baingear) Proposed Development: The proposed development consists of 13 wind turbines, a 110kV substation, battery energy storage system (BESS) and all associated infrastructure Decision: Status: Lodged 22/05/2026

Kilsallagh/Kilcommon Wind Farm

Pl.Ref	Details
ABP 312282 SID	Applicant: EDF Renewables Limited Location: Kilsallagh and adjacent townlands, Kilcommon, Co. Mayo. Proposed Development: Pre-application lodged with An Bord Pleanála for Proposed Kilsallagh Wind Farm consisting of 13 wind turbines (tip height of 200 meters) and ancillary equipment including 110kV substation infrastructure. Decision: Determined an SID 28/05/2025

Sheskin Wind Farm

Pl.Ref	Details
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ABP 310529 (Pre-application)	Applicant: Sheskin South Renewables Power DAC Location: Sheskin and adjacent townlands, Co Mayo 21 No. wind turbines within the following ranges: Blade tip height of 189.5 – 200m. Hub heights of 115 – 125m. Rotor diameter of 149 – 170m Generating capacity of 105 – 143MW.
ABP 315933 SID	Proposed Development : 1 No. anemometry mast, 3 No. potential borrow pits, 4 No. temporary construction compounds, Internal road network and entrances, Turbine components laydown area. Peat placement areas around turbine bases. Site drainage infrastructure. Associated cabling and works. An associated on-site 110kV substation and 110kV grid connection to the existing 110kV Bellacorick substation is also proposed, however this will not form part of the planning application for the wind farm Decision: Determined a SID (30/08/2022) by ABP Current Status: SID Granted (13/3/2024)

Firlough Wind Farm and Hydrogen Plant, Bunnyconnellan, Co Mayo & Castleconnor, Co Sligo

Pl.Ref	Details
ABP 307264-20 (Pre-application)	Applicant: Mercury (Carrowleagh) Renewables Location: Bonniclonlon, Co Mayo & Castleconnor, Co Sligo Proposed Development : windfarm development including 13 no. wind turbines in Bunnyconnellan, Co. Mayo & hydrogen plant in Castleconnor, Co. Sligo
ABP 317560	Decision: Determined a SID (01/11/2022) by ABP Current Status: SID Granted (19/11/2024)
22/502	Applicant: Constant Energy Limited Location: Croaghaun West, Srahnakilly, Bellacorrick, Co Mayo. Proposed Development : Single Storey process building (13.3m in height), 16 no. fin fan coolers (6.9m in height), Hydrogen storage area (6450sq.m); Gas Injection compound (1000sq.m), 2 no Gas Agi buildings (3m in height), Electrical substation (2407.62sq.m), 2 no. substation buildings (4m in height), Raw water and fire storage tank (879.6sq.m), Pump house (5m in height), Water abstraction chamber (2.9sq.m), Resurfacing, repair & improvement of entrance; Replacement bridge, internal access roads and associated grid connection works within the

23/60028	Applicant: Constant Energy Limited Location: Croaghaun West, Srahnakilly, Bellacorrick, Co Mayo Proposed Development : Gas Peakin Plant (114-Megawatt gas fired peaking power plant) running on a mix of natural gas and hydrogen) comprising the 'electricity generating station'; will comprise of 2 no. open cycle gas turbine (OCGT) generators. In addition, the development will include: - Above Ground Installation (AGI), with compound area 3 no. Gas AGI buildings; Admin & welfare block; Electrical Substation; 1 no. Substation building; Electrical building; 3 no. Secondary fuel storage tanks; Fire Water Storage Tank & Pumphouse; Sludge Tank & Pump House; Resurfacing, Repair of Existing Site Entrance; Replacement Bridge; Gatehouse; Internal Access Roads; and associated Grid Connection Works. 12 no. parking spaces, footpaths, landscaping, fencing and all other associated site development plant and equipment and other works including surface water and foul wastewater drainage infrastructure. Demolition and removal of a dwelling and farm buildings, Planning permission is sought for a period of 25 years. Decision: Granted by MCC 31/01/2024. 32 Conditions
23/162	Applicant: The Electricity Supply Board Location : Shranakilla Road, Bellacorick, Co. Mayo Proposed Development : Synchronous condenser/flywheel, located within a fenced compound of c.0.85 ha. Supporting items of plant; cooling equipment, modular containers, 2 auxiliary transformers and electrical plant including external circuit breaker, HV electrical compound with electrical switchgear and main step-up transformer, and new c.200m underground cable grid connection to the Bellacorick 110kv substation; diesel generator, fire water tank, underground oil separator and collection pit, services connections including electrical, water and wastewater and constructed wetland connecting to Owenmore River; 3 office/welfare buildings and 2 spare parts containers. External lighting poles, lightning monopole and Scada communications mast, 4 fire walls around main step-up transformer, 2 fire walls either side of auxiliary transformers, 3 firewalls around cooler for main transformer, 8m high. Ancillary site clearance and development works, bounded by one c. 3.6m high palisade fence on the east side and one 5m high palisade fence to the south side. Site access will be by means of a new palisade gate and a second 3.6m sliding gate accessed off the N59. Permission sought is for 10 years. NIS submitted with application. Decision: Granted 03/09/2023. 11 Conditions

4.0 Enforcement:

None Relevant

5.0 Designations

5.1 European Sites/ Natura Network

European sites consist of Special Protected Areas (SPA's), Special Areas of Conservation (SAC's), Ramsar Sites. The list below identifies all designated sites (Natura Network) within a c.15km zone of potential of the subject site.

Special Areas of Conservation (SAC)

Site Name	Site Code
Glenamoy Bog Complex SAC	000500
Bellacorick Bog Complex	001922
Killala Bay/Moy Estuary SAC	000458
Lackan Saltmarsh and Kilcummin Head	000516
River Moy SAC	002298

Special Protection Area (SPA)

Site Name	Site
Killala Bay/Moy SPA Estuary	004036
Lough Conn and Lough Cullin	004228

Ramsar Sites

Site Name	Ramsar ID
Killala Bay/ Moy Estuary	843

5.2 National Designated Sites

Sites of national Importance consist of Natural Heritage Areas, Proposed Natural Heritage Areas, Nature

Reserves, National Parks. See below - all sites of national importance within c.15km of the site.

Proposed Natural Heritage Area (pNHA)

Site Name	Site Code
Glenamoy Bog Complex pNHA	000500
Benaderreen Cliffs pNHA	000467
Bellacorick Bog Complex pNHA	001922
Killala Esker	001517
Killala Bay/Moy Estuary pNHA	000458
Lackan Saltmarsh And Kilcummin Head	000516
Creevagh Head pNHA	00482
Downpatrick Head pNHA	000494

Cloonagh Lough (Mayo) pNHA	001485
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Natural Area (NHA)

Site Name	Site Code
Ummerantarry Bog NHA	001570
Inagh Bog NHA	002391
Forrew Bog NHA	002432

Nature Reserves

Knockmoyle Sheskin Nature Reserve
Owenboy Nature Reserve

5.3 Appropriate Assessment under the Habitats Directive

An Appropriate Assessment Screening Report and NIS (Natura Impact Statement) has been prepared as part of the application. Volume V of the EIAR contains the Natura Impact Statement for the proposed development. As part of this assessment, the potential effects arising from the proposed development on any European sites in the Zone of Influence (ZoI) were considered. Seven European Sites were identified within the zone of Influence. On the basis of objective scientific information, it is concluded that in the absence of mitigation, likely or possible significant effects on three of the European sites - Lackan Saltmarsh and Kilcummin Head SAC (code 00516); Killala Bay/Moy Estuary SAC (code 000364); and Killala Bay/Moy Estuary SPA (code 002041) could not be excluded during the construction, operational and/or decommissioning stages of the proposed development. As a result, an Appropriate Assessment (AA) in respect of the Proposed Project must be carried out taking into consideration the aforementioned Natura sites. A Natura Impact Statement has been prepared to assist with the AA. (see Section 3 of Volume V of the EAIR).

For the other four sites within the identified zone of influence, i.e. River Moy SAC (code 002298); Bellacorick Bog Complex SAC (code 001972); Glenamoy Bog Complex SAC (code 00500); Lough Conn and Lough Cullin SPA (code 004228) the AA Screening provided identified no pathways between the source/site of the proposed project (including the grid connection route and turbine delivery route) and the relevant European site (receptor) and concluded that no further assessment is required for these four sites and that they can be 'screened-out'.

In addition to the potential impact arising from the proposed development, the cumulative impact of the proposed development, in combination with the other existing, permitted, and applications pending planning decision is a source of some concern to the Local Authority and therefore An Coimisiún should give careful consideration to the proposal, given the increasing pressure from wind energy developments in this visually sensitive, coastal location. The Coimisiún ensure that the Natura Impact Statement including proposed mitigation measures adequately address the likely impact on the Natura 2000 sites identified, either alone in

combination with other plans or projects and considers whether these impacts are likely to be significant.

6 Reports from relevant Sections of Mayo County Council

This SID application was referred to the following section of Mayo County Council for comment:

- Archaeology
- Environment
- Tourism & Enterprise
- Roads

Archaeology

The report highlights some inaccuracies in the Cultural Heritage Chapter of the EIAR, and notes the discrepancies between the zones of notification/constraint indicated the printed version of the Recorded Monuments and Places (RMP) map for Co. Mayo which was published in 1996 and the Historic Environment Viewer (HEV), as used by the author of the chapter.

The report also notes the lack of any reference in the chapter to the work of Professor Graeme Warren, School of Archaeology, University College Dublin nor Ms. Gretta Byrne, Manager of the Ceide Fields Visitors Centre, both of whom have surveyed and mapped pre-bog field systems in the immediate vicinity of the site.

The report goes on to identify and comment on a number of instances in the chapter where recorded monuments and pre-bog walls may extend into the development area

In relation to the route of the proposed grid connection and haulage route, the report lists 6 Recorded Monuments along the proposed route that may be impacted upon.

The report concludes by recommending the attachment of the following nine specific conditions, in the event that ACP grants planning permission in this instance, these conditions are available in the Appendix to this report.

Environment

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The report recommends that consideration should be given to the inclusion of a water retention pond for fire fighting, along with the inclusion of additional ponds to provide an aquatic habitat for frogs/newts and other local wildlife.

The establishment of an environmental management Committee is also recommended in order to, among other things, oversee the implementation of all mitigation measures outlined in the EIS. The report also investigate the possibility of colouring one blade black in order that they be more visible to birds, therefore reducing bird strike incidents.

In further comments related specifically to the Ornithological chapter of the EIAR the report, the Environment Section flags potential combination effects to the SPA designated bird species of

Killa Bay/Moy Estuary SPA, given that there are currently 17 windfarms at different stages located within 20km of the proposed site

Recommendations (Environmental)

- Consider including a fire water retention pond for the battery farm, and a firewater management plan as part of the Emergency Response Plan to ensure no pollution to surface/ground water from any fire response.
- Consider inclusion of ponds to provide aquatic habitat for frogs/newts and other local wildlife disturbed by the development.
- Include for an Environmental Management Committee to be established with relevant state body representatives to ensure compliance with any planning conditions. Investigate possibility of having the colour of one blade black to reduce bird strike incidents. Include other measures to alert wildlife including nocturnal species to the presence of the turbines e.g. predator calls etc.

Tourism

The report received from the Tourism, Recreation and Amenity Section of MCC raises concerns regarding the potential negative impact of the proposal on the Wild Atlantic Way, and most specifically the 15km Céide Coastal Trail and the internationally recognised Céide Neolithic field system.

The report highlights the fact that this area has been identified by Mayo County Council and Fáilte Ireland as a key tourism asset, with ongoing development plans and potential investment of up to €10 million over the coming years. The Céide Coastal Trail is a cornerstone of the Fáilte Ireland Draft Destination and Experience Development Plan (DEDP) for North Mayo and is also included in Mayo County Council's draft Tourism Strategy.

The report feels that the introduction of industrial-scale infrastructure in this area would compromise the integrity of these plans and diminish the long-term value of the destination. Furthermore, the area is home to the internationally recognised Céide Fields, one of Europe's most significant Neolithic archaeological landscapes.

The report also considers that the development would also threaten the visual integrity of Downpatrick Head, one of Ireland's most iconic coastal landmarks. The sea stack and surrounding cliffs are a major draw for domestic and international visitors, offering a dramatic and immersive experience of the Atlantic coastline.

The report reiterates that Ballycastle region forms a vital part of the Wild Atlantic Way, specifically the 15km Céide Coastal Trail which received planning approval in 2025. These Coastal Trails showcase unspoiled landscapes, dramatic sea cliffs, and panoramic views. The proposed wind farm development in close proximity to this location poses a direct conflict with these tourism objectives and risks undermining the quality of the visitor experience.

For the reasons outlined above, the report concludes by asking ACP to give full consideration to the potential adverse impacts on tourism and heritage before making any determination on this application.

Roads

The report from the Roads Section makes a number of comments and observations with regard to the proposal, including the haul route and grid connection.

The report highlights the potential impact over a 20 km grid connection route on local roads, bridges, utilities and farming/commercial enterprises. This is felt to be compounded by the particularly rugged nature of the route, in terms of topography and geology, resulting in the potential for damage to road infrastructure, requiring widespread repair or reconstruction causing significant disruption to the transport service and utility services.

The exceptionally abnormal loads applicable to the proposed Battery storage system will likely require strengthening of Bridges along the route, some of which are on the Record of Protected structures

The report concludes by listing a number of conditions that might be attached to any grant of planning permission, and these are included in the appendix.

7 Community Engagement & Benefit Fund

It is a policy of the Mayo County Development Plan 2022-2028 - 'To ensure that developers of proposed large-scale renewable energy projects carry out community consultation in accordance with best practice and commence the consultation at the initiation of project planning' (REP4).

8 Local Authority Assessment Observations

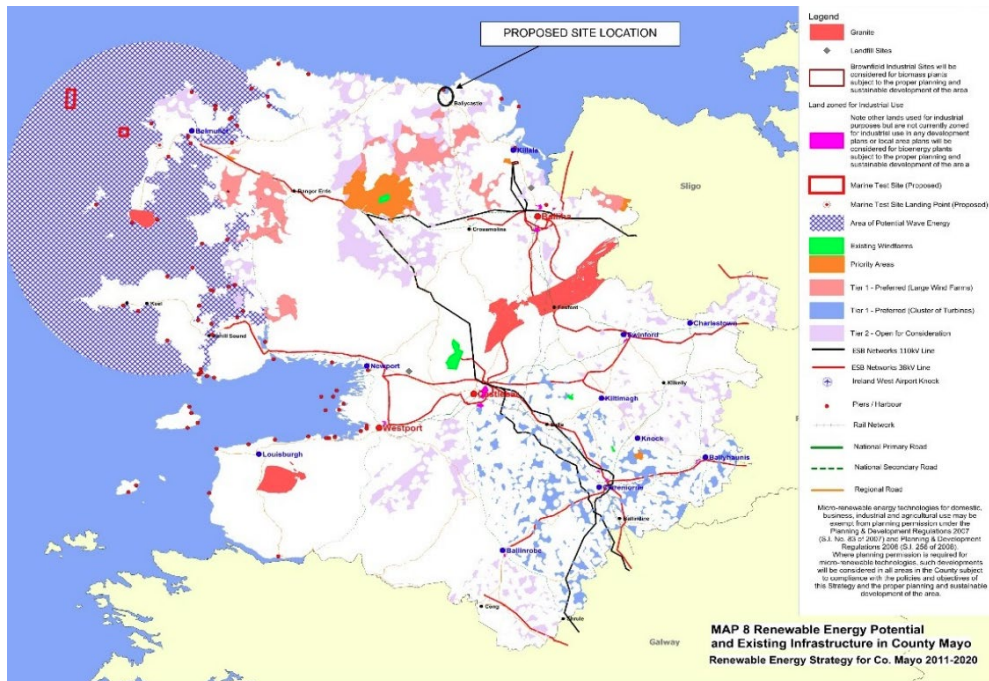
Principle of the proposed development

Mayo County Council adopted a Renewable Energy Strategy (RES) for County Mayo on the 9th May 2011. The Strategy sets out a path to allow County Mayo to contribute to meeting the national legally binding renewable energy targets and sets out opportunities for individuals, communities and businesses to harness renewable energy in a sustainable manner and to assist in combating climate change.

Map 1 (see extract below) of the Mayo RES, details the locations within the County where wind farms will be considered, including priority area, preferred for large wind farm development and clustered development. It also provides locations 'Open for Consideration'

The Planning Statement accompanying this application includes a proposed site location with overlay of Map 8 of the Mayo Renewable Energy Strategy (see Fig 4.4 of the Planning Statement), it is noted that the proposed location does not conform to the site location maps provided elsewhere in the application. The location contained in Fig 4.4 would appear to be west of Ballycastle/Ballycastle Beach along the coast, and does not correspond to the site location map(s) and location description provide in the documents submitted. The indicated

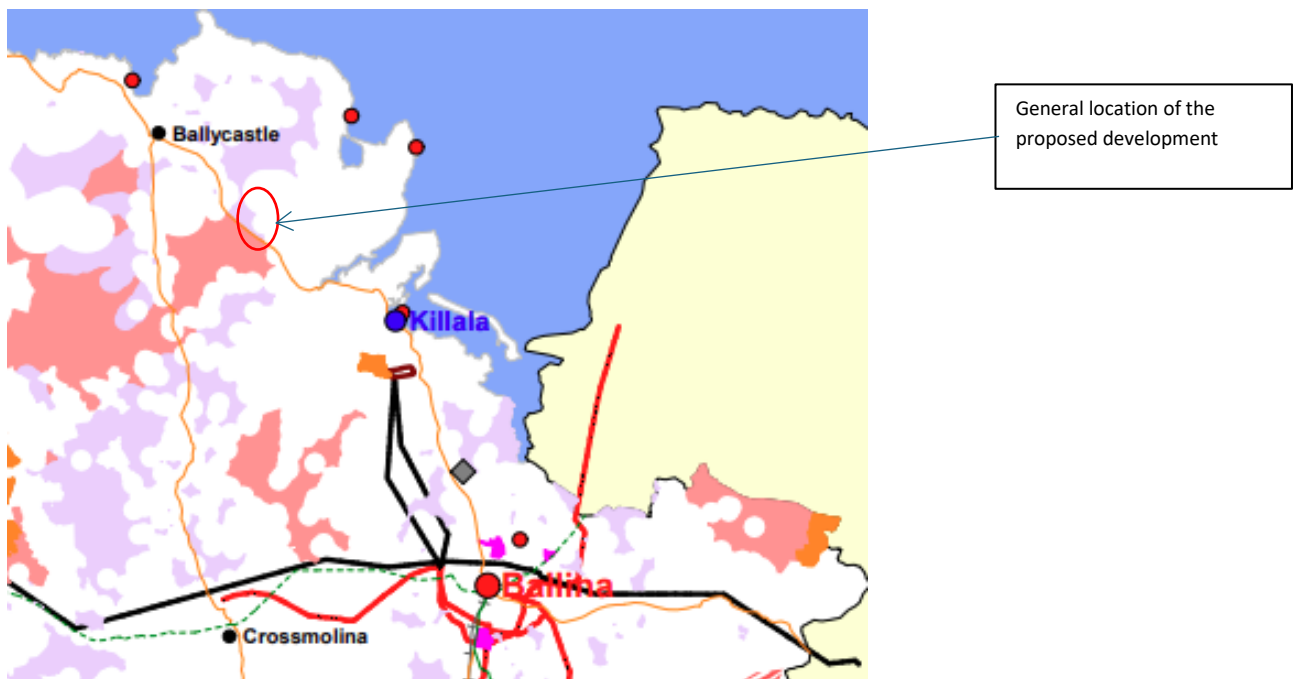
area is outside of any wind designation contained within the Mayo RES 2011 and therefore taken therefore to be an error.



Proposed Site Overlain on Map 8 of the Mayo RES

Figure 0-1 Inaccurate location map in Planning statement submitted

The actual location of the proposed development would appear to be east of Ballycastle, close to Lacken Hill/Lissadrone area.



Extracted from the RES 2011 (Map 8 Renewable Energy Potential and Existing Infrastructure in County Mayo)

8.1 Provisions of the Mayo Renewable Energy Strategy 2011

Figure 4.1 provided in the submitted planning statement illustrated a more accurate overlay of the proposed development with the wind classification contained in the Mayo RES 2011, See Fig 4.1 below.

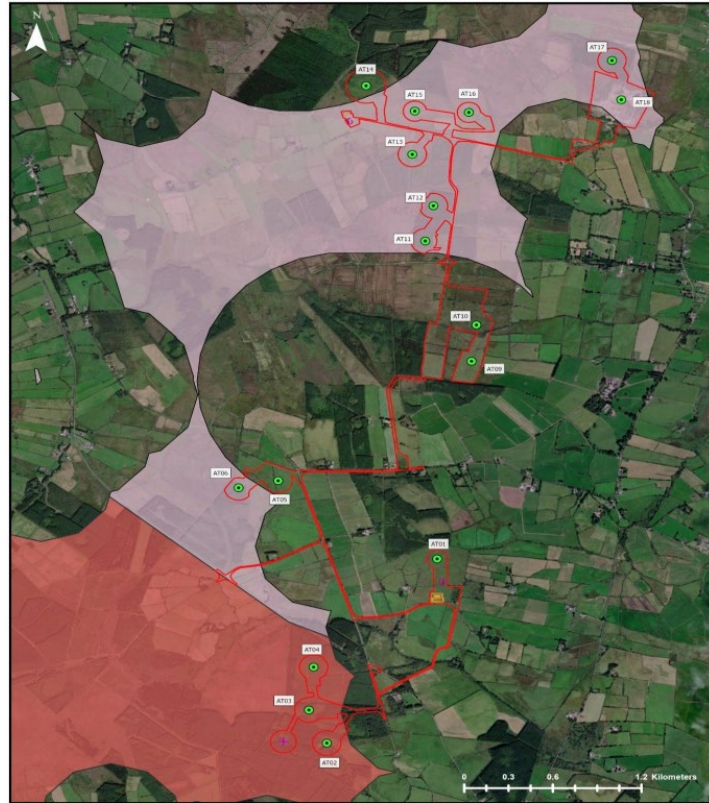


Figure 4.1

The following is noted:

- Of the 16 no. turbines, only 3 no. turbines (AT02, AT03 and AT04) are located within a preferred area i.e. *Tier 1 Preferred Large Wind Farms*.
- 8 no. turbines (AT17, AT18, AT16, AT15, AT13, AT12, AT11 and AT06) are located within an area identified as 'Tier 2 Open for Consideration',
- 5 no. turbines (AT01, AT05, AT09, AT10 and AT14) are located in the open countryside, an area that is unclassified as per the Mayo Renewable Energy Strategy 2011.

In principle, only a small portion of the proposal is considered acceptable in principle i.e. turbines located within *Tier 1 Preferred* lands.

In relation to Tier 2 lands - The Mayo RES 2011 states that lands within the *Tier 2 - Open for Consideration* classification may be considered for wind farms or small clusters of wind turbines but the visual impact on sensitive or vulnerable landscapes, listed highly scenic routes, scenic routes, scenic viewing points and scenic routes (as defined in the Landscape Appraisal for Co Mayo) will be the principal consideration.

In this regards, it is of concern despite advice at preplanning stage that half of the proposed development (8 no. turbines) are proposed to be located on *Tier 2* lands, and another 3 turbines are to be located in the open countryside.

While it is put forward by the applicants that the RES makes provision for the Local Authority to consider proposed renewable energy developments on a case-by-case basis. It is observed that in pre-planning consultations, An Coimisiún note that a robust planning justification is required for the wind turbines proposed outside of the designated area for wind energy.

In addition, it should be noted that the applicants were advised in pre-planning consultations with MCC, albeit with a proposal for a greater number of turbines, that the proposed development would not be considered favorable at this location, owing to its proposed location in a highly scenic and sensitive coastal landscape, see notes of meeting in Appendix.

Draft Renewable Energy Strategy 2026

Notwithstanding the comments above regarding the 2011 RES, the public consultation period has recently ended in relation to the Draft RES. The Draft RES proposes significant changes to Mayo Co. Council's approach to the assessment of wind energy developments within the county. Most significantly, as regards the current application, the areas identified as "Open for Consideration" for windfarm developments are predominantly located in the east and south of the county, whereas the areas further to the north and west, where there are considerable existing clusters of wind energy developments, are designated as having "Repowering Potential". The areas outside of these designations, within which the current proposal is located, are designated as "Unsuitable" (See figure 4.2 below).

The Draft Renewable Energy Strategy, when adopted, will replace the 2011 RES and will form part of the County Development Plan 2022-2028.



Figure 4.2

Landscape Character Appraisal for County Mayo

The area of the proposed development is located Policy Areas 1 and 4 as per the Landscape Protection Policy Areas set out in The Landscape Appraisal for County Mayo. The development impact of wind farm development in such policy areas are classified as 'high' in policy 1 areas; and 'medium' policy 2 areas. In the case of 'high sensitivity' - there is a high potential to create adverse impacts on the existing landscape, it is unlikely that such impacts can be reduced to a widely acceptable level. In the case of 'medium sensitivity' there is potential to create adverse impacts of the existing landscape character as such developments are likely to be discernable and distinctive but may, with careful siting and good design, minimize the significant and extent of impacts.

The location of the proposed development in a visually sensitive landscape with many vulnerable features, including the north mayo coastline, its designated scenic routes, highly protected and protected views, the Wild Atlantic Way tourist route and the north mayo Céide Fields coastal landscape, including Downpatrick head, Lacken Strand, Rathfran Priory, Killala and Moyne Friary.

The Mayo Landscape Appraisal for County Mayo sets out policy with regard to Scenic Routes (3.6(b)). It states that sightseeing visitors are more likely to be concentrated along these routes. The onus should be on the applicant...to demonstrate that there will be no obstruction or degradation of the views towards visually vulnerable features nor significant alterations to the appearance or character of sensitive areas.

It also sets out policy (3.7(b)) with regard to *Protected Views*, stating that - development located between the public road and the seashore, lakeshore or riverside should be subject to strict visual criteria. New development should only be considered where it can be demonstrated that it does not obstruct designated highly scenic vistas nor alters or degrades the character of the surrounding landscape.

The Wild Atlantic Way

The Wild Atlantic Way is Ireland's first defined touring route, stretching along the Atlantic coast from Donegal to West Cork. It has become synonymous with spectacular landscapes, adventure activities and welcoming tourism operators — and has achieved impressive visibility within overseas tourist markets (Failte Ireland). Section 2.5.1 of the MCDP 2022-2028 stresses the importance of the Mayo Coastal Zone Corridor, recognising that the extensive coastline is one of the most valuable and sensitive resources in the county and supports a diverse array of related industries which generate significant economic productivity. Tourism is our Irelands largest indigenous industry, providing income and employment to all areas of the country. The Wild Atlantic Way is an important initiative that has showcased how the natural beauty of this landscape has contributed to the economic development of the County in recent years. Mayo has a lot to offer as a tourism destination with enormous potential to further develop its tourism industry as one of its key economic sectors.

Mayo's unique wild and unspoilt landscapes is regarded as a major component of the county's tourism offering on The Wild Atlantic Way. The location of the proposed site is highly visible from several designated Discovery Points along the Wild Atlantic Way touring route. It should be noted that the Renewable Energy Strategy (RES) for Mayo 2011 predated The Wild Atlantic Way tourism initiative. Therefore, the consideration of the proposed development must take greater account of the demands and impacts placed on the landscape arising from modern renewable energy proposals, balanced against the importance of protecting and cultivating Mayo's tourism sector - in particular safeguarding our natural unspoilt landscapes on the Wild Atlantic Way. The large scale and highly visible nature of the proposed development has the potential to negatively impact the unique coastal landscape and sensitive natural environment in this area.

Recommendations with regard to Wild Atlantic way and Landscape

Recommendation 1

It is also recommended that a night-time visual analysis be carried out and considered in the context of this proposal.

In the context of the proposal and its location, it is considered important that the effect of wind energy development on tourism and recreation be assessed in the broader context of the County and Region (not just the immediate area/local context).

Recommendation 2

It is recommended that an Economic Impact Assessment be carried out as part of the EIA to examine the likely impacts the proposed project, of itself and in-combination with the other existing, permitted and pending windfarm development in the North Mayo area, would have on tourism & economic development in the County. Such an assessment should consider wind farm development in the context of The Wild Atlantic Way – its local, regional and national remit. In addition, it should assess the potential loss of landscape character in this context and how such would potentially impact Mayo’s cultural and amenity tourism potential. The assessment should consider the implications for the Wild Atlantic Way both during construction and operational phase(s).

9 Conclusions and Recommendations

Mayo County Council is generally supportive of renewable energy projects within the County. Based on the current policy, as reflected in the Renewable Energy Strategy for County Mayo 2011, the proposed location is not considered appropriate for the development proposed, as it is located in a landscape that does not adequately provide for a wind energy development as proposed.

The Northwest of County Mayo has become a particular focus for wind energy projects with several existing and proposed projects in the general area of the proposal. In considering this SID proposal, ACP should note that the Renewable Energy Strategy for County Mayo was adopted in 2011 where Wind Power was its main focus. Since it was adopted, renewable energy technologies have evolved considerably – of greater scale and greater height as reflected in this SID application.

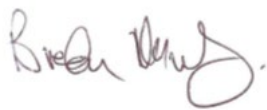
This emerging reality is reflected in the Draft RES which is soon to go before the Council for consideration, wherein it is essentially proposed to consolidate the areas in the north and west of the county where wind farm developments have been significantly permitted, by designating these areas as having Repowering Potential. At the same time, areas to the south and east, which have less constraints in terms of potential environmental and visual impacts, (most particularly with regard to scenic amenity and tourism potential), are designated as Open for Consideration for wind energy developments. Areas not designated as having repowering potential or Open for Consideration are designated as being Unsuitable for windfarm developments. The current proposal is located within such an area. It should be noted that as the Draft RES is proposed as a variation to the County Development Plan and upon adoption, will form part of the CDP, then it is the contention of Mayo Co. Council that, in the event of the Draft RES being ratified in its current form, or in any form whereby the current site location is designated as “Unsuitable”, then any grant of permission in this instance would constitute a material contravention of the CDP (Coolglass Judgment refers).

In assessing this proposal An Coimisiún should consider the multiplicity of renewable energy developments (existing, permitted and pending decision) in North Mayo area, and the overall cumulative impact of such development in the north Mayo area, including its potential to have a significant negative impact in terms of the high quality tourism product along the Wild Atlantic Way, coastal paths and routes and the sensitive archaeological & heritage landscape associated with the Céide Fields complex.

For the reasons outlined above, Mayo Co. Council would strongly advise ACP to give full consideration to the potential adverse impacts the proposed development might have, both by itself and in conjunction with other existing and potential developments as well as the

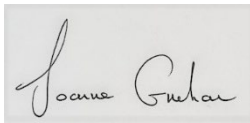
precedent it may establish, on the tourism and heritage based economy in an otherwise marginal location in arriving at its decision on this proposal.

In conclusion, MCC would again direct ACP's attention to the notes on the pre-planning consultation that took place with the applicant in March 2026 (see Appendix), where it is stated that Mayo Co. Council would not be in favour of such a proposal at this location, a view that still pertains.



Brendan Munnelly
Snr Executive Planner

29/05/2026



Recommended BY: Joanne Grehan
Director of Services

02/06/2026



Kevin Kelly
Chief Executive

03/06/2026

Appendix



NOTE OF MEETING

Client:	CONSTANT ENERGY	Date: 9 th March 2026
Project:	Tyrawley Windfarm	Time: 10.30
Location:	Meeting held remotely	
In Attendance:	B. Munnely - SEP MCC - BM N. Gannon - ASCFO MCC - NG I. Douglas - Constant Energy - ID	
ITEM	ACTION	
Introduction	ID outlined that the purpose of the meeting was to brief MCC on the proposed windfarm, an SID application to ABP, and that ABP had requested Constant Energy to elicit the views of MCC on the proposal. The proposed development consists of the construction of the following:- • 16 no. wind turbines, - Vestas 117 (4.3mw) • a permanent 110kV substation, • battery energy storage system (BESS) • 2 no. temporary construction compounds and a Permanent Operations Building. • meteorological mast • 110kv underground cable and grid connection. • One permanent on-site 110kV Gas Insulated Substation, • 1 no. on-site site office. • 1 no. Spoil Deposition Area / Habitat Enhancement Area MCC had been provided with a powerpoint presentation on the proposal.	
Matters Discussed		
BESS	NG explained that Fire Safety concerns with BESS is a developing field and that while there are no national guidelines MCC Fire Services had some experience with BESS developments.	

Section Break (Next Page)

BESS	NG explained that Fire Safety concerns with BESS is a developing field and that while there are no national guidelines MCC Fire Services had some experience with BESS developments. Any buildings in a BESS require a fire safety certificate. 2 no. access points are required. Minimum 6m spacing between units is required. Some operational guidelines are available for US, NI & UK US require 500m exclusion zone. Current thinking is to let them burn out in the event of thermal runaway. Risk of toxins consult EPA & HAS.
Mayo County Development Plan 2022-2028	ID indicated that he had read the council's submission of 30/10/2025 to ACP on the previous proposal for 16 no. turbines on this site and as the current proposal was identical the council's comments were unlikely to change. BM indicated that the review of the council's Renewable Energy Strategy would likely be published before ACP made a decision on any application and that lands once considered acceptable for wind energy, as identified in the Renewable Energy Strategy 2011-2022, may now not be suitable for such development owing to the significant heights of modern turbines and scale of development being proposed. It was agreed that generally the comments in the report are applicable to this discussion.
Visual Impact	In principle, only the turbines located within <i>Tier 1 Preferred</i> lands are considered acceptable in principle i.e. turbines AT02-AT04 incl. The principal consideration on the acceptability of those turbines in <i>Tier 2</i> lands ie. <i>Open for Consideration</i>, turbines AT06, AT-09-AT-11 incl. and AT-13-AT16 incl. will depend on their visual impact on sensitive or vulnerable landscapes, listed highly scenic routes, scenic routes, scenic viewing points and scenic routes (as defined in the Landscape Appraisal for Co. Mayo).

	It was noted that there are now 5 turbines AT01, AT05-AT07 incl. and AT 12 located outside either Tier 1 or Tier 2 lands, as opposed to 3 in the previous iteration of the scheme. The site layout is in the form of dispersed turbines throughout the landscape and does not conform to the layouts identified in the Draft Revised Wind Energy Development Guidelines of 2019. In the context of the visual sensitivity of the area and the coastal landscapes MCC does not consider the proposal suitable at this location.	
<i>Wild Atlantic Way</i>	The location of the proposed site is highly visible from several designated Discovery Points along the Wild Atlantic Way touring route. The large scale and highly visible nature of the proposed development has the potential to negatively impact the unique coastal landscape and sensitive natural environment in this area.	
<i>Archaeology</i>	Correct mapping is the legally printed RMP maps. Historic Environment Viewer (HEV) used but not accurate transcription of RMP. Need to show wind farm site, the grid connection route (GCR) and the Turbine Delivery Route (TDR) superimposed on the relevant RMP maps.	
<i>Roads</i>	The scale of proposed development impacting on the locality, including a wider issue relating to exceptional abnormal loads and effect on wider infrastructure and activities along delivery routes is significant. Management of the scale and issues arising is considered difficult and warrants high level consideration as a whole.	
<i>Tourism</i>	The exceptional scenic, archaeological, and cultural significance of Ballycastle, the Céide Coast, and Downpatrick Head renders the area unsuitable for industrial scale windfarms.	

Conclusion.

The view of Mayo County Council toward this proposed development is expressed fully in its submission to ACP Ref.: PAX16. 323778 and the applicant is advised to address the issues raised in that report

Mayo County Council is not in favour of the proposed development at this location.

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¶
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Signed:¶
¶

Laird Doyle ¶
_____¶

Report from Archaeologist

Memo

To: Mr. Brendan Munnelly, Senior Executive Planner.

cc:

From: Mr. Gerry Walsh, Senior Archaeologist.

Date: May 27th 2026.

RE: Tirawley Wind Farm.

Applicant:

I have read the Cultural Heritage Chapter of the EIAR written by Ms. Kate Robb from John Cronin and Associates. While the report is detailed there are a number of inaccuracies.

It should be noted from the outset that the printed version of the Recorded Monuments and Places (RMP) map for Co. Mayo which was published in 1996 is the legal record which shows the zones of notification/constraint areas around the RMP's in the County. The zones shown on the Historic Environment Viewer (HEV) hosted online by the National Monuments Service (Archaeology.ie) are not always the same size/shape as the legally protected zones on the printed maps. In carrying out the Cultural Heritage Chapter it would appear that the author utilized/relied on the HEV and not the legal printed RMP maps.

Regarding researching previous work in the area it would appear that the author of the Cultural Heritage Chapter did not consult with the work of Professor Graeme Warren, School of Archaeology, University College Dublin nor Ms. Gretta Byrne, Manager of the Ceide Fields Visitors Centre. Both of these archaeologists and their teams have probed, surveyed and mapped several pre-bog walls and pre-bog field systems in and in the near vicinity of the proposed wind farm development site. These pre-bog walls and pre-bog field systems are similar to those located in the internationally renowned Ceide Fields site c. 10 kms. to the west of the proposed wind farm development site.

In Volume III; Fig.14.4 shows the location of the wind farm site superimposed on the 1st Edition 6 inch scale Ordnance map (1839). However, there is no map showing the location of the wind farm site, the grid connection route (GCR) and the Turbine Delivery Route (TDR) superimposed on the relevant RMP maps. This error has led to inaccuracies in the Cultural Heritage report. Some proposed development areas within the wind farm site, the grid connection route and the turbine delivery route are within the zones of notification/constraint areas surrounding protected RMP sites (see below).

1. The proposed development area at AT09 is within the zone of notification/constraint area for RMP No. MA014-011 - Archaeological Complex. Some pre-bog walls have been mapped adjacent to this area and some of these pre-bog walls may extend underground into the proposed development area.

2. In addition, a separate part of the proposed development in the vicinity of AT09 will also be within the zone of notification /constraint area for RMP No.MA014-030---- Hillfort-Possible.

RMP No. MA014-030---- Hillfort-Possible is not shown in Fig.14.1 and in the text (Table 14.5) is stated to be located “55m north of Met mast”. However, it would appear that the Met mast is in fact located west of AT02 and some distance from RMP No. MA014-030---- Hillfort- Possible.

3. Also, a number of pre-bog walls in the townland of Castletown, Rathlackan are mapped close to AT17 and could extend underground into the forest area of AT17.

4. The Cultural Heritage Chapter states that there are no recorded cultural heritage constraints at any of the turbine delivery routes, however, proposed development works will take place within the zone of notification for RMP No. MA014-050 – Megalithic Structure.

5. The grid connection route will also be located within the zones of notification/constraint area for the following RMP numbers;

RMP No. MA014-009---- Ringfort - Rath,

RMP No. MA021-022---- Ringfort - Rath

RMP No. MA022-006---- Ringfort - Rath

RMP No. MA022-011---- Ringfort - Rath

RMP No. MA022-028---- Ritual Site – Holy Well

6. The Cultural Heritage Chapter does not recommend any Probing surveys or any programmes of Archaeological Pre-development Testing.

Recommendation;

If Planning permission for the proposed Tirawley wind farm is granted the following **(9)** archaeological conditions should be included;

1. Prior to the commencement of any development works the 3 no. undesignated 19th century vernacular farmhouses must be subject to a written, drawn and built heritage survey.
2. All tree felling on the proposed development site must be monitored by a suitably qualified archaeologist licensed by the National Monuments Service, Department of Housing, Local Government and Heritage.
3. A programme of Archaeological Survey undertaken by a suitably qualified and licensed archaeologist must be carried out across the proposed wind farm development site. This survey should be undertaken using the “Probing technique” utilized to detect the pre-bog walls and other archaeological features on the nearby and renowned Ceide Fields Archaeological Site. The results of this survey will inform any further archaeological studies that may be required.
4. When the results of the Archaeological Probing Survey are known a programme of Licensed Archaeological Pre-development Testing must be undertaken by a suitably qualified archaeologist on all areas of proposed groundworks across the proposed development site (e.g. turbine bases, hardstands, proposed roads, compounds, substation sites, operations buildings, meteorological mast etc.)
5. The programmes of Archaeological Probing Survey and Pre-development Testing must be carried out in consultation with the Planning Section, Mayo Co. Council and under licence from the National Monuments Section, Department of Housing, Local Government and Heritage.

6. Should archaeological features/material be uncovered during the course of the Archaeological Probing Survey or the Pre-development Testing, the archaeologist shall have work on the site stopped, pending a decision as to how best to deal with the archaeology. The developer shall be prepared to be advised by the National Monuments Section, of the Department of Housing, Local Government and Heritage with regard to any necessary mitigating action (e.g. preservation in situ, or excavation) and should facilitate the archaeologist in recording any features or material uncovered.

7. Licensed archaeological monitoring must be carried out by a suitably qualified archaeologist along the grid connection route and the turbine delivery route where they extend through the zones of notification/constraint areas of any Recorded Monument and Places.

8. Licensed archaeological monitoring of all groundworks associated with the proposed development including all sections of the grid connection route which are off road i.e. in fields must be carried out by a suitably qualified archaeologist.

9. The Planning Authority and the National Monuments Section of the Department of Housing, Local Government and Heritage shall be furnished with reports describing the results of the Probing Survey, Pre-development Testing and all of the monitoring.

Gerry Walsh
Senior Archaeologist
Mayo Co. Co.

Report from Environment

Environment, Climate Change & Agriculture Section – Planning Report

File No: N/A (An Coimisíun Pleanála application)

Applicant: Constant Energy Limited

Proposal: Tirawley Windfarm development.

Based on an assessment of submitted NIS documentation, there are a number of items for consideration as below:

Items for consideration:

- Consider including a fire water retention pond for the battery farm, and a firewater management plan as part of the Emergency Response Plan to ensure no pollution to surface/ground water from any fire response.
- Investigate possibility of having the colour of one blade black to reduce bird strike incidents. Include other measures to alert wildlife including nocturnal species to the presence of the turbines e.g. predator calls etc.
- Consider inclusion of ponds to provide aquatic habitat for frogs/newts and other local wildlife disturbed by the development.
- Include for an Environmental Management Committee to be established with relevant state body representatives to ensure compliance with any planning conditions if granted.
- All mitigation measures included in the NIS and other documentation to be implemented in full to protect the environment.

Signed: _____



Killian Farrell, S.E.S.

Date: 28/05/2026

Additional Comments received by email

They have stated in the Ornithological chapter “As the Wind Farm Site has not been identified through the baseline surveys or desk review as being along a migration route for birds, such as wetland species (swans, geese etc.) or birds of prey, there is not likely to be a barrier effect.”

However, potential to flag in-combination effect to SPA designated bird species of Killala Bay/Moy Estuary SPA (Golden Plover), given 17 wind farms within 20km at different stages. See Owenduff/Nephrin Complex SPA, designated for Merlin and Golden Plover, although outside 15km buffer applied, is there functionally pathways present between sites which may impact upon the Golden Plover migrating populations or breeding potential within the area. Foraging range of breeding Golden Plover seems to be 3-4km – Killala Bay/Moy Estuary SPA is just within that range of the site, I believe. Merlin was recorded in the site and is also QI of Owenduff/Nephrin Complex SPA, again potential in-combination impacts

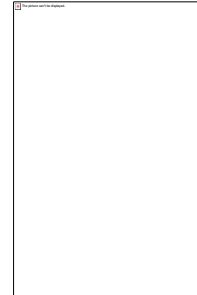
Came across something similar raised by ACP regards the Oweninny Windfarm Phase 3: [r316178b.pdf](#). The ornithological chapter would need greater review to confirm if in-combination impacts are thoroughly ruled out for SPA QIs and surrounding SPAs.

Report from Road Design Section

MAYO COUNTY COUNCIL

M E M O

To: Planning & Development Section
From: Roads Design Section
Date: 27/05/2026
Re: ABP-32425826 – Tirawley Wind Farm – numerous townlands (North Mayo)



Review:

EIAR Ch 17 refers mainly in relation to Roads / Traffic.

In summary, some 20km route for cable in Local roads, crossing numerous Bridges, (incl. Palmerstown Bridge) culverts, utilities, residential properties, farming /commercial premises.

Particularly rugged, topographically/geologically – likely damage to road infrastructure requiring widespread repair or reconstruction works, as per application documentation / construction details proposed.

Exceptional Abnormal Load applicable in relation to Battery Energy Storage System (BESS). Structural assessments will likely indicate strengthening requirements to Bridges with significant impact for example on Palmerstown Bridge (a protected structure), potentially contravening the objectives of the RPS.

Typical conditions in relation to such developments are cited below and serve to protect public infrastructure and services founded on the ‘roads and transport’ service, encompassing Bridges, drainage, culverts, property boundaries (incl. livestock management), utilities and general peaceful enjoyment of the locality with residential, business, social and lifestyle interests requiring protection as baseline objectives in the Mayo County Development Plan.

The scale of proposed development impacting on the locality, including a wider issue relating to exceptional abnormal loads and effect on wider infrastructure and activities along delivery routes is significant. Management of the scale and issues arising is considered difficult and this warrants high level consideration as a whole.

Signed: John Kears
Senior Executive Engineer
Roads Design Section

A/ Head of Roads

Typical Conditions for a Grant of Permission

1. All undertakings within application documentation / further information shall be implemented.

Reason: For avoidance of conflict, doubt and to give effect to development undertakings, best practice and mitigation measures.

2. Any underground utilities that are uncovered or encroached upon along haul routes shall be protected or relocated as required and to the satisfaction of the utility provider in question. All utility providers shall be contacted and consulted with prior to commencement and confirmation shall be provided to the Municipal District Engineer.

Reason: In the interest of protection of utilities in Roads.

3. Visual and Falling Weight Deflectometer (FWD) surveys are to be undertaken by an approved specialist to all roads used as haul routes for the proposed development in advance of commencement and are to be repeated on completion (or at a time requested by the Municipal District Engineer). Surveys are to be submitted to Mayo Co. Co.
Any pavement damage / deterioration which is identified by the visual or FWD surveys is to be repaired by the developer in consultation with and to satisfaction of Mayo Co. Co.

Reason: In the interest of Traffic Safety and protection of public infrastructure.

4. Bridge Structural Surveys to RMO Bridge Asset Management System standards are to be undertaken by suitably qualified and experienced personnel to all bridges and culverts along haul roads / access routes in advance of commencement and at monthly intervals as the project is under construction.

These surveys are to be assessed by suitably qualified and experienced personnel. Surveys and confirmation of 'works or no works required' shall be forwarded to Mayo Co. Co each month. Any damage / deterioration which is identified by the surveys is to be repaired by the developer in consultation with and to satisfaction of Mayo Co. Co.

Reason: In the interest of Traffic Safety and protection of public infrastructure.

5. Prior to commencement of the development, a traffic management plan for the Construction phase shall be agreed with the Municipal District Engineer and implemented. It shall comply with Chapter 8 of the Traffic Signs Manual and shall include measures for consultation with local residents, cleaning of plant exiting the site, ensuring mud / deleterious materials are not carried onto the public road.

Traffic management shall be removed immediately upon completion of the development or upon reaching redundancy in its required function.

Reason: To ensure management of traffic and safety for all road users.

6. Abnormal Load Permits shall be obtained for all oversize / overweight deliveries associated with the proposed development. The Mayo County Council Municipal District(s) through which the load will pass, shall be consulted in advance by the developer, regarding any works to be undertaken to temporarily relocate road signage, street furniture or other such assets falling under the remit of Mayo County Council.

The developer shall enter into formal agreement with Mayo County Council regarding permission to undertake the works required, temporary alternative measures, and reinstatement thereof within a specified timeframe.

Reason: To provide a management mechanism for supporting operations required by the proposed development.

7. Any excavations required in the public road shall be managed and reinstated in accordance with the 'Guidelines for Managing Openings in Public Roads' (published by Dept. of Transport Tourism & Sport). Reinstatement shall be in accordance with the conditions of any Road Opening License and shall be to the satisfaction of the Municipal District Engineer.

Reason: In the interest of ensuring satisfactory reinstatement of public roads.

8. The developer shall maintain roads and public infrastructure permanently in good condition for the duration of the construction operations. A refundable cash deposit of €600,000 shall be paid by the developer to Mayo County Council in relation to any costs incurred by the local authority in repairing damage the road infrastructure as a result of development.

The foregoing requirement shall not be undermined by the latter. Mayo Co. Co. reserves the right to outsource all service requirements in application of this condition.

Reason: To provide a means of repairing public infrastructure post-construction stage without undermining the developers ongoing maintenance responsibility.

Report from Tourism Section

Submission by the Tourism, Recreation and Amenity Section of Mayo County Council to An Bord Pleanála regarding the Proposed Strategic Infrastructure Development at Ballycastle

The Tourism Department of Mayo County Council wishes to formally submit its concerns regarding the proposed Strategic Infrastructure Development (SID) in the Ballycastle area.

The Ballycastle region forms a vital part of the Wild Atlantic Way, specifically the 15km Céide Coastal Trail which received planning approval in 2025. These Coastal Trails showcase unspoiled landscapes, dramatic sea cliffs, and panoramic views. This area has been identified by Mayo County Council and Fáilte Ireland as a key tourism asset, with ongoing development plans and potential investment of up to €10 million over the coming years. The proposed wind farm development in close proximity to this location poses a direct conflict with these tourism objectives and risks undermining the quality of the visitor experience.

The Céide Coastal Trail is a cornerstone of the Fáilte Ireland Draft Destination and Experience Development Plan (DEDP) for North Mayo and is also included in Mayo County Council's draft Tourism Strategy. These strategic frameworks aim to enhance the region's tourism offering by leveraging its natural beauty, cultural heritage, and outdoor recreation potential. The introduction of industrial-scale infrastructure in this area would compromise the integrity of these plans and diminish the long-term value of the destination. Furthermore, the area is home to the internationally recognised Céide Fields, one of Europe's most significant Neolithic archaeological landscapes. The visual impact of large-scale wind turbines in this setting would be considerable, extending across many kilometres and detracting from the unique character and heritage value of the region.

The proposed development also threatens the visual integrity of Downpatrick Head, one of Ireland's most iconic coastal landmarks. The sea stack and surrounding cliffs are a major draw for domestic and international visitors, offering a dramatic and immersive experience of the Atlantic coastline. Any industrial intrusion into this landscape would significantly alter the visual setting and diminish the appeal of this signature tourism site. As outlined during the Pre-Application Consultation with Mayo County Council on 18 August 2023, the Tourism Section maintains that the proposed development would have a detrimental effect on one of Mayo's flagship tourism products. The exceptional scenic, archaeological, and cultural significance of Ballycastle, the Céide Coast, and Downpatrick Head renders the area unsuitable for industrial-scale infrastructure of this nature.

In light of the above, the Tourism Department respectfully requests that An Bord Pleanála give full consideration to the potential adverse impacts on tourism and heritage before making any determination on this application.

Comments from the Elected members on Tirawley Wind Farm SID ACP-324258-26

In accordance with Section 37E(4) of the Planning and Development Act 2000 (as amended) a CE Report was prepared in respect of the Glenora Wind Farm Strategic Infrastructure Development. The CE report was circulated to the elected members of Mayo County Council for their consideration in advance of the March Council meeting held in Council Chambers on Monday June 8th 2026 ,where the following views were provided.

In accordance with Section 37E(5) of the Planning and Development Act 2000 (as amended), the following views, observations and comments of the members were recorded, as follows:

Cllr J Munnelly	1. The proposal does not enjoy local support and there was no proper local engagement. 2. The proposal would severely damage the visual amenity of the area and contravene the draft Tourism Strategy for Mayo, undermine the wild Atlantic Way and severely impact on visual context of Downpatrick Head. 3. Palmerstown Bridge is not capable of withstanding construction related traffic.
Cllr. G Coyle	It is not possible to both promote tourism and the scenic amenity in the area, while at the same time allowing developments of this nature.
Cllr. J O' Hara	This is not an appropriate location for wind turbines while also trying to promote tourism in the area.
Cllr. H Barrett	Wishes to support all that has been said.

Cllr. A M Reape	The proposal will have an extremely negative impact on the wild Atlantic Way and there was very little effort on the part of the applicants to talk to the local community.
Cllr. D Ryan	Wishes to support comments already made. The current amount levied per kilowatt of electricity in the current Development Contribution scheme is too low and needs to be increased significantly. The Council should write to the Minister and ask that there be a moratorium on wind energy projects until up-to-date Wind Energy Guidelines are published.
Cllr. J O' Malley	Wishes to second Cllr Ryan's proposal to write to the Minister.
Cllr. G Murray	Wishes to support to all previous comments.
Cllr. M Burke	Proposals such as these divide the local community in relation to landowners and those that oppose the proposal.