

RE: 11333 - Ballincor Wind Farm - EIA Scoping and Consultation

From Matthew Craig <[REDACTED]>  
Date Tue 7/9/2024 4:37 PM  
To Ryan O'Toole <[REDACTED]>  
Cc windfarms <[REDACTED]>; Johnny Evans <[REDACTED]>; John Dillon <[REDACTED]>

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Hi Ryan,

2rn have no off-air links that will be affected by the proposed windfarm.

There is a risk of interference to broadcast services in the area. We would therefore request that a protocol be signed between the developer and 2rn should the site go ahead.

Regards

**Matthew Craig**

Project Engineer  
Projects and Coverage Planning  
2RN  
Block B, Cookstown Court, Old Belgard Road, Tallaght, Dublin 24, Ireland  
D24 WK28

[REDACTED]  
[REDACTED]

**From:** Ryan O'Toole <[REDACTED]>  
**Sent:** Monday, July 8, 2024 4:57 PM  
**To:** Matthew Craig <[REDACTED]>  
**Cc:** windfarms <[REDACTED]>; Johnny Evans <[REDACTED]>; John Dillon <[REDACTED]>  
**Subject:** RE: 11333 - Ballincor Wind Farm - EIA Scoping and Consultation

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Hi Matthew,

Please find the requested information attached.

Kind regards,  
**Ryan O'Toole**  
Assistant Project Manager (Environment & Planning)  
TOBIN

Galway | Dublin | Castlebar | Limerick | Sligo

Telephone: [REDACTED]

Email: [REDACTED]

Website: <http://www.tobin.ie>

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- 2019 Association of Consulting Engineers of Ireland Awards Winner: Design Excellence (Structures)*
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**From:** Matthew Craig <[REDACTED]>  
**Sent:** Thursday, July 4, 2024 10:51 AM  
**To:** Ryan O'Toole <[Ryan.OTOole@tobin.ie](mailto:Ryan.OTOole@tobin.ie)>  
**Cc:** windfarms <[windfarms@rte.ie](mailto:windfarms@rte.ie)>; [REDACTED]  
**Subject:** RE: 11333 - Ballincor Wind Farm - EIA Scoping and Consultation

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Hi Ryan,

Could you please send me the coordinates for the proposed turbines and an SHP file with its extents?

Regards

**Matthew Craig**

Project Engineer  
 Projects and Coverage Planning  
 2RN  
 Block B, Cookstown Court, Old Belgard Road, Tallaght, Dublin 24, Ireland  
 D24 WK28

---

**From:** [REDACTED] >  
**Sent:** Wednesday, July 3, 2024 3:40 PM  
**To:** Info RTE [REDACTED] >  
**Cc:** John Dillon [REDACTED]  
**Subject:** RE: 11333 - Ballincor Wind Farm - EIA Scoping and Consultation

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Dear Sir/Madam,

TOBIN are preparing an Environmental Impact Assessment Report (EIAR) on behalf of RWE Renewables Ireland Limited for the proposed Ballincor Wind Farm. The link to the Ballincor Wind Farm website is below.

<https://ie.rwe.com/projects-and-locations/onshore-wind-farm-ballincor/>

As part of the EIA process, we invite you to submit any relevant information that you may hold and/or highlight any issues that you feel should be directed to the project team.

To facilitate this, please find attached a scoping letter and the EIA Scoping Report providing details of the proposed development, site location, and the proposed scope of the EIAR.

Views/comments on the proposed development can be submitted by email, letter, or telephone to the contact below no later than the 15th of August 2024.

Kind regards,

Ryan O'Toole

Assistant Project Manager (Environment & Planning)

TOBIN

Galway | Dublin | Castlebar | Limerick | Sligo

Telephone: [REDACTED]

Email: [REDACTED]

Website: [REDACTED]

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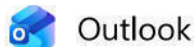
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**RE: 11333 - Ballincor Wind Farm - EIA Scoping and Consultation**

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From Dawn Quinn [REDACTED] >  
Date Fri 7/12/2024 12:45 PM  
To Ryan O'Toole [REDACTED]

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Dear Ryan,

Thank you for your e-mail.

Unfortunately, as Bat Conservation Ireland is a very small organisation, with limited resources, we do not have the capacity to get involved in planning issues.

Please note that Bat Conservation Ireland is concerned that a request for our input/consultation/opinion/assistance on planning applications and reports, or objections/comments on same, can sometimes imply that we have been consulted for our opinion on planning matters when Bat Conservation Ireland does not, in fact, provide opinions or comments on developments. Therefore, please note that this response should not be construed as a consultation with Bat Conservation Ireland regarding any planning or development matter or proposal. In order to avoid misunderstandings, please do not use this terminology in your reports to describe this transaction.

Thank you for your understanding.

Yours sincerely

Dawn Quinn  
Administrative Manager  
Bat Conservation Ireland

Postal/Registered Address: Carmichael House, 4-7, North Brunswick Street, Dublin 7, D07 RHA8.

E-mail: [REDACTED]

Website: [www.batconservationireland.org](http://www.batconservationireland.org)

Social Media: [Bat Conservation Ireland - Home](#) | [Facebook](#) | <https://twitter.com/BatConservIre>

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Website: [www.batconservationireland.org](http://www.batconservationireland.org) | Registered Address: Carmichael House, 4-7, North Brunswick Street, Dublin 7, D07 RHA8.

---

**From:** [REDACTED]  
**Sent:** Wednesday, July 3, 2024 4:08 PM  
**To:** Dawn Quinn <[REDACTED]>; BCI Info <[REDACTED]>  
**Cc:** [REDACTED]  
**Subject:** [REDACTED] - Ballincor Wind Farm - EIA Scoping and Consultation

Dear Sir/Madam,

TOBIN are preparing an Environmental Impact Assessment Report (EIAR) on behalf of RWE Renewables Ireland Limited for the proposed Ballincor Wind Farm. The link to the Ballincor Wind Farm website is below.

<https://ie.rwe.com/projects-and-locations/onshore-wind-farm-ballincor/>

As part of the EIA process, we invite you to submit any relevant information that you may hold and/or highlight any issues that you feel should be directed to the project team.

To facilitate this, please find attached a scoping letter and the EIA Scoping Report providing details of the proposed development, site location, and the proposed scope of the EIAR.

Views/comments on the proposed development can be submitted by email, letter, or telephone to the contact below no later than the 15th of August 2024.

Kind regards,  
**Ryan O'Toole**  
**Assistant Project Manager (Environment & Planning)**  
**TOBIN**  
**Galway | Dublin | Castlebar | Limerick | Sligo**  
**Telephone:** +353 (0)71 9318844  
**Email:** [REDACTED]  
**Website:** <http://www.tobin.ie>

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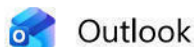


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---

Your Ref: 11333 Our Ref: G Pre001202024 Re: Ballincor Wind Farm

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From Housing Manager DAU <[REDACTED]>

Date Mon 5/27/2024 3:21 PM

To Ryan O'Toole <[REDACTED]>

Cc John Dillon <[REDACTED]>

1 attachment (357 KB)

G Pre001202024.pdf;

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A Chara,

Attached please find the Department's observations/recommendations in relation to the preplanning consultation of the EIA Scoping Report for the proposed Ballincor Wind Farm, Ballincor, Birr, County Offaly.

Can you please confirm receipt of same?

Kind Regards,  
Sinéad

—  
**Sinéad O' Brien**  
Executive Officer

—  
**Aonad na nIarratas ar Fhorbairt**  
*Development Applications Unit*  
**Oifigí an Rialtais**  
*Government Offices*

**Bóthar an Bhaile Nua, Loch Garman, Contae Loch Garman Y35 AP90**  
Newtown Road, Wexford, County Wexford Y35 AP90

---



Your Ref: 11333  
Our Ref: **G Pre001202024**  
(Please quote in all related correspondence)

27 May 2024

John Dillon  
Senior Project Manager  
TOBIN  
Market Square  
Castlebar  
Co Mayo

Via email: [REDACTED] cc: [REDACTED]

**Re: EIA Scoping Report for the proposed Ballincor Wind Farm, Ballincor, Birr, County Offaly**

A Chara

I refer to correspondence received in connection with the above.

Outlined below are heritage-related observations/recommendations of the Department under the stated headings.

### **Terrestrial Archaeology**

It is noted that the proposed development is large in scale. Given the scale, extent and location of the proposed development it could impact on subsurface archaeological remains. With regard to the above proposed development the Department has reviewed the development description and site location map. In line with national policy, see Section 3.6 of the Frameworks and Principles for the Protection of the Archaeological Heritage 1999, the Department recommends that an Archaeological Impact Assessment (AIA), as outlined below, should be prepared to assess any impact on archaeological remains within the proposed development site. This assessment should be submitted with any planning application. This will enable the Planning Authority and the Department to prepare an appropriate archaeological recommendation before a planning decision is taken.

### **Archaeological Investigations**

1. The applicant is required to engage the services of a suitably qualified archaeologist to carry out an archaeological assessment of the development site. No sub-surface developmental work, including geotechnical test pits, should be undertaken until the archaeological assessment has been completed and commented on by the Department.



2. The archaeologist shall carry out any relevant documentary research and inspect the development site. As part of the assessment a desk based Archaeological Impact Assessment (AIA) should be carried out that includes the results of a geophysical survey and a programme of archaeological test excavations to be carried out at locations chosen by the archaeologist (licensed under the National Monuments Acts 1930-2004), having consulted the site drawings and the Department.
3. Having completed the work, the archaeologist shall submit a written report stating their recommendations to the Planning Authority and to the Department. Where archaeological material/features are shown to be present, preservation in situ, preservation by record (excavation) or monitoring may be required.

Reason:

To ensure the continued preservation (either in situ or by record) of places, caves, sites, features or other objects of archaeological interest.

**Underwater Archaeology**

The Department, on behalf of the Minister for Housing, Local Government and Heritage, is tasked with the protection, curation and promotion of Ireland's underwater cultural heritage. As a Prescribed Body or Statutory Consultee in the planning process under the Planning and Development Act 2000 (as amended), the Department makes recommendations to the relevant planning authorities and other regulatory bodies on developments which have the potential to impact on underwater cultural heritage. The submitted documents, including the submitted Cultural Heritage Assessment (Chapter 13, EIAR), have been reviewed.

It is noted that recorded monuments are located within and in the environs of the Proposed Wind Farm site. Recorded monuments are conferred statutory protection in the Record of Monuments and Places established under section 12 of the National Monuments Amendment Act 1994. Waterbodies within the environs of recorded monuments can be considered areas of high underwater cultural heritage potential. Section 3 of the National Monuments (Amendment) Act 1987 is the primary piece of legislation for the protection of underwater cultural heritage, including wrecks over 100 years old and archaeological objects underwater, irrespective of age. Wrecks that are less than 100 years old can also be protected by the 1987 (Amendment) Act. Underwater cultural heritage represented within the proposed development area may also encompass riverine heritage structures and features that lie within the rivers/streams and on their banks.

In light of the potential for the development to have adverse effects on underwater cultural heritage the Department recommends that a programme of pre-consent Underwater Archaeological Impact Assessment (UAIA) be undertaken. This should include underwater archaeological impact assessment of all streams, rivers and other waterbodies that will be directly impacted upon by the proposed development. The UAIA should be carried out at the earliest possible stage to facilitate the embedding of any recommended further mitigation



within the detailed design for the project, as necessary, in order to ensure the preservation in-situ of any identified underwater cultural heritage and to develop an informed archaeological strategy to be implemented in agreement with the Department.

### **Underwater Archaeological Impact Assessment**

The developer shall commission an Underwater Archaeological Impact Assessment (UAIA) report which shall include the following:

- a. A desktop assessment that addresses the underwater cultural heritage (including wrecks, archaeological objects, built heritage, riverine heritage and industrial heritage) of the proposed development area. The assessment shall include a full inventory, mapping and survey (photographic, descriptive, photogrammetric, as appropriate) of underwater cultural heritage features and structures and archaeological objects identified by desk study research, fieldwork, cartographic analysis, historical research and prior archaeological investigations.
- b. The UAIA shall include a licensed dive/wade assessment, accompanied by a hand-held metal detection survey, centred on (but not confined to) any area(s) where works are proposed that may impact upon waterbodies. The assessment and metal detection survey shall be undertaken by a suitably licensed and experienced underwater archaeologist. All identified underwater cultural heritage shall be surveyed (photographic, descriptive, photogrammetric, as appropriate) in detail as part of the assessment. A Dive/Survey licence (Section 3 1987 National Monuments Act) and Detection Device consent (Section 2 1987 National Monuments Act) will be required for the survey and metal detection, respectively. Licences should be applied for to the National Monuments Service and should be accompanied by a detailed method statement. Note a period of 3-4 weeks should be allowed to facilitate processing and approval of the licence applications and method statement. All archaeological wading/diving should comply with the Health and Safety Authority's Safety, Health and Welfare at Work (Diving) Regulations 2018/2019.
- c. Having completed the above-described works, the archaeologist shall submit a final written report to the Department describing the results of the UAIA. The report shall include a comprehensive Archaeological Impact Statement (AIS) that comments on the degree to which the extent, locations and levels of all proposed works (including ground disturbances, foundations, service trenches and other sub-surface works including Site Investigation works) required for the development will impact upon any identified underwater cultural heritage, archaeological materials, objects and/or areas of archaeological potential that have been identified. The AIS should be illustrated with appropriate plans, sections and photographs that clearly describe any adverse effect(s) of the development on the underwater cultural heritage and proposals for their mitigation. Mitigation may include, in the first instance, the institution of exclusion zones around identified sites to ensure their preservation in situ, recommendations for redesign to allow for full or partial preservation in situ,



further wade/dive surveys, test-excavations, excavations ('preservation by record') and/or monitoring, as deemed appropriate. The Department will advise with regard to these matters. No construction works shall commence until after the UAIA has been submitted and reviewed by the Department. All mitigation recommendations will require the agreement of the Department.

Should you require any further information or clarification on any of the above submissions please do not hesitate to contact the Department.

The above observations/recommendations are based on the papers submitted to this Department on a pre-planning basis and are made without prejudice to any observations that the Minister may make in the context of any consultation arising on foot of any development application referred to the Minister, by the planning authority, in his role as statutory consultee under the Planning and Development Act, 2000, as amended.

You are requested to send any further communications to this Department's Development Applications Unit (DAU) at [REDACTED] or to the following address:

The Manager  
Development Applications Unit (DAU)  
Government Offices  
Newtown Road  
Wexford  
Y35 AP90

Is mise, le meas

---

Sinéad O' Brien  
Development Applications Unit  
Administration



**From:** Housing Manager DAU <[REDACTED]>  
**Sent:** Thursday 4 July 2024 08:23  
**To:** Ryan O'Toole <[REDACTED]>  
**Subject:** RE: 11333 - Ballincor Wind Farm - EIA Scoping and Consultation

A Chara

I acknowledge receipt of your recent consultation.

Please note that the Development Applications Unit (DAU) is the co-ordinating unit for the Department of Housing, Local Government and Heritage, co-ordinating responses/submission from National Parks and Wildlife Service, National Monuments Service, the Underwater Archaeology Unit and Architectural Heritage.

All Correspondence in relation to preplanning consultations is to be issued to Development Applications Unit. In order to avoid unnecessary confusion please note that it should not be sent to other sections of the Department.

I note that you submitted this consultation to the Department in April 2024 and that the report submitted is dated June 2024. Can you please confirm if the report has been updated since you submitted the consultation in April?

Thanks for your help with this.

Kind Regards  
Sinéad

—  
**Sinéad O' Brien**  
Executive Officer

—  
**Aonad na nIarratas ar Fhorbairt**  
*Development Applications Unit*  
**Oifigí an Rialtais**  
*Government Offices*  
**Bóthar an Bhaile Nua, Loch Garman, Contae Loch Garman Y35 AP90**  
Newtown Road, Wexford, County Wexford Y35 AP90

---

**From:** Ryan O'Toole <[REDACTED]>  
**Sent:** Wednesday 3 July 2024 15:52  
**To:** Housing Manager DAU <[Manager.DAU@npws.gov.ie](mailto:Manager.DAU@npws.gov.ie)>  
**Cc:** John Dillon <[John.\[REDACTED\]](mailto:John.[REDACTED])>  
**Subject:** RE: 11333 - Ballincor Wind Farm - EIA Scoping and Consultation

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Dear Sir/Madam,

TOBIN are preparing an Environmental Impact Assessment Report (EIAR) on behalf of RWE Renewables Ireland Limited for the proposed Ballincor Wind Farm. The link to the Ballincor Wind Farm website is below.

<https://ie.rwe.com/projects-and-locations/onshore-wind-farm-ballincor/>

As part of the EIA process, we invite you to submit any relevant information that you may hold and/or highlight any issues that you feel should be directed to the project team.

To facilitate this, please find attached a scoping letter and the EIA Scoping Report providing details of the proposed development, site location, and the proposed scope of the EIAR.

Views/comments on the proposed development can be submitted by email, letter, or telephone to the contact below no later than the 15th of August 2024.

Kind regards,

**Ryan O'Toole**

**Assistant Project Manager (Environment & Planning)**

**TOBIN**

**Galway | Dublin | Castlebar | Limerick | Sligo**

**Telephone: +353 (0)71 9318844**

**Email:** [REDACTED]

**Website:** <http://www.tobin.ie>

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Email: [REDACTED]

Block 10-4,  
Blanchardstown Corporate Park  
Dublin  
D15 X98N  
Tel: +353 (0)1 8030401  
Email: [REDACTED]

Market Square  
Castlebar  
Co Mayo  
F23 Y427  
Tel: +353 (0)94 9021401  
Email: [REDACTED]

3rd of July 2024

National Parks and Wildlife Services  
National Parks & Wildlife Service  
90 King Street North  
Dublin 7  
D07 N7CV

Re: EIA Scoping Report for the proposed Ballincor Wind Farm, Ballincor, Birr, Co. Offaly.

Dear Sir/Madam,

TOBIN are preparing an Environmental Impact Assessment Report (EIAR) on behalf of RWE Renewables for the proposed Ballincor Wind Farm in County Offaly.

The site of the proposed wind farm is located approximately 7km south of Birr and 4km north of Shinrone in County Offaly and County Tipperary. The project comprises of a development of a wind farm of up to 11 no. wind turbines and all associated infrastructure including turbine foundations, hardstanding areas, borrow pits, access tracks, an on-site 110kV electrical substation and a grid connection comprising a 110 kV underground cable connection to Dallow, Birr, Co. Offaly. The project may also comprise facilitating works on the public road network and at private properties to accommodate the delivery of turbine components (TDR).

RWE Renewables has engaged a team of technical experts who are in the process of scoping environmental assessments for the proposed development.

We therefore invite you to submit any relevant information that you may hold and/or highlight any issues that you feel should be directed to the project team. Views/comments on the proposed development can be submitted by email, letter, or telephone to the contact below no later than the 15th of August 2024.

Yours Sincerely,

John Dillon

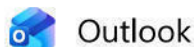
Senior Project Manager

**TOBIN (For and on behalf of RWE Renewables)**

Email: [REDACTED] Telephone: (01) 8030 401

Directors: Michael Shelly (Chairman) R.F. Tobin (Managing Director) E. Connaughton (Company Secretary)  
B.J. Downes D. Grehan M. McDonnell C. McGovern  
M.F. Garrick J.P. Kelly

Associate Directors B. Carroll M. Casey P. Cloonan P. Cunningham B. Gallagher  
B. Heaney C. Kelly A. Mulligan S. Tinnelly



Outlook

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**DAU Ref: G Pre00120/2024 RE: Ballincor Wind Farm - EIA Scoping and Consultation - Follow Up**

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**From** Housing Manager DAU <[REDACTED]>**Date** Fri 9/5/2025 1:36 PM**To** Oonagh Fleming <[REDACTED]>**Cc** John Dillon <[REDACTED]>

1 attachment (480 KB)

G Pre001202024.pdf;

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A Chara,

Attached please find the nature conservation observations/recommendations of the Department in relation to the aforementioned EIA Scoping and Consultation regarding Ballincor Wind Farm.

Can you please confirm receipt of same?

Kind Regards,

Sinéad

—  
**Sinéad O' Brien**

Executive Officer

—  
**Aonad na nIarratas ar Fhorbairt***Development Applications Unit***Oifigí an Rialtais***Government Offices***Bóthar an Bhaile Nua, Loch Garman, Contae Loch Garman Y35 AP90**

Newtown Road, Wexford, County Wexford Y35 AP90

---

**From:** Oonagh Fleming <[REDACTED]>**Sent:** Tuesday 5 August 2025 15:53**To:** Housing Manager DAU <[REDACTED]>**Cc:** John Dillon <[REDACTED]>**Subject:** Ballincor Wind Farm - EIA Scoping and Consultation - Follow Up

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Dear Sir/Madam,

Further to our initial correspondence in March 2024 regarding the proposed development at Ballincor, Co. Offaly, we are writing to provide an update as part of our ongoing assessment process.

TOBIN are preparing an Environmental Impact Assessment Report (EIAR) on behalf of RWE Renewables Ireland Limited for the proposed Ballincor Wind Farm. The link to the Ballincor Wind Farm website is below.

<https://ie.rwe.com/projects-and-locations/onshore-wind-farm-ballincor/>

Please find attached the updated layout for the proposed development. For your reference, we have also included the scoping report that was previously issued.

We would appreciate your review of the attached and ask if you have any additional views/comments to share.

If possible, we kindly ask that you return your comments by **2<sup>nd</sup> September** to support our ongoing assessment timeline.

Kind regards,

**Oonagh Fleming**

**Assistant Project Manager / Environmental Scientist**

**TOBIN**

**Galway | Dublin | Castlebar | Limerick | Sligo**

**Telephone: +353 (0)1 8030401**

**Email:** [REDACTED]

**Website:** <http://www.tobin.ie>

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Your Ref: 11333

Our Ref: **G Pre00120/2024**

*(Please quote in all related correspondence)*

5 September 2025

Oonagh Fleming  
Assistant Project Manager/Environmental Scientist  
TOBIN  
Market Square  
Castlebar  
Co Mayo

Via email: [REDACTED] Cc: [REDACTED]

**Re: Environmental Impact Assessment (EIA) Scoping Report for the proposed Ballincor Wind Farm, Ballincor, Birr, County Offaly**

A Chara

I refer to correspondence received in connection with the above.

Outlined below are nature conservation observations/recommendations of the Department.

Please find below general scoping comments for Environmental Impact Assessment Report (EIAR), Appropriate Assessment (AA) Screening and licensing requirements, including specific comments for the development in question.

These observations are intended to assist you in meeting the obligations that may arise in relation to European sites, other nature conservation sites, and biodiversity and environmental protection in general in the context of the current application. Data collected and surveys carried out in connection with this proposed development may raise other issues that have not been considered here.

### **Appropriate Assessment**

In order to carry out the Appropriate Assessment Screening, and/or prepare the Natura Impact Statement (NIS), information about the relevant Natura 2000 Sites including their Conservation Objectives will need to be collected. Details of Designated Sites, Species and Conservation Objectives can be found on [www.npws.ie/](http://www.npws.ie/). Site-specific, as opposed to generic, Conservation Objectives are now available for all sites. Each Conservation Objective for a Qualifying Interest (QI) is defined by a list of attributes and targets and are often supported by further documentation. It is advised, as per the notes and guidelines in the site-specific Conservation Objectives, that any reports quoting Conservation Objectives should give the version number and date, so that it can be ensured and established that



the most up-to-date versions are used in the preparation of Natura Impact Statements and in undertaking Appropriate Assessments.

The AA Screening should assess the proposed development, on its own and in combination with other plans or projects, and include a scientific examination of evidence and data to identify and assess the implications of the proposed development for any European Sites in view of the Conservation Objectives of those Sites. There can be no lacunae or unknowns in the NIS, because it is not appropriate for the details of proposed mitigation measures to be agreed post consent. The detail of any proposed mitigation measure must be available as part of the assessment and prior to any decision in relation to the application.

The Department notes that the Sharavogue Bog Special Area of Conservation (SAC) (Site Code: 000585) is directly adjacent to the proposed Wind Farm, as well as a number of other SACs within the vicinity. Consideration must be given to the hydrogeological connectivity between the Proposed Development Site and Natura Sites. Any adverse impacts on groundwater could negatively affect the Site Specific Conservation Objectives (SSCOs) for Natura 2000 Sites. The maintenance of a high water table is essential to sustain raised bog and fen habitats and species. Sharavogue Bog SAC has Annex I raised bog habitats (7110, 7120 and 7150) and also has Annex I alkaline fen habitat (7230) (non-QI), all of which are dependent on high water tables. For Active raised bog (7110), mean water level needs to be near or above the surface of the bog lawns for most of the year. Seasonal fluctuations should not exceed 20cm, and should only be 10cm below the surface, except for very short periods of time. Fen habitats require high groundwater levels (i.e. water levels at or above the ground surface) for a large proportion of the calendar year (i.e. duration of mean groundwater level). Fen groundwater levels are controlled by regional groundwater levels in the contributing catchment area (which sustain the hydraulic gradients of the fen groundwater table).

#### Cumulative and Ex Situ Impacts

A rule of thumb often used is to include all Natura 2000 Sites within a distance of 15 km. It should be noted however that this will not always be appropriate. In some instances, where there are hydrological connections a whole river catchment or a groundwater aquifer may need to be included. Similarly, where bird flight paths or ex-situ habitats are involved the impact may be on a Special Protection Area (SPA) more than 15 km away.

Other relevant Local Authorities should be consulted to determine if there are any projects or plans which, in combination with this proposed development, could impact on any Natura 2000 Sites.

### **Environmental Impact Assessment (EIAR)**

#### Ecological Survey

With regard to scoping for an EIAR for a proposed development, in order to assess impacts on biodiversity, fauna, flora and habitats, an Ecological Survey should be carried out of the



proposed development site including the route of any access roads, pipelines or cables etc. to survey the habitats and species present. Any improvement or reinforcement works required for access and transport anywhere along any proposed route(s) should be included in the EIAR and subjected to Ecological Impact Assessment (EIA) with the inclusion of mitigation measures, as appropriate. It should be noted by the applicant that where bridges require strengthening this may involve grouting of crevices which may function as bat roosts. Where ex-situ impacts are possible survey work may be required outside the development sites.

Surveys should be carried out by suitably qualified persons at an appropriate time of the year depending on the species being surveyed for. The EIAR should include the results of the surveys, and detail the survey methodology and timing of such surveys. It is expected by this Department that in any survey methodology used that best practice will be adhered to and if necessary non-Irish methodology adapted for the Irish situation. The EIAR should cover the whole project, including construction, operation and, if applicable, restoration or decommissioning phases. Alternatives examined should also be included in the EIAR. Inland Fisheries Ireland (IFI) should be consulted with regard to fish species if applicable. For information on Geological and Geomorphological sites the Geological Survey of Ireland should be consulted.

#### Baseline Data

With regard to the scope of baseline data, details of Designated Sites can be found at <https://www.npws.ie/protected-sites>. For flora and fauna the data of the National Parks and Wildlife Service (NPWS) should be consulted at <https://www.npws.ie/maps-and-data>. Where further detail is required on any information on the website, a data request form should be submitted.

Further information may be found at <http://dahg.maps.arcgis.com/home>. Other sources of information relating to habitats and species include that of the National Biodiversity Data Centre<sup>1</sup>, Inland Fisheries Ireland<sup>2</sup>, BirdWatch Ireland<sup>3</sup> and Bat Conservation Ireland<sup>4</sup>. Data may also exist at a County level within the Planning Authority.

#### Impact Assessment

The impact of the development on the flora, fauna and habitats present should be assessed. In particular, the impact of the proposed development should be assessed, where applicable, with regard to:

- Natura 2000 Sites, i.e. Special Areas of Conservation (SAC) designated under the EC Habitats Directive (Council Directive 92/43/EEC) and Special Protection Areas (SPA) designated under the EC Birds Directive (Directive 2009/147 EC)

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<sup>1</sup> [www.biodiversityireland.ie](http://www.biodiversityireland.ie)

<sup>2</sup> [www.fisheriesireland.ie](http://www.fisheriesireland.ie)

<sup>3</sup> [www.birdwatchireland.ie](http://www.birdwatchireland.ie)

<sup>4</sup> [www.batconservationireland.org](http://www.batconservationireland.org)



- Other Designated Sites, or sites proposed for designation, such as Natural Heritage Areas (NHAs) and proposed Natural Heritage Areas (pNHAs), Nature Reserves and Refuges for Fauna or Flora, designated under the Wildlife Acts 1976 to 2023
- Species protected under the Wildlife Acts including protected flora
- ‘Protected species and natural habitats’, as defined in the Environmental Liability Directive (2004/35/EC) and European Communities (Environmental Liability) Regulations, 2008, including Birds Directive – Annex I species and other regularly occurring migratory species, and their habitats (wherever they occur) and Habitats Directive – Annex I habitats, Annex II species and their habitats, and Annex IV species and their breeding sites and resting places (wherever they occur)
- Important bird areas such as those identified by Birdlife International
- Features of the landscape which are of major importance for wild flora and fauna, such as those with a “stepping stone” and ecological corridors function, as referenced in Article 10 of the Habitats Directive
- Other habitats of ecological value in a national to local context (such as those identified as locally important biodiversity areas within Local Biodiversity Action Plans and County Development Plans)
- Red Data Book Species
- Biodiversity in general

Reference should be made to Ireland’s 4<sup>th</sup> National Biodiversity Action Plan 2023-2030, as well as the All-Ireland Pollinator Plan 2021-2025.

It should be noted that the National Biodiversity Action Plan sets out Government policy on nature conservation and includes as Objective 1 to “mainstream biodiversity into decision making”, including for all Public Authorities to move towards no net loss of biodiversity. It also requires Local Authorities to develop policies and objectives for the protection and restoration of biodiversity.

As EU Member States have to report every six years on the National resource of habitats and species listed under the Habitats Directive it is important that any impact on such habitats and species both inside and outside Natura 2000 Sites is recorded.

#### Lighting

Consideration should be given to increased levels of artificial lighting required and the potential impact on all wildlife, particularly nocturnal animals, during construction and operation. A Lighting Plan for the project should be proposed which incorporates



EUROBATS 8, Guidelines for Consideration of Bats in Lighting Projects<sup>5</sup>. The Dark Sky Ireland recommendations<sup>6</sup> can be used for guidance.

Aviation lighting design should consider best practice guidance, such as the NatureScot Information Note on the Effects of Aviation Obstruction Lighting on Birds at Wind Turbines, Communication Towers and Other Structures<sup>7</sup>. A number of mitigation options exist and these are listed in this guidance and must be considered in relation to the proposed development.

#### Alien invasive Species

The EIAR should also address the issue of Invasive Alien Plant and Animal Species, such as three-cornered leek (*Allium triquetrum*) and Japanese knotweed (*Fallopia japonica*), and detail the methods required to ensure that they are not accidentally introduced or spread during construction. Information on Alien Invasive Species in Ireland can be found at <http://invasives.biodiversityireland.ie/> and at <http://invasivespeciesireland.com/>. If species listed on the Third Schedule of non-native species S.I. No. 477/2011 *European Communities (Birds and Natural Habitats) Regulations 2011*, are identified within the proposed development boundary, an Invasive Species Management Plan (ISMP) will be required.

#### Hedgerows and Protected Species

Hedgerows form important wildlife corridors and provide areas for birds to nest in, in addition to the habitat they provide for a range of other species. Hedgerows should be maintained where possible. The EIAR should provide an estimate of the length of hedgerow that will be lost, if any. If trees are present bats may roost within and use the hedgerows/trees as flight routes. It is important that the connectivity of routes for the movement of these species is not compromised should any hedgerows have to be removed. Adverse impacts from the removal of hedgerows could result in the natural range for bat species being reduced, thus impacting on their favourable conservation status.

Badgers are listed on annex III of the Berne Convention and are protected under the Wildlife Acts. Hedgerows also provide a habitat for woodland flora. Some hedgerows will be of historical significance, such as townland or county boundaries which are also in many instances legal property boundaries. Such hedgerow boundaries will therefore be old hedgerows and will be likely to be of more importance to biodiversity than a newer hedgerow. Every effort should be made to retain hedgerows. The EIAR should provide an

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<sup>5</sup> EUROBATS 8 Guidelines for consideration of bats in lighting projects  
[https://www.researchgate.net/publication/328306660\\_Guidelines\\_for\\_consideration\\_of\\_bats\\_in\\_lighting\\_projects](https://www.researchgate.net/publication/328306660_Guidelines_for_consideration_of_bats_in_lighting_projects)

<sup>6</sup> Dark Sky Ireland Guidelines - Our vision and policy on reducing light pollution in Ireland  
<https://www.darksky.ie/wp-content/uploads/2019/04/Dark-Sky-Ireland-Policy-Document-2019.pdf>

<sup>7</sup> <https://www.nature.scot/sites/default/files/2020-10/Wind%20farm%20impacts%20on%20birds%20-%20Turbine%20lighting%20and%20birds%20-%20Information%20Note.pdf>



estimate of the length of hedgerow that will be lost, if any. Where trees or hedgerows have to be removed there should be suitable planting of native species in mitigation.

Hedgerows and trees should not be removed during breeding bird nesting season (i.e. March 1<sup>st</sup> to August 31<sup>st</sup>).

#### Rivers and Wetlands

Wetlands are important areas for biodiversity. Any watercourse or wetland impacted on should be surveyed for the presence of Protected Species and species listed on Annexes II and IV of the Habitats Directive. These species could include otters (*Lutra lutra*), which are protected under the Wildlife Acts and listed on Annexes II and IV of the Habitats Directive, Salmon (*Salmo salar*) and Lamprey species listed on Annex II of the Habitats Directive, Freshwater Pearl Mussels (*Margaritifera species*) and White-clawed Crayfish (*Austropotamobius pallipes*) which are protected under the Wildlife Acts and listed on Annex II of the Habitats Directive, Frogs (*Rana temporaria*) and Newts (*Triturus vulgaris*) protected under the Wildlife Acts and Kingfishers (*Alcedo atthis*) protected under the Wildlife Acts and listed on Annex I of the Birds Directive (Council Directive 79/409 EEC).

One of the main threats identified in the Threat Response Plan for otter is habitat destruction<sup>8</sup>. In addition, a 10 m riparian buffer on both banks of a waterway is considered to comprise part of the otter habitat. Therefore, any proposed development should be located at least 10 m away from any waterways.

A suitable riparian habitat should be left along each watercourse. Construction work should not impact on water quality and measures should be detailed in the EIAR to prevent sediment and/or fuel runoff from getting into watercourses which could adversely impact on aquatic species. Flood plains, if present, should be identified in the EIAR and left undeveloped to allow for the protection of these valuable habitats and provide areas for flood water retention. If applicable the EIAR should take account of the guidelines for Planning Authorities entitled *The Planning System and Flood Risk Management*<sup>9</sup> and published by the Department of the Environment, Heritage and Local Government in November 2009.

IFI should be consulted with regard to impacts on fish species and the applicant may find it useful to consult their publication entitled *Planning for watercourses in the urban environment*<sup>10</sup>.

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<sup>8</sup> [www.npws.ie/sites/default/files/publications/pdf/2009\\_Otter\\_TRP.pdf](http://www.npws.ie/sites/default/files/publications/pdf/2009_Otter_TRP.pdf)

<sup>9</sup> <https://www.gov.ie/en/department-of-housing-local-government-and-heritage/publications/the-planning-system-and-flood-risk-management-guidelines-for-planning-authorities-nov-09/>

<sup>10</sup>

<https://www.fisheriesireland.ie/sites/default/files/migrated/docman/IFIUrbanWatercoursesPlanningGuide.pdf>



### Bird Surveys

Survey methodologies should follow best practice and if necessary be modified to reflect the Irish situation. Two full years of Bird Surveys is considered to be the minimum required. However, data must be sufficient to support conclusions and this may require substantially more survey work over longer periods of time. When survey results are being presented in an EIAR it is important that best practice is followed and that the full survey methodology as well as raw data, including dates and times are detailed. Furthermore, it is expected that Bird Survey data should be presented in context and that records should be supported by basic environmental data such as hourly estimates of visibility, glare arcs, cloud cover and precipitation during Vantage Point (VP)/Walkover Survey periods. Results for species need to be referenced back to the overall local, regional, national and European populations and their dynamics as, in some cases even a small risk to a population of a species could be considered significant.

According to BirdWatch Ireland's map layer tool<sup>11</sup>, which gives a spatial indication of where protected birds are likely to be sensitive to wind energy development, the proposed Wind Farm development is located in an area of sensitivity for barn owls. Detailed and specific surveys on barn owls should be completed, and mitigation included if impacts are identified.

### Badgers

Badgers are listed on Appendix III of the Bern Convention for protection and protected under the Wildlife Acts. The proposed Wind Farm could cause disturbance to badgers by destruction of their resting or breeding places (setts), or foraging/commuting habitat. A Badger Survey will be required, with mitigation included to account for the transient and mobile nature of the species, as they can create setts at any time prior to construction.

### Bats

Bat species are protected under the Wildlife Acts and listed on Annex II and Annex IV of the Habitats Directive. Bat roosts may also be present in trees, buildings, bridges and other structures within the proposed Wind Farm. Detailed information on survey types, methods, and bat roosting potential must be provided, following best practice guidelines<sup>12</sup>.

Commuting and foraging routes for local bat species must also be considered, particularly in relation to potential collision risk from turbines.

### Monitoring

The EIAR process should identify any pre and post construction monitoring which should be carried out. The post construction monitoring should include bird and bat strikes/fatalities including the impact on any such results of the removal of carcasses by

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<sup>11</sup> <https://birdwatchireland.ie/publications/onshore-wind-renewables-publication/>

<sup>12</sup> Collins, J. (ed.) (2023) *Bat Surveys for Professional Ecologists: Good Practice Guidelines (4<sup>th</sup> Edition)*. The Bat Conservation Trust, London. <https://www.bats.org.uk/resources/guidance-for-professionals/bat-surveys-for-professional-ecologists-good-practice-guidelines-4th-edition>



scavengers. Monitoring results should be made available to the Competent Authority and copied to this Department. A plan of action needs to be agreed at planning stage with the Planning Authority if the results in future show a significant mortality of birds and/or bat species.

#### Turbine specification.

Should the exact height and rotor diameter of the turbines to be used not be known at EIAR stage then the assessment of impacts must be applicable to a variety of turbine heights and rotor diameters which could be used. This should be made clear in the EIAR.

#### Bridges and Flora

Masonry bridges are a valuable habitat for a myriad of saxicolous vascular, bryophyte and lichen species. Many species have as their preferred habitat such structures whilst a smaller, restricted number of rarer species are dependant solely on such structures (usually on the mortar between the masonry). In reference to bryophytes, several Irish Red List species are found on walls or bridges, including *Grimmia orbicularis* on the North Western side of Kilkenny town, *Funaria pulchella* at its only Irish site in County Tipperary, *Funaria muhlenbergii* at its only Irish site in County Cork, *Brachytheciastrum velutinum* on a bridge top in County Wicklow etc. (details can be provided). There are doubtless many other colonies of Red List species on walls and bridges, these are just a few. There is a very good chance that cleaning the mosses off bridges and walls could have a real impact on Irish biodiversity.

Whilst there is no statutory protection for such species, the recommendations below are made in the interests of maintaining this aspect of Ireland's biodiversity (recently highlighted in the publication of *The Rare and Threatened Bryophytes of Ireland*).

#### Recommendations

- Only lime mortar should be used for repointing, grouting etc. (as per Transport Infrastructure Ireland (TII) (formerly National Roads Authority (NRA)) guidelines)
- The removal of vegetation from the bridge surface, parapets and embankments, should be carried out judiciously so as to avoid the wholesale removal of small vascular plants, bryophytes and lichens – their removal should be deemed only necessary for imperative reasons of engineering integrity.

#### Construction Management Plans

Complete project details including outline Construction Management Plans (CMPs) need to be provided in order to allow an adequate Appropriate Assessment to be undertaken. Applicants need to be able to demonstrate that CMPs and other such plans are adequate and effective mitigation, supported by scientific information and analysis, and that they are feasible within the physical constraints of the site. The positions, locations and sizes of construction infrastructure and mitigation, such as settlement ponds, disposal sites and construction compounds, may significantly affect European Sites, Designated Sites,



habitats and species in their own right and could have an effect for example on drainage, water quality, habitat loss, and disturbance. If these are undetermined at time of the assessment, all potential effects of the development on the site are not being considered. If applicants are not in a position to decide the exact location and details of these at time of application, then they need to consider the range of options that may be used in their assessment so that all issues are covered. The CMP should also include methods to ensure Invasive Alien Species are not introduced or spread.

### **Licences**

Where there are impacts on protected species and their habitats, resting or breeding places, licences may be required under the Wildlife Acts or derogations under the Habitats Regulations. In particular bats and otters are strictly protected under Annex IV of the Habitats Directive. Guidance on the Strict Protection of Certain Animal and Plant Species under the Habitats Directive in Ireland can be found on the Departmental website<sup>13</sup>. Any bat roosts or otter holts/couches identified are protected under the provisions of Regulation 51 of the European Communities (Birds and Natural Habitats) Regulations 2011-2021. Damage to such roosts, holts or couches can only occur if a derogation under Regulation 54 is obtained. In particular, the judgement of the European Court of Justice Hellfire Massey Judgement should be consulted.<sup>14</sup> That decision specifies that where a derogation licence is necessary, it must be obtained in advance of a grant of planning permission.

The Planning Authority will be required to take account of species protected under Sections 21, 22 and 23 of the Wildlife Acts if there are any impacts on other protected species or their resting or breeding places, such as on protected plants, badger setts or birds' nests. They will also need to be cognisant of Article 5(d) of the Birds Directive. For that reason, vegetation, including hedges and trees, should not be removed during the nesting season (i.e. March 1<sup>st</sup> to August 31<sup>st</sup>). They will also need to be cognisant of Article 5(d) of the Birds Directive.

In order to apply for any such derogations as mentioned above the results of a survey should be submitted to the National Parks and Wildlife Service of this Department. Such surveys are to be carried out by appropriately qualified person/s at an appropriate time of the year. Details of survey methodology should also be provided. Such licences should be applied for in advance of planning to avoid delays and in case project modifications are necessary.

Should this survey work take place well before construction commences, it is recommended that an Ecological Survey of the development site should take place immediately prior to construction to ensure no significant change in the baseline Ecological Survey has occurred. If there has been any significant change mitigation may require

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<sup>13</sup> [www.npws.ie](http://www.npws.ie)

<sup>14</sup> ECLI:EU:C:2023:545



amendment and where a licence has expired, there will be a need for new licence applications for protected species.

The above observations/recommendations are based on the papers submitted to this Department on a pre-planning basis and are made without prejudice to any observations that the Minister may make in the context of any consultation arising on foot of any development application referred to the Minister, by the Planning Authority, in his role as statutory consultee under the Planning and Development Act, 2000, as amended.

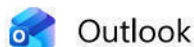
You are requested to send any further communications to this Department's Development Applications Unit (DAU) at [REDACTED] or to the following address:

The Manager  
Development Applications Unit (DAU)  
Government Offices  
Newtown Road  
Wexford  
Y35 AP90

Is mise, le meas

---

Sinéad O' Brien  
Development Applications Unit  
Administration



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**RE: EIA Scoping for Ballincor Wind Farm**

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From DECC Planning Notifications <[REDACTED]>

Date Thu 5/9/2024 1:31 PM

To Ryan O'Toole <[REDACTED]>

📎 1 attachment (2 MB)

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Dear Ryan,

Please see attached a submission on behalf of Geological Survey Ireland (a division of the Department of the Environment, Climate and Communications) with regard to the subject entity.

Please send an acknowledgement of receipt to [PlanningNotifications@decc.gov.ie](mailto:PlanningNotifications@decc.gov.ie) at your earliest convenience.

Many thanks,  
Luke Thompson

---

**Luke Thompson, Administrative Officer**  
*Planning Advisory Division*

---

**An Roinn Comhshaoil, Aeráide agus Cumarsáide**  
*Department of the Environment, Climate and Communications*

**29-31 Bóthar Adelaide, Baile Átha Cliath, D02 X285**  
*29-31 Adelaide Road, Dublin 2, D02 X285*

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**From:** Ryan O'Toole <[REDACTED]>  
**Sent:** Wednesday, April 3, 2024 2:20 PM  
**To:** DECC Customer Service <[REDACTED]>  
**Cc:** John Dillon <[REDACTED]>  
**Subject:** EIA Scoping for Ballincor Wind Farm

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are in any doubt, please contact the OGCIO IT Service Desk.

Dear Sir/Madam,

TOBIN are preparing an Environmental Impact Assessment Report (EIAR) on behalf of RWE Renewables Ireland Limited for the proposed Ballincor Wind Farm.

As part of the EIA process, we invite you to submit any relevant information that you may hold and/or highlight any issues that you feel should be directed to the project team.

To facilitate this, please find attached a scoping letter and proposed site layout map. The site is located at ITM, 603700, 697950.

Views/comments on the proposed development can be submitted by email, letter, or telephone to the contact below no later than the 15th of May 2024.

Kind regards,

**Ryan O'Toole**

**Assistant Project Manager (Environment & Planning)**

**TOBIN**

**Galway | Dublin | Castlebar | Limerick | Sligo**

**Telephone: +353 (0)71 9318844**

**Email:** [REDACTED]

**Website:** <http://www.tobin.ie>

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Ryan O'Toole, John Dillon  
Tobin  
Block 10-4,  
Blanchardstown Corporate Park  
Dublin, D15 X98N

09 May 2024

**Re: EIA Scoping for Ballincor Wind Farm, Birr, Co Offaly**

Your Ref: [REDACTED]  
Our Ref: 24/117

Dear Ryan, John,

Geological Survey Ireland is the national earth science agency and is a division of the Department of the Environment, Climate and Communications. We provide independent geological information and gather various data for that purpose. Please see our [website](#) for data availability. We recommend using these various data sets, when conducting the EIAR, SEA, planning and scoping processes. Use of our data or maps should be attributed correctly to 'Geological Survey Ireland'.

The publicly available data referenced/presented here, should in no way be construed as Geological Survey Ireland support for or objection to the proposed development or plan. The data is made freely available to all and can be used as independent scientific data in assessments, plans or policies. It should be noted that in many cases this data is a baseline or starting point for further site specific assessments.

With reference to your email received on the 03 April 2024, concerning the EIA Scoping for Ballincor Wind Farm, Birr, Co Offaly, Geological Survey Ireland would encourage use of and reference to our datasets. Please find attached a list of our publicly available datasets that may be useful to the environmental assessment and planning process. We recommend that you review this list and refer to any datasets you consider relevant to your assessment. The remainder of this letter and following sections provide more detail on some of these datasets.

### **Geoheritage**

A national inventory of geoheritage sites known as County Geological Sites (CGSs) is managed by the Geoheritage Programme of Geological Survey Ireland. CGSs, as adopted under the National Heritage Plan, include sites that are of national importance which have been selected as the very best examples for NHA (Natural Heritage Areas) designation. NHA designation will be completed in partnership with the National Parks and Wildlife Service (NPWS). CGSs are now routinely included in County Development Plans and in the GIS of planning departments, to ensure the recognition and appropriate protection of geological heritage within the planning system. CGSs can be viewed online under the Geological Heritage tab on the online [Map Viewer](#).

The audit for Co. Offaly was carried out 2016. The full report details can be found at [here](#). **Our records show that there are no CGSs within the proposed wind farm development site boundary.**

### **Groundwater**

Geological Survey Ireland's [Groundwater and Geothermal Unit](#), provides advice, data and maps relating to groundwater distribution, quality and use, which is especially relevant for safe and secure drinking water supplies and healthy ecosystems. Proposed developments need to consider any potential impact on specific groundwater abstractions and on groundwater resources in general. We recommend using the groundwater maps on our [Map viewer](#) which should include: wells; drinking water source protection areas; the national map suite - aquifer, groundwater vulnerability, groundwater recharge and subsoil permeability maps. For areas underlain by limestone, please refer to the karst specific data layers (karst features, tracer test database; turlough water levels (gwlevel.ie). Background information is also provided in the Groundwater Body Descriptions. Please read all disclaimers carefully when using Geological Survey Ireland data.

**The Groundwater Data Viewer indicates aquifers classed as a 'Regionally Important Aquifer - Karstified (diffuse)', a 'Locally Important Aquifer - Bedrock which is Generally Moderately Productive' and a 'Poor Aquifer - Bedrock which is Generally Unproductive except for Local Zones' underlie the proposed wind farm development.**



**The Groundwater Vulnerability map indicates the range of groundwater vulnerabilities within the area covered is variable. We would therefore recommend use of the Groundwater Viewer to identify areas of High to Extreme Vulnerability and 'Rock at or near surface' in your assessments, as any groundwater-surface water interactions that might occur would be greatest in these areas.**

[GWClimate](#) is a groundwater monitoring and modelling project that aims to investigate the impact of climate change on groundwater in Ireland. This is a follow on from a previous project (GWFlood) and the data may be useful in relation to Flood Risk Assessment (FRA) and management plans. Maps and data are available on the [Map viewer](#).

Geological Survey Ireland has completed Groundwater Protection Schemes (GWPSs) in partnership with Local Authorities, and there is now national coverage of GWPS mapping. A Groundwater Protection Scheme provides guidelines for the planning and licensing authorities in carrying out their functions, and a framework to assist in decision-making on the location, nature and control of developments and activities in order to protect groundwater.

**The Offaly Groundwater Protection Response overview and link to the main reports are at: [Offaly Groundwater Protection Scheme Reports \(gsi.ie\)](#)**

### **Geological Mapping**

Geological Survey Ireland maintains online datasets of bedrock and subsoils geological mapping that are reliable and accessible. We would encourage you to use these data which can be found [here](#), in your future assessments.

**Please note we have recently launched QGIS compatible bedrock (100K) and Quaternary geology map data, with instructional manuals and videos. This makes our data more accessible to general public and external stakeholders. QGIS compatible data can be found in our downloadable bedrock 100k .zip file on the [Data & Maps](#) section of our website.**

### **Geohazards**

Geohazards can cause widespread damage to landscapes, wildlife, human property and human life. In Ireland, landslides, flooding and coastal erosion are the most prevalent of these hazards. We recommend that geohazards be taken into consideration, especially when developing areas where these risks are prevalent, and we encourage the use of our data when doing so.

Geological Survey Ireland has information available on landslides in Ireland via the National Landslide Database and Landslide Susceptibility Map both of which are available for viewing on our dedicated [Map Viewer](#). Associated guidance documentation relating to the National Landslide Susceptibility Map is also available.

Geological Survey Ireland also engaged in a national project on Groundwater Flooding. The data from this project may be useful in relation to Flood Risk Assessment (FRA) and management plans, and is described in more detail under 'Groundwater' above.

### **Natural Resources (Minerals/Aggregates)**

Geological Survey Ireland provides data, maps, interpretations and advice on matters related to minerals, their use and their development in our [Minerals section](#) of the website. The Active Quarries, Mineral Localities and the Aggregate Potential maps are available on our [Map Viewer](#).

**We would recommend use of the Aggregate Potential Mapping viewer to identify areas of High to Very High source aggregate potential within the area.** In keeping with a sustainable approach we would recommend use of our data and mapping viewers to identify and ensure that natural resources used in the proposed development are sustainably sourced from properly recognised and licensed facilities, and that consideration of future resource sterilization is considered.

### **Geochemistry of soils, surface waters and sediments**

Geological Survey Ireland provides baseline geochemistry data for Ireland as part of the Tellus programme. Baseline geochemistry data can be used to assess the chemical status of soil and water at a regional scale and to support the assessment of existing or potential impacts of human activity on environmental chemical quality. Tellus is a national-scale mapping programme which provides multi-element data for shallow soil, stream sediment and stream water in Ireland.



At present, mapping consists of the border, western and midland regions. Data is available at <https://www.gsi.ie/en-ie/data-and-maps/Pages/Geochemistry.aspx>.

### **Guidelines**

The following guidelines may also be of assistance:

- Institute of Geologists of Ireland, 2013. Guidelines for the Preparation of the Soils, Geology and Hydrogeology Chapters of Geology in Environmental Impact Statements.
- [EPA, 2022](#). Guidelines on the information to be contained in Environmental Impact Assessment Reports (EIAR)

### **Other Comments**

Should development go ahead, all other factors considered, Geological Survey Ireland would much appreciate a copy of reports detailing any site investigations carried out. The data would be added to Geological Survey Ireland's national database of site investigation boreholes, implemented to provide a better service to the civil engineering sector. Data can be sent to the Geological Mapping Unit, at <mailto:> [REDACTED] 01-678 2795.

I hope that these comments are of assistance, and if we can be of any further help, please do not hesitate to the Geological Survey Ireland Planning Team at [REDACTED]

Yours sincerely,

### **Geoheritage and Planning Programme**

Enc: Table - Geological Survey Ireland's Publicly Available Datasets Relevant to Planning, EIA and SEA processes.

Geological Survey Ireland's Publicly Available Datasets Relevant to Planning, EIA and SEA processes  
following European Union (Planning and Development) (Environmental Impact Assessment) Regulations 2018  
(S.I. No. 296 of 2018)

Geological Survey Ireland Programme	Dataset	Relevant EIA Topic	Coverage	Description / Notes / Limitations	Link to Geological Survey Ireland map viewer
Geohazards	Landslide: National landslide database and landslide susceptibility map	Land & Soil/Climate/Landscape	National	Associated guidance documentation relating to the National Landslide Susceptibility Map is also available. Provide information of historic flooding, both surface water and groundwater. [A lack of flooding presented in any specific location of the map only indicates that a flood has not been detected. It does not indicate that a flood cannot occur in that location at present or in the future].	<a href="https://dcenr.maps.ergis.com/apps/webappviewer/index.html?fid=b68cf1e4e9044e5981f950e9b9c5625c">https://dcenr.maps.ergis.com/apps/webappviewer/index.html?fid=b68cf1e4e9044e5981f950e9b9c5625c</a>
Geohazards	Groundwater Flooding (Historic)	Water	Regional	Provides information on the probability of future karst groundwater flooding (where available). [The maps do not, and are not intended to, constitute advice. Professional or specialist advice should be sought before taking, or refraining from, any action on the basis of the flood maps].	<a href="https://dcenr.maps.ergis.com/apps/webappviewer/index.html?fid=848f83c08652f9c735b1cc">https://dcenr.maps.ergis.com/apps/webappviewer/index.html?fid=848f83c08652f9c735b1cc</a>
Geohazards	Groundwater Flooding (Predictive)	Water	Regional	Provides information on the probability of future karst groundwater flooding (where available). [The maps do not, and are not intended to, constitute advice. Professional or specialist advice should be sought before taking, or refraining from, any action on the basis of the flood maps].	<a href="https://dcenr.maps.ergis.com/apps/webappviewer/index.html?fid=848f83c08652f9c735b1cc">https://dcenr.maps.ergis.com/apps/webappviewer/index.html?fid=848f83c08652f9c735b1cc</a>
Geohazards	Radon Map	Land & Soils/Air	National		<a href="http://www.epa.ie/radiation/radonmap/">http://www.epa.ie/radiation/radonmap/</a>
Geoheritage	County Geological Sites as adopted by National Heritage Plan and listed in County Development Plans	Land & Soils/Landscape	Regional	All geological heritage sites identified by Geological Survey Ireland are categorised as GIS pending any further NHA designation by NPWS.	<a href="https://dcenr.maps.ergis.com/apps/MapSeries/index.html?appid=30ef518e87e4c0b2fbd2e2aac3c228">https://dcenr.maps.ergis.com/apps/MapSeries/index.html?appid=30ef518e87e4c0b2fbd2e2aac3c228</a>
Geological Mapping	Bedrock geology:	Land & Soils	National	1:100,000 scale and associated memoirs.	<a href="https://dcenr.maps.ergis.com/apps/webappviewer/index.html?fid=7012e99d2748e9106e7ee1b6ab8d58scale=0">https://dcenr.maps.ergis.com/apps/webappviewer/index.html?fid=7012e99d2748e9106e7ee1b6ab8d58scale=0</a>
Geological Mapping	Bedrock geology:	Land & Soils	Regional	1:50,000 scale	<a href="https://dcenr.maps.ergis.com/apps/webappviewer/index.html?fid=7012e99d2748e9106e7ee1b6ab8d58scale=0">https://dcenr.maps.ergis.com/apps/webappviewer/index.html?fid=7012e99d2748e9106e7ee1b6ab8d58scale=0</a>
Geological Mapping	Quaternary geology: Sediments	Land & Soils	National	1:50,000 scale	<a href="https://dcenr.maps.ergis.com/apps/webappviewer/index.html?fid=7012e99d2748e9106e7ee1b6ab8d58scale=0">https://dcenr.maps.ergis.com/apps/webappviewer/index.html?fid=7012e99d2748e9106e7ee1b6ab8d58scale=0</a>
Geological Mapping	Quaternary geology: Geomorphology	Land & Soils	National	1:50,000 scale	<a href="https://dcenr.maps.ergis.com/apps/webappviewer/index.html?fid=7012e99d2748e9106e7ee1b6ab8d58scale=0">https://dcenr.maps.ergis.com/apps/webappviewer/index.html?fid=7012e99d2748e9106e7ee1b6ab8d58scale=0</a>
Geological Mapping	Physiographic units:	Land & Soils	National	Broad-scale physical landscape units mapped at 1:100,000 scale in order to be represented as a cartographic digital map at 1:250,000 scale	<a href="https://dcenr.maps.ergis.com/apps/webappviewer/index.html?fid=afa76a420f1bc075c62b">https://dcenr.maps.ergis.com/apps/webappviewer/index.html?fid=afa76a420f1bc075c62b</a>
Geological Mapping	GeoUrban: Spatial geological data for the greater Dublin and Cork areas	Land & Soils	Regional	Includes 3D models	<a href="https://dcenr.maps.ergis.com/apps/webappviewer/index.html?fid=9768f4818bb2212e850ce68scale=0">https://dcenr.maps.ergis.com/apps/webappviewer/index.html?fid=9768f4818bb2212e850ce68scale=0</a>
Geological Mapping	Geotechnical database	Land & Soils	National	Digitised geotechnical and Site Investigation Reports and boreholes which can be accessed through online downloads	<a href="https://dcenr.maps.ergis.com/apps/webappviewer/index.html?fid=2718be1873d47e595e90415b48724c">https://dcenr.maps.ergis.com/apps/webappviewer/index.html?fid=2718be1873d47e595e90415b48724c</a>
Goldmine	Historical data sets including geological memoirs and 6" to 1 mile geological mapping records	Land & Soils/Water	National	available online	<a href="https://secure.dcae.gov.ie/goldmine/index.html">https://secure.dcae.gov.ie/goldmine/index.html</a>
Groundwater & Geothermal	Groundwater resources (aquifers)	Water	National	Data limited to 1:100,000 scale; sites should be investigated at local scale	<a href="https://dcenr.maps.ergis.com/apps/webappviewer/index.html?fid=7e87ab14629e10b748ef">https://dcenr.maps.ergis.com/apps/webappviewer/index.html?fid=7e87ab14629e10b748ef</a>
Groundwater & Geothermal	Groundwater recharge	Water	National	Data limited to 1:40,000 scale; sites should be investigated at local scale; long term annual average recharge	<a href="https://dcenr.maps.ergis.com/apps/webappviewer/index.html?fid=7e87ab14629e10b748ef">https://dcenr.maps.ergis.com/apps/webappviewer/index.html?fid=7e87ab14629e10b748ef</a>
Groundwater & Geothermal	Groundwater vulnerability	Water	National	Data limited to 1:40,000 scale; sites should be investigated at local scale	<a href="https://dcenr.maps.ergis.com/apps/webappviewer/index.html?fid=7e87ab14629e10b748ef">https://dcenr.maps.ergis.com/apps/webappviewer/index.html?fid=7e87ab14629e10b748ef</a>
Groundwater & Geothermal	Group scheme and public supply source protection areas	Water	National	Not all PWS / GWS have SPZ / ZOC. Check with IW / coco / NPGWS for private supplies.	<a href="https://dcenr.maps.ergis.com/apps/webappviewer/index.html?fid=7e87ab14629e10b748ef">https://dcenr.maps.ergis.com/apps/webappviewer/index.html?fid=7e87ab14629e10b748ef</a>
Groundwater & Geothermal	Groundwater Protection Schemes	Water	National	Data is limited to scale of 1:40,000. Data does not include all of the source protection areas	<a href="https://dcenr.maps.ergis.com/apps/webappviewer/index.html?fid=7e87ab14629e10b748ef">https://dcenr.maps.ergis.com/apps/webappviewer/index.html?fid=7e87ab14629e10b748ef</a>
Groundwater & Geothermal	Catchment and WPD management units	Water	National		<a href="https://dcenr.maps.ergis.com/apps/webappviewer/index.html?fid=7e87ab14629e10b748ef">https://dcenr.maps.ergis.com/apps/webappviewer/index.html?fid=7e87ab14629e10b748ef</a>
Groundwater & Geothermal	karst specific data layers	water	National	For areas underlain by limestone, includes karst features, tracer test database; turlough water levels (gulvelev.ie)	<a href="https://dcenr.maps.ergis.com/apps/webappviewer/index.html?fid=7e87ab14629e10b748ef">https://dcenr.maps.ergis.com/apps/webappviewer/index.html?fid=7e87ab14629e10b748ef</a>
Groundwater & Geothermal	Wells and Springs	Water	National	Not comprehensive, there may be unrecorded wells and springs	<a href="https://dcenr.maps.ergis.com/apps/webappviewer/index.html?fid=7e87ab14629e10b748ef">https://dcenr.maps.ergis.com/apps/webappviewer/index.html?fid=7e87ab14629e10b748ef</a>
Groundwater & Geothermal	Groundwater body Descriptions	Water	National	Not exhaustive; only those in designated SACs; could be other GWDTEs; for more information contact NPWS / EPA / site investigations	<a href="https://www.gsi.ie/en-ie/programmes-and-projects/groundwater-and-geothermal-unit/activities/understanding-ireland-groundwater/Pages/Groundwater-bodies.aspx">https://www.gsi.ie/en-ie/programmes-and-projects/groundwater-and-geothermal-unit/activities/understanding-ireland-groundwater/Pages/Groundwater-bodies.aspx</a>
Groundwater & Geothermal	Geothermal Suitability maps	Land & Soils/Water	National	Also, Roadmap for a Policy and Regulatory Framework for Geothermal Energy, November 2020	<a href="https://dcenr.maps.ergis.com/apps/webappviewer/index.html?fid=9ee46bee08de41278b90e991d60c0b9e">https://dcenr.maps.ergis.com/apps/webappviewer/index.html?fid=9ee46bee08de41278b90e991d60c0b9e</a>
Marine & Coastal Unit	INFOMAR - Ireland's national marine mapping programme; providing key baseline data for Ireland's	Water	National		<a href="https://secure.dcae.gov.ie/GSI/INFOMAR_VIEWER/">https://secure.dcae.gov.ie/GSI/INFOMAR_VIEWER/</a>
Marine & Coastal Unit	CHERISH - Coastal change project (Climate, Heritage and Environments of Reefs, Islands, and Headlands)	Water	Regional		<a href="http://www.cherishproject.eu/en/">http://www.cherishproject.eu/en/</a>
Marine & Coastal Unit	Coastal Vulnerability Index (CVI)	water /Land & Soils	Regional	Currently the project is being carried out on the east coast and will be rolled out nationally	<a href="https://www.gsi.ie/en-ie/programmes-and-projects/marine-and-coastal-unit/projects/Pages/Coastal-Vulnerability-Index.aspx">https://www.gsi.ie/en-ie/programmes-and-projects/marine-and-coastal-unit/projects/Pages/Coastal-Vulnerability-Index.aspx</a>
Minerals	Aggregate potential	Land & Soils/Material Assets	National	Consideration of mineral resources and potential resources as a material asset which should be explicitly recognised within the environmental assessment process	<a href="https://dcenr.maps.ergis.com/apps/webappviewer/index.html?fid=ee8c4c285e49413ee6">https://dcenr.maps.ergis.com/apps/webappviewer/index.html?fid=ee8c4c285e49413ee6</a> 956
Minerals	Active quarries	Land & Soils	National		<a href="https://dcenr.maps.ergis.com/apps/webappviewer/index.html?fid=ee8c4c285e49413ee6">https://dcenr.maps.ergis.com/apps/webappviewer/index.html?fid=ee8c4c285e49413ee6</a> 956
Minerals	Historic mines	Land & Soils/Cultural Heritage	National	Inventory and Risk Classification 2009. Environmental Protection Agency, Economic Minerals Division and Geological Survey Ireland (DECC).	<a href="https://gis.epa.ie/EPA/Maps/default?eastings=78&amp;northing=78&amp;id=EPA/LEMA_Facilities_Extractive_Facilities">https://gis.epa.ie/EPA/Maps/default?eastings=78&amp;northing=78&amp;id=EPA/LEMA_Facilities_Extractive_Facilities</a>
Tellus	Geochemical data: multi-element data for shallow soil, stream sediment and stream water	Land & Soils	Regional	A national mapping programme	<a href="https://dcenr.maps.ergis.com/apps/MapSeries/index.html?appid=6304e122b733498b">https://dcenr.maps.ergis.com/apps/MapSeries/index.html?appid=6304e122b733498b</a> 2754
Tellus	Airborne geophysical data including radiometrics, electromagnetics and magnetics	Land & Soils	Regional	A national mapping programme	<a href="https://dcenr.maps.ergis.com/apps/MapSeries/index.html?appid=6304e122b733498b">https://dcenr.maps.ergis.com/apps/MapSeries/index.html?appid=6304e122b733498b</a> 2754
Tellus	urban geochemistry mapping (Dublin SURGE project)	Land & Soils	Regional		<a href="https://dcenr.maps.ergis.com/apps/MapSeries/index.html?appid=6304e122b733498b">https://dcenr.maps.ergis.com/apps/MapSeries/index.html?appid=6304e122b733498b</a> 2754

- Notes:
- The maps and data listed above are available on the Geological Survey Ireland map viewer <https://www.gsi.ie/en-ie/data-and-maps/Pages/default.aspx>
  - Please read all disclaimers carefully when using Geological Survey Ireland data
  - Geological Survey Ireland and Irish Concrete Federation published guidelines for the treatment of geological heritage in the extractive industry in 2006.



T +353 (0)1 607 2568 M [REDACTED]  
[www.gov.ie/agriculture](http://www.gov.ie/agriculture)

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**From:** Ryan O'Toole <[REDACTED]>  
**Sent:** Wednesday, July 3, 2024 3:55 PM  
**To:** Info <[REDACTED]>  
**Cc:** John Dillon [REDACTED]  
**Subject:** RE: 11333 - Ballincor Wind Farm - EIA Scoping and Consultation

**CAUTION:** This Email originated from Outside of this department. Do not click links or open attachments unless you recognise the sender and know the content is safe. Otherwise Please Forward any suspicious Emails to [REDACTED]

Dear Sir/Madam,

TOBIN are preparing an Environmental Impact Assessment Report (EIAR) on behalf of RWE Renewables Ireland Limited for the proposed Ballincor Wind Farm. The link to the Ballincor Wind Farm website is below.

<https://ie.rwe.com/projects-and-locations/onshore-wind-farm-ballincor/>

As part of the EIA process, we invite you to submit any relevant information that you may hold and/or highlight any issues that you feel should be directed to the project team.

To facilitate this, please find attached a scoping letter and the EIA Scoping Report providing details of the proposed development, site location, and the proposed scope of the EIAR.

Views/comments on the proposed development can be submitted by email, letter, or telephone to the contact below no later than the 15th of August 2024.

Kind regards,  
Ryan O'Toole  
Assistant Project Manager (Environment & Planning)  
TOBIN  
Galway | Dublin | Castlebar | Limerick | Sligo  
Telephone: +353 (0)71 9318844  
Email: [REDACTED]  
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# TOBIN



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*2022 Association of Consulting Engineers of Ireland Awards Winner: Innovation*  
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*2018 Engineers Ireland Excellence Awards Winner: Engineering Project of the Year*

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Department of Agriculture, Food and the Marine

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An Roinn Talmhaíochta, Bia agus Mara

Tá an t-eolas sa ríomhphost seo, agus in aon cheangaltáin leis, faoi rún agus tá sé dírithe ar an bhfaighteoir/na faighteoirí beartaithe amháin agus níor cheart ach dóibh siúd é a úsáid. D'fhéadfadh an t-eolas seo a bheith faoi réir pribhléid dhlíthiúil agus ghairmiúil. Mura tusa faighteoir beartaithe an ríomhphost seo, níor cheart duit an teachtaireacht seo, nó aon chuid di, a úsáid, a nochtadh, a chóipeáil, a dháileadh nó a choinneáil. Má fuair tú an ríomhphost seo go hearráideach, cuir an seoltóir ar an eolas láithreach agus scríos gach cóip den ríomhphost seo ó chóra(i)s do ríomhaire, le do thoil.



Tobin Consulting Engineers  
Block 10-4  
Blanchardstown Corporate Park  
Dublin 15  
D15 X98N

7<sup>th</sup> August 2024

**Re: Ballincor Wind Farm near Shinrone in County Offaly**

Dear Sir/Madam,

The following are the comments from this Division in relation to the proposed development:

If the proposed development will involve the felling or removal of any trees, the developer must obtain a Felling License from this Department before trees are felled or removed. A Felling Licence application form can be obtained from **Felling Section, Department of Agriculture, Food and the Marine, Johnstown Castle Estate, Co. Wexford**. Email: [REDACTED] or Web [gov.ie - Tree Felling Licences \(www.gov.ie\)](http://gov.ie - Tree Felling Licences (www.gov.ie))

A Felling Licence granted by the Minister for Agriculture, Food and the Marine provides authority under the Forestry Act 2014 to fell or otherwise remove a tree or trees and/or to thin a forest for silvicultural reasons. The Act prescribes the functions of the Minister and details the requirements, rights and obligations in relation to felling licences. The principal set of regulations giving further effect to the Forestry Act 2014 are the Forestry Regulations 2017 (S.I. No. 191 of 2017).

The developer should take note of the contents of **Felling and Reforestation Policy** document which provide a consolidated source of information on the legal and regulatory framework relating to tree felling; [gov.ie - Tree Felling Licences \(www.gov.ie\)](http://gov.ie - Tree Felling Licences (www.gov.ie)) As this development is within forest lands, particular attention should be paid to deforestation, turbulence felling and the requirement to afforest alternative lands.

In order to ensure regulated forestry operations in Ireland accord with the principles of sustainable forest management (SFM), as well fulfilling the requirements of other relevant environmental protection laws, the Department (acting through its Forest Service division) must undertake particular consultations, and give certain matters full consideration during the assessment of individual Felling Licence applications. This includes consultation with relevant bodies, the application of various protocols and procedures (e.g. Forest Service Appropriate Assessment Procedure), and the requirement for applicants on occasion to provide further information (e.g. a Natura Impact Statement).

Consequently, when the Forest Service is considering an application to fell trees, the following applies:

1. The interaction of these proposed works with the environment locally and more widely, in addition to potential direct and indirect impacts on designated sites and water, is assessed. Consultation with relevant environmental and planning authorities may be required where specific sensitivities arise (e.g. local authorities, National Parks & Wildlife Service, Inland Fisheries Ireland, and the National Monuments Service);



2. Where a tree Felling Licence application is received, the Department will publish a notice of the application before making a decision on the matter. The notice shall state that any person may make a submission to the Department within 30 days from the date of the notice. The notices are published online at: [gov.ie - Felling Licence Applications \(www.gov.ie\)](http://www.gov.ie)
3. Third parties that make a submission or observation will be informed of the decision to grant or refuse the licence, and on request, details of the conditions attached to the licence, the main reasons and considerations on which the decision to grant or refuse the licence was based, and where conditions are attached to any licence, the reasons for the conditions. Both third parties and applicants will be also informed of their right to appeal any decision within 14 days to the Forestry Appeals Committee. Felling Licence decision are published online at:

[gov.ie - Felling Licence Decisions \(www.gov.ie\)](http://www.gov.ie)

It is important to note that when applying to a **Local Authority**, or **An Bord Pleanála**, for planning permission where developments are:

- a) subject to an EIA procedure (including screening in the case of a sub-threshold development) and any resulting requirement to produce an EIAR; and/or
- b) subject to an Appropriate Assessment procedure (including screening) and any resulting requirement to a Natura Impact Statement (NIS); and
- c) the proposed development in its construction or operational phases, or any works ancillary thereto, would directly or indirectly involve the felling and replanting of trees, deforestation for the purposes of conversion to another type of land use, or replacement of broadleaf high forest by conifer species,
  1. that there is a requirement inter alia under the EIA Directive for an overall assessment of the effects of the project or the alteration thereof on the environment to be undertaken, including the direct and indirect environmental impact of the project;

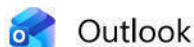
and

2. pursuant to Article 2(3) of the EIA Directive, the Department of Agriculture, Food and the Marine strongly recommends that, notwithstanding the fact that a parallel consent in the form of felling licence may also have to be applied for, any EIAR and/or NIS produced in connection with the application for planning permission to the Local Planning Authority or An Bord Pleanála, should include an assessment of the impact of and measures, as appropriate, to prevent, mitigate or compensate for any significant adverse effects direct or indirect identified on the environment arising from such felling and replanting of trees, deforestation for the purposes of conversion to another type of land use, or replacement of broadleaf high forest by conifer species.
3. Please note that there must be absolute spatial consistency between the felling licence areas submitted to DAFM (second authority) and all related planning documents submitted to the first authority in respect of the felling area(s)



---

Neil O'Brien  
Higher Executive Officer  
Felling Section



---

**FW: 11333 - Ballincor Wind Farm - EIA Scoping and Consultation**

---

**From** Defence Property Management Planning <[REDACTED]>

**Date** Fri 7/5/2024 4:12 PM

**To** Ryan O'Toole <[REDACTED]>

**Cc** John Dillon <[REDACTED]>; Don Watchorn (Defence) <[REDACTED]>; Philomena Evans (Defence) <[REDACTED]>; Sarah Kelly (Defence) <[REDACTED]>; Ruth Fleming Dunne (Defence) <[REDACTED]>

1 attachment (619 KB)

2024-04-17 Observation Letter for Ballincor Windfarm.pdf;

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Dear Mr. O'Toole,

Please find our observation letter attached in relation to the proposed Ballincor Windfarm. We have no additional obs since our letter dated 17/04/2024.

Kind Regards,  
Gillian

---

**From:** Ryan O'Toole [REDACTED]  
**Sent:** Wednesday 3 July 2024 15:55  
**To:** Defence Info <[REDACTED]>  
**Cc:** John Dillon <[REDACTED]>  
**Subject:** RE: [REDACTED] - Ballincor Wind Farm - EIA Scoping and Consultation

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Dear Sir/Madam,

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<https://ie.rwe.com/projects-and-locations/onshore-wind-farm-ballincor/>

As part of the EIA process, we invite you to submit any relevant information that you may hold and/or highlight any issues that you feel should be directed to the project team.

To facilitate this, please find attached a scoping letter and the EIA Scoping Report providing details of the proposed development, site location, and the proposed scope of the EIAR.

Views/comments on the proposed development can be submitted by email, letter, or telephone to the contact below no later than the 15th of August 2024.

Kind regards,

**Ryan O'Toole**

**Assistant Project Manager (Environment & Planning)**

**TOBIN**

**Galway | Dublin | Castlebar | Limerick | Sligo**

**Telephone: +353 (0)71 9318844**

**Email: ██████████**

**Website: <http://www.tobin.ie>**

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Mr. Dillon  
Fairgreen House,  
Fairgreen Road,  
Galway  
H91 AXK8.

03 April 2024

**Re: the Environmental Impact Assessment for the proposed Ballincor Windfarm  
Co. Offaly.**

Dear Mr. Dillon,

I refer to your letter dated 03 April 2024, in relation to the proposed Ballincor Windfarm Co. Offaly.

I wish to advise at the outset that any determination in relation to a planning consent is solely a matter for the planning authorities and/or ABP, as appropriate. Therefore, the following observation is made on a non-prejudicial basis, and is not intended to be used to rely on for a prospective planning application, nor is this observation to be relied on in the event of any commercial transaction pertaining to such lands and it is not to be relied on in the event of any contract exchange pertaining to same.

As a matter of practice, the Department of Defence does not provide observations or advice in the scoping process, except where the relevant parties have been directed by a planning authority to seek the Department's views.

Based on the information supplied and following consultations with the subject matter in the Irish Air Corps, the Department of Defence wishes to make the following observations:

- All turbines should be illuminated by Type C, Medium intensity, Fixed Red obstacle lighting with a minimum output of 2,000 candela to be visible in all directions of azimuth and to be operational H24/7 days a week. Obstacle lighting should be incandescent or, if LED or other types are used, of a type visible to Night Vision equipment. Obstacle lighting used must emit light at the near Infra-Red (IR) range of the electromagnetic spectrum, specifically at or near 850



nanometres (nm) of wavelength. Light intensity to be of similar value to that emitted in the visible spectrum of light.

Any Irish Air Corps (IAC) requirements for are separate to Irish Aviation Authority (IAA) require

We would appreciate if you could keep us informed on any progress relating to this proposed development.

Nothing in the above observation shall be taken as a binding response by the Minister for Defence in the event that a planning application is made. The Minister reserves the right to comment on an actual planning application as and when it is submitted in accordance with the provisions of the planning regulatory code.

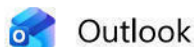
Please contact me if you have any queries in this regard.

Yours faithfully,

*Sent via e-mail*

---

Don Watchorn  
Property Management Branch  
Department of Defence  
Station Road  
Newbridge  
Co. Kildare W12 AD93  
045 452199 [REDACTED]



---

**FW: 11333 - Ballincor Wind Farm - EIA Scoping and Consultation**

---

**From** Defence Property Management Planning <[REDACTED]>

**Date** Fri 7/5/2024 4:12 PM

**To** Ryan O'Toole <[REDACTED]>

**Cc** John Dillon <[REDACTED]>; Don Watchorn (Defence) <[REDACTED]>; Philomena Evans (Defence) <[REDACTED]>; Sarah Kelly (Defence) <[REDACTED]>; Ruth Fleming Dunne (Defence) <[REDACTED]>

 1 attachment (619 KB)

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Gillian

---

**From:** Ryan O'Toole <[REDACTED]>

**Sent:** Wednesday 3 July 2024 15:55

**To:** Defence Info <[REDACTED]>

**Cc:** John Dillon <[REDACTED]>

**Subject:** RE: [REDACTED] - Ballincor Wind Farm - EIA Scoping and Consultation

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**TOBIN**

**Galway | Dublin | Castlebar | Limerick | Sligo**

**Telephone: +353 (0)71 9318844**

**Email:** ██████████

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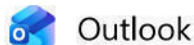
Please contact me if you have any queries in this regard.

Yours faithfully,

*Sent via e-mail*

---

Don Watchorn  
Property Management Branch  
Department of Defence  
Station Road  
Newbridge  
Co. Kildare W12 AD93  
045 452199 [REDACTED]



---

## Ballincor Wind Farm

---

From Kevin Lydon <[REDACTED]>  
on behalf of  
Minister <[REDACTED]>

Date Mon 5/13/2024 3:48 PM

To John Dillon <[REDACTED]>; Ryan O'Toole <[REDACTED]>

Cc Minister <[REDACTED]>

1 attachment (115 KB)

240621 FR.pdf;

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Dear Misters Dillon and O'Toole,

Please find a signed response from the Private Secretary to the Minister for Enterprise, Trade and Employment, Mr. Peter Burke T.D. attached for your attention.

Kind regards,

**Kevin Lydon**  
*Minister's Office*

---

**An Roinn Fiontar, Trádála agus Fostaíochta**  
Department of Enterprise, Trade and Employment

23 Sráid Chill Dara, Baile Átha Cliath 2, D02 TD30  
23 Kildare Street, Dublin 2, D02 TD30

---

[REDACTED] | [www.enterprise.gov.ie](http://www.enterprise.gov.ie) | [www.gov.ie](http://www.gov.ie)

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<https://enterprise.gov.ie/en/Disclaimer/Email-Disclaimer.html>

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**Our Ref: 240621/Min**

13<sup>th</sup> May 2024

Mr John Dillon and Mr Ryan O'Toole

[REDACTED]  
[REDACTED]

Dear Misters Dillon and O'Toole,

I wish to acknowledge your recent correspondence dated 3 April 2024 regarding the Environmental Impact Assessment scoping for Ballincor Wind Farm. I have been asked by the Minister for Enterprise, Trade and Employment, Peter Burke, T.D., to reply on his behalf.

Thank you for your correspondence regarding this project and your invitation for consultation and exchange of information during this process. In light of the Climate Action Plan's commitment to delivering vast quantities of renewable energy generation in Ireland over the coming years, it is encouraging to learn about the proposed project.

Your correspondence has been shared with the relevant officials in this Department.

I trust this is of assistance to you.

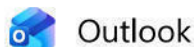
Yours sincerely,

A handwritten signature in black ink that reads "Conor Madden". The signature is written in a cursive style with a large initial 'C'.

---

Conor Madden

Private Secretary



---

**HEA-MO-01922-2024**

---

From Ministers Office <[REDACTED]>

Date Thu 4/18/2024 11:08 AM

To Ryan O'Toole <[REDACTED]>

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HEA-MO-01922-2024

18th April 2024

Dear Mr. O'Toole,

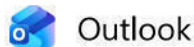
On behalf of the Minister for Health, Stephen Donnelly T.D., thank you for your correspondence relating to an Environmental Impact Assessment (EIA) scoping report for the proposed Ballincor Wind Farm, Ballincor, Birr, Co. Offaly.

I am informed that the health considerations of EIA scoping reports are a matter for the Health Service Executive (HSE). This may involve a request to the HSE for a view as to what the HSE consider should be assessed in the EIA and the scope of that assessment. This can be done either formally through the Environmental Protection Agency (EPA) who will then make a request to the HSE for a scoping opinion, or informally you may make a direct request to the HSE. The HSE can be contacted at [REDACTED]

Yours sincerely,

Eoghan Flynn

Private Secretary to the Minister for Health



Outlook

---

**FW: 11333 - Ballincor Wind Farm - EIA Scoping and Consultation**

---

**From** Transport GCU <[REDACTED]>**Date** Wed 8/7/2024 12:17 PM**To** Ryan O'Toole <[REDACTED]>**Cc** John Dillon <[REDACTED]>

3 attachments (9 MB)

[REDACTED] - Ballincor Wind Farm EIA Scoping Report.pdf; Dept. for Transport.pdf; 20240806 DoT Submission.docx;

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Good afternoon,

Please find attached for your consideration submission from Department of Transport in relation to Ballincor Wind Farm - EIA Scoping and Consultation.

Kind regards

Jacqui

**Jacqui Traynor***Central Policy, Coordination and Reform***An Roinn Iompair***Department of Transport***Lána Líosain, Baile Átha Cliath, D02 TR60**

Leeson Lane, Dublin, D02 TR60

T +353 (0)1 604 1177

[\[REDACTED\] www.gov.ie/transport](#)

---

**From:** Ryan O'Toole <[REDACTED]>  
**Sent:** Wednesday, July 3, 2024 3:43 PM  
**To:** Transport Department of Transport <[REDACTED]>  
**Cc:** John Dillon <[REDACTED]>  
**Subject:** RE: [REDACTED] - Ballincor Wind Farm - EIA Scoping and Consultation

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<https://ie.rwe.com/projects-and-locations/onshore-wind-farm-ballincor/>

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Views/comments on the proposed development can be submitted by email, letter, or telephone to the contact below no later than the 15th of August 2024.

Kind regards,

**Ryan O'Toole**

**Assistant Project Manager (Environment & Planning)**

**TOBIN**

**Galway | Dublin | Castlebar | Limerick | Sligo**

**Telephone: +353 (0)71 9318844**

**Email:** [REDACTED]

**Website:** <http://www.tobin.ie>

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TOBIN  
Fairgreen House  
Fairgreen Road  
Galway  
H91 AXK8

7<sup>th</sup> August 2024

Re: 11333 - Ballincor Wind Farm - EIA Scoping and Consultation

The Department of Transport makes the following comments on consultation request relating to the Scoping Report for the proposed Ballincor Wind Farm.

It should be noted that the Department considers the construction involved in providing this development and especially, the connection cables to the national grid, may have effects on both the environment and the Regional and Local Road network.

Where the developer proposes the placement of any cables (or additional cables) in one or more trenches within the extents of the (regional and local) public road network, it is necessary to consider the following:

- Their presence within the public road will likely significantly restrict the Road Authority in carrying out its function to construct and maintain the public road and will likely add to the costs of those works post construction.
- Their installation within the lands associated with the public road may affect the stability of the road. In particular where the road is a "legacy road" (where there is no designed road structure and the subgrade may be poor or poorly drained) the design needs to take account of all the variable ground conditions and not be based on a sample of the general soil conditions. This should include a constructability assessment to a 950mm minimum cover depth to the HV Cable on legacy roads, roads over peat/bog ramparts.
- The possible effect on the remaining available road space (noting that there may be need to accommodate other utilities within the road cross-section in the future).

**Lána Líosain, Baile Átha Cliath, D02 TR60, Éire**

Leeson Lane, Dublin 2, D02 TR60, Ireland

T +353 1 6707444 | [REDACTED]

[www.gov.ie/transport](http://www.gov.ie/transport)



- The necessity to have the power in the cables switched off where the Road Authority considers this necessary in order to carry out its function to construct and maintain the public road.

The Department consider it important that the examination of the proposal should include consideration of the following:

- Examination of all available technologies (including both Overhead Line (OHL) and Underground Cable (UGC) options or combinations of both) and route options other than the routing of cables along the public road the ensure the best performing route and technology option is selected,
- Examination of options for connection to the national grid network at a point closer to the wind farm in order to reduce the adverse impact on public roads,
- Details of where within the road cross section cables are to be placed so as to minimise the effect on the Roads Authority in its role of construction and maintenance,
- Examination of details of any chambers proposed within the public road cross section so as to minimise the effect on the Roads Authority in its role of construction and maintenance,
- Elimination of permanent jointing bays from beneath the road pavement to protect the integrity of the road structure for the safety of those driving on the public road by eliminating hard spots and also preserve the road width for other utilities,
- Prevention of the attachment of cables to all bridge structures and culverts by diverting them beneath or away from these structures and,
- Rationalisation of the number of cables involved (including existing electric or possible future cables) and their diversion into one trench, in order to minimise the impacts on the road network and the environment along the road boundary (hedgerows).

The Department considers the following should be considered when applying conditions to any approval:

1. A condition requiring the specific approval of the local authority to the detail of the final route of cables through the public road space. If during construction there is a need to deviate from the detailed design then the approval of the local



authority would again be sought. This would assist in minimising the impact on the public road.

2. A condition requiring the developer to comply with all appropriate standards and, inter alia the Guidelines for Managing Openings in Public Roads, 2017 in order to ensure orderly development.
3. A condition requiring that the location of the cables would be recorded as exactly as possible (maybe using BIM type technology) so as to facilitate the further use of road space for utilities and the maintenance/construction of the public road by the Roads authority. This record should include as constructed surveys of all infrastructure altered, added, removed or relocated and exact detail of the road construction including any drains or other features encountered. The record should be lodged with the local authority and with the ESB Networks for retention on their records.
4. A condition to require the elimination of permanent jointing bays from under the road pavement to protect the integrity of the road structure, thereby improving safety for those driving on the public road by eliminating hard spots and preserving the road width for other utilities.
5. A condition requiring the developer to route cables away from bridge structures and specifically preventing the developer from attaching cables to road bridges. This would allow for the future maintenance of bridges without interruption of the electricity supply along the cables.
6. A condition requiring the replacement of culverts that have been excavated during the cable duct placement operation. The replacement culverts should be designed appropriately and include an allowance for the effects of climate change.
7. A condition requiring the developer to notify the Roads Authority of the owner of the cables (Owner) and the controller (Power Controller) of the power transmitted along the cables. In addition, the condition should require Owner and Power Controller to notify the Roads Authority of any change in ownership of the cables or change of Power Controller transmitting power along the cables. In all instances the Owner and Power Controller should be required to maintain an agreed contacts list with the Roads Authority.



*Central Policy, Coordination and Reform*


**An Roinn Iompair**

*Department of Transport*

Lána Liosain, Baile Átha Cliath, D02 TR60

Leeson Lane, Dublin, D02 TR60

T +353 (0)1 604 1177

 [www.gov.ie/transport](http://www.gov.ie/transport)



---

**RE: 11333 - Ballincor Wind Farm - EIA Scoping and Consultation**

---

**From** Info - EirGrid <[REDACTED]>  
**Date** Fri 7/5/2024 3:55 PM  
**To** Ryan O'Toole <[REDACTED]>  
**Cc** John Dillon <[REDACTED]>; Info - EirGrid <[REDACTED]>

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Ryan,

Many thanks for the below and attached.

At present, as it is imperative to expedite generator applications EirGrid is not in a position to comment on EIA scoping reports.

Kind regards,

Customers & Connections

[EirGrid.com](https://eirgrid.com)



---

**From:** Ryan O'Toole <[REDACTED]>  
**Sent:** Wednesday, July 3, 2024 4:07 PM  
**To:** Info - EirGrid <[REDACTED]>  
**Cc:** John Dillon <[REDACTED]>  
**Subject:** RE: 11333 - Ballincor Wind Farm - EIA Scoping and Consultation

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Dear Sir/Madam,

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<https://ie.rwe.com/projects-and-locations/onshore-wind-farm-ballincor/>

As part of the EIA process, we invite you to submit any relevant information that you may hold and/or highlight any issues that you feel should be directed to the project team.

To facilitate this, please find attached a scoping letter and the EIA Scoping Report providing details of the proposed development, site location, and the proposed scope of the EIAR.

Views/comments on the proposed development can be submitted by email, letter, or telephone to the contact below no later than the 15th of August 2024.

Kind regards,  
Ryan O'Toole  
Assistant Project Manager (Environment & Planning)  
TOBIN  
Galway | Dublin | Castlebar | Limerick | Sligo  
Telephone: +353 (0)71 9318844  
Email: [REDACTED]  
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Directors:  
Brendan Tuohy CHAIR,  
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**RE: 11333 - Ballincor Wind Farm - EIA Scoping and Consultation**

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**Cc** John Dillon <[REDACTED]>; Info - EirGrid <[REDACTED]>

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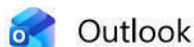
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\*\*\*\*\*



Outlook

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**RE: EIA Scoping for Ballincor Wind Farm**

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From planning applications &lt;[REDACTED]&gt;

Date Tue 5/7/2024 9:01 AM

To Ryan O'Toole &lt;[REDACTED]&gt;

1 attachment (564 KB)

Fáilte Ireland EIAR Guidelines 2023.pdf;

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Hello Ryan,

Thank you for your email and details regarding the Environmental Impact Assessment Report for the proposed Ballincor Wind Farm, Birr, Co. Offaly.

Please see attached a copy of Fáilte Ireland's Guidelines for the Treatment of Tourism in an EIA, which you may find informative for the preparation of the Environmental Impact Assessment for the proposed project. The purpose of this report is to provide guidance for those conducting Environmental Impact Assessment and compiling an Environmental Impact Assessment Reports (EIAR), or those assessing EIARs, where the project involves tourism or may have an impact upon tourism. These guidelines are non-statutory and act as supplementary advice to the EPA EIAR Guidelines outlined in section 2.

Regards,

Yvonne

**Yvonne Jackson**

Product Development-Environment &amp; Planning Support | Fáilte Ireland

88-95 Amiens Street, Dublin 1, D01 WR86

M [REDACTED]

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**From:** Ryan O'Toole <[REDACTED]>  
**Sent:** Wednesday, April 3, 2024 2:21 PM  
**To:** planning applications <[REDACTED]>  
**Cc:** John Dillon <[REDACTED]>  
**Subject:** EIA Scoping for Ballincor Wind Farm

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Dear Sir/Madam,

TOBIN are preparing an Environmental Impact Assessment Report (EIAR) on behalf of RWE Renewables Ireland Limited for the proposed Ballincor Wind Farm.

As part of the EIA process, we invite you to submit any relevant information that you may hold and/or highlight any issues that you feel should be directed to the project team.

To facilitate this, please find attached a scoping letter and proposed site layout map. The site is located at ITM, 603700, 697950.

Views/comments on the proposed development can be submitted by email, letter, or telephone to the contact below no later than the 15th of May 2024.

Kind regards,  
**Ryan O'Toole**  
Assistant Project Manager (Environment & Planning)  
TOBIN  
Galway | Dublin | Castlebar | Limerick | Sligo  
Telephone: +353 (0)71 9318844  
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# EIAR Guidelines for the Consideration of Tourism and Tourism Related Projects



July 2023

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## 1. Introduction

Tourism is a growing sector and substantial part of the Irish Economy. It contributes to both urban and rural economies in every part of the country. The impact and interaction of tourism with the environment is complex and the assessment of environmental impacts is of utmost importance to creating a sustainable tourism economy and protecting the natural resources that are so often a tourism attraction.

The purpose of this report is to provide guidance for those conducting Environmental Impact Assessment and compiling an Environmental Impact Assessment Reports (EIAR), or those assessing EIARs, where the project involves tourism or may have an impact upon tourism. These guidelines are non-statutory and act as supplementary advice to the EPA EIAR Guidelines outlined in section 2.

This guidance document has been prepared by Fáilte Ireland to update their EIA guidelines in line with changes in legislative and guidance requirements.

## 2. Background to this Document

Tourism is one of the largest and most important sectors of the economy, providing employment for approximately **260,000 people**, an economic contribution of **€9.5 billion**, and exchequer revenue of **€1.8 billion** in 2019, which helps fund other key public services.

In 2019 Ireland welcomed **9.7 million overseas visitors**.

Fáilte Ireland is the National Tourism Development Authority established by the Irish Government in May 2003. Fáilte Irelands role is to support the tourism industry and work to sustain Ireland as a high-quality and competitive tourism destination. They provide a range of practical business supports to help tourism businesses better manage and market their products and services.

Fáilte Ireland also work with other state agencies and representative bodies, at local and national levels, to implement and champion positive and practical strategies that will benefit Irish tourism and the Irish economy.

Fáilte Ireland promotes Ireland as a holiday destination through a domestic marketing campaign (DiscoverIreland.ie) and manage a network of nationwide tourist information centres that provide help and advice for visitors to Ireland.

Tourism related projects cover a broad range of plans, programmes and developments, from the Wild Atlantic Way to a single hotel conversion. These guidelines apply to projects involving or impacting upon tourism. A tourism plan, strategy or programme where it is part of the statutory plan making process under the Planning and Development Acts (as amended), may be more appropriately assessed by a Strategic Environmental Assessment (SEA) as discussed in the next section.

It should be borne in mind that EIA is required where there is anticipated to be a significant impact on the environment, where tourism projects are of a prescribed type or meet thresholds identified below.

Where Natura 2000 Designated Sites are potentially affected by tourism development Appropriate Assessment must be carried out by the appropriate authority in accordance with Article 6(3) of the EU Habitats Directive.

### **3. Legislation and Statutory Guidance**

Environmental Impact Assessment is a procedure that ensures that the environmental implications of decisions are taken into account before planning based decisions are made. The assessment results in a report, called an Environmental Impact Assessment Report (EIAR).

#### ***Legislation***

These guidelines are produced under current EIAR legislative requirements, having regard to Directive 2011/92/EU (known as 'Environmental Impact Assessment' – EIA Directive), as amended by Directive EU 2014/52 which came into effect in May of 2017. These requirements were transposed into Irish Law on 1 September 2018 as most of the provisions of the European Union (Planning and Development) (Environmental Impact Assessment) Regulations 2018 (S.I. No. 296 of 2018) came into effect. The principle of both Directives is to ensure that plans, programmes and projects likely to have significant effects on the environment are made subject to an environmental assessment, prior to their approval or authorisation.

#### ***Statutory Guidance***

In response to the changes to the EIAR requirements under Directive EU 2014/52, the Environmental Protection Agency (EPA) developed Guidelines on the information to be contained in Environmental Impact Assessment Reports in May 2022. The Guidelines are a statutory document to be regarded by those preparing EIARs and the decision makers considering the EIARs.

Some of the key changes to the EIA Directive introduced by Directive 2014/52/EU are as follows:

- Additional information to be provided in the project description to describe the location of the project, the technologies and substances used, the construction of the project and required demolition;
- The requirement for consideration of alternatives has changed from a requirement to provide 'An outline of the main alternatives studied by the developer and an indication of the main reasons for this choice, taking into account the environmental effects' to 'a description of the reasonable alternatives studied by the developer, which are relevant to the project and its specific characteristics, and an indication of the main reasons for the option chosen, taking into account the effects of the project on the environment';
- A refinement of the environmental factors to be considered in the assessment with an increased focus on resource efficiency, climate change, biodiversity and disaster prevention;
- Changes to Prescribed Environmental Factors with 'Land' being added, 'Human Beings' replaced by 'Population & Human Health' and 'Flora & Fauna' replaced by 'Biodiversity';

- The developer is required to have competent experts to prepare the EIAR and the Board is required to have access to sufficient expertise to assess the EIAR;
- Requirement for the incorporation of mitigation and monitoring measures in consents and ensuring that developers deliver these measures;
- The requirements for the assessment of cumulative effects with existing and/or approved projects, taking into account existing environmental issues to be considered; and
- Reasoned decisions made with regard to the EIA outcomes must be provided.

In addition to the EPA statutory guidance, the Department of Housing has produced Guidelines for Planning Authorities and An Bord Pleanála on carrying out Environmental Impact Assessment in August 2018.

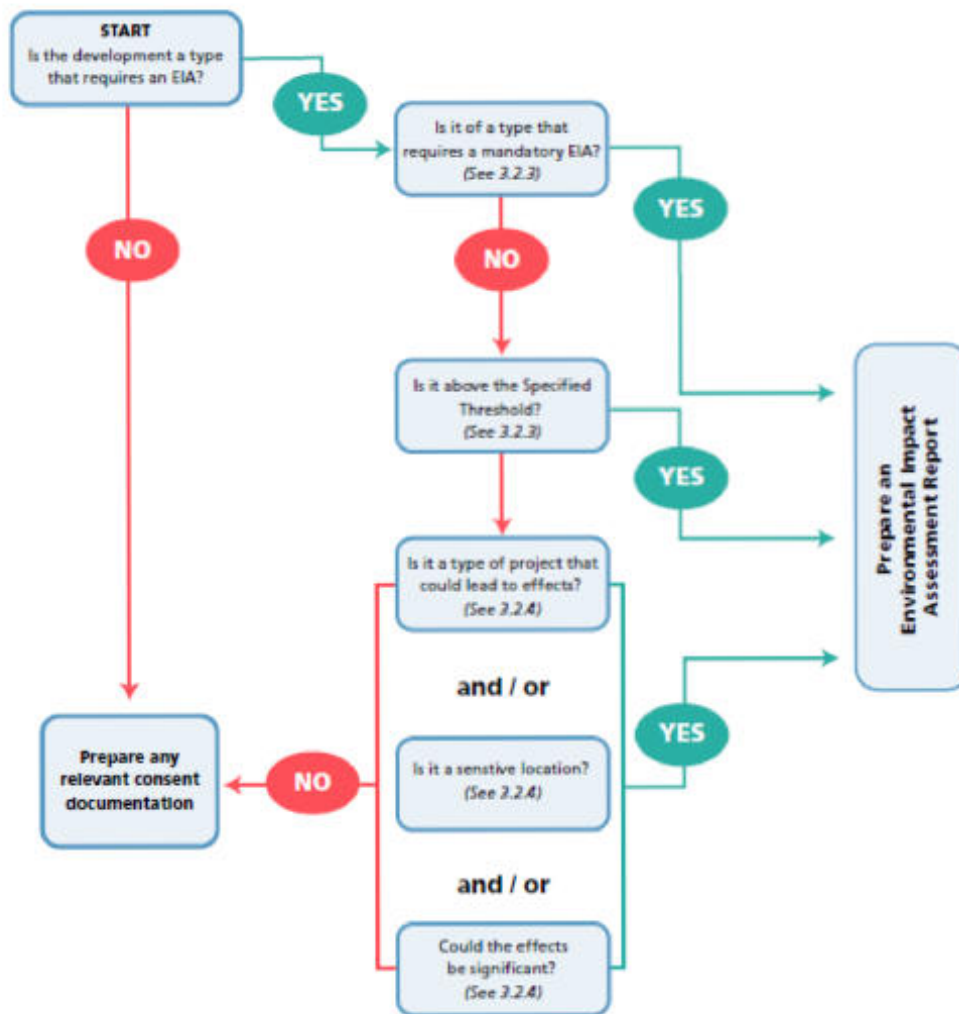
The process of EIA is set out in the EPA EIAR Guidelines, this document should be read in conjunction with and used as supplementary guidance to the EPA EIAR Guidelines. The process for ascertaining whether an EIAR is required is known as ‘screening’ and the process to determine the breadth and scope of an EIAR is known as ‘scoping’. Guidance on this can be found in Section 3.2 of the EPA Guidelines.

### **Screening**

Through EIA Screening, developments are either considered as requiring an EIAR due to the project type or because they exceed a threshold level. The screening process begins by establishing whether the proposal is a ‘project’ as understood by the Directive (as amended).

The prescribed development types and thresholds are set out in Annex I and II of the EIA Directive as transposed into Schedule 5 of the Planning and Development Regulations 2010-2018 (as amended). Development which does not exceed these thresholds but may require an EIAR are called sub threshold. Sub-Threshold considerations are outlined in Schedule 7 of European Union (Planning and Development) (Environmental Impact Assessment) Regulations 2018 (S.I. No. 296 of 2018) as transposed from Annex III of the Directive. The Guidelines on Environmental Impact Assessment Reports note that projects at first glance may not appear to come under the Schedule but on closer examination when the process is further examined, they may do so because of the sensitivity or significance of the receiving environment etc. Sub threshold developments require an EIAR if they are likely to have significant environmental impacts and must undergo assessment for likely significant impacts through an EIAR screening report. The contents of a screening report for subthreshold development are contained in Annex III of the EIA Directive.

Figure 1: EIAR Screening Process



(Taken from Fig 3.2 of the EPA Guidelines)

Tourism locations should be identified as sensitive receptors in screening assessments for particular impacts, depending on scale and sensitivity, as they would in a full EIAR. Section 6 below can act as guidance for Screening Reports as well as for full EIAR.

The screening process for considering where an EIAR is necessary, is summarised above in Figure 1 (excerpted from Figure 3.2 of the EPA Guidelines).

Strategic Environmental Assessment (SEA) is a more strategic level of environmental assessment that examines plans, policies, objectives and programmes specifically rather than projects. For some tourism developments it may be more appropriate that they be examined through SEA, while individual projects or specific proposals are likely to be more assessed through EIAR. If a project is part of a plan, programme or policy/objective assessed by SEA there may still be a requirement for an EIAR for that development (subject to EIA Screening assessment).

## *EIAR Scoping*

Scoping an EIAR is an opportunity to look at the breadth of issues and ensure that any areas of possible significant impact are assessed. Identifying sensitivities and stakeholders should take account of tourism facilities and consider Fáilte Ireland in scoping requests where necessary.

### **4. Assessing Tourism**

There is no legal definition of 'tourism' in Irish legislation. The UNWTO definition of sustainable tourism is "*Tourism that takes full account of its current and future economic, social and environmental impacts, addressing the needs of visitors, the industry, the environment and host communities*". This is widely accepted as a key definition of tourism as we move to a more sustainable future.

Tourism assessments are frequently carried out by economic consultants and by specific tourism consultants. It is always advisable, particular for tourism projects, that suitably qualified and experienced personnel are used to determine the impact of tourism related projects or to assess the impact of more general proposals on a tourism asset identified in a particular location. There is a requirement for EIAR under current legislation to contain a statement of competency within all EIAR documents, including screening and scoping reports.

#### ***Projects which involve a tourism element***

Tourism projects are wide ranging and diverse. While there are some projects which cater to tourism and are easily identified as such - Hotels, Museums, etc. there are other projects where tourism is a key service or element, but which may not be immediately obvious – walking/cycling/forest trails, greenways, blueways, community facilities and others. EIAR conducted for developments containing tourist elements should be completed in accordance with the current guidance from the EPA.

Projects which include a tourism element can have potential for particular environmental effects which differ from a non-tourism development. These impacts can be intermittent, event related, inconsistent, dependent on weather, temporal, temporary or seasonal. This is considered within the prescribed environmental topics for EIAR outlined in Section 7 below.

#### ***Projects which may have an impact upon tourism***

While tourism projects may be diverse, the projects which can impact tourism are considerably more wide ranging, from large infrastructural developments to local energy developments. Disruption to or suppression of a tourist resource or amenity can have very local or more strategic impacts, directly or indirectly- for example energy projects in a rural area can have both a negative and positive impact in different regards. There can be temporary, periodic or even seasonal impacts occurring during construction or operational periods.

According to the Fáilte Ireland Tourism Facts 2019 Report, the most important factors in determining the attractiveness of tourism destinations for visitors to Ireland are;

- Beautiful Scenery and Unspoiled Environment
- Hospitality
- Safety
- Nature, Wildlife and Natural Attractions
- History and Culture

- Pace of Life

These factors used for the promotion of tourism in Ireland are also barometers of sensitivity to change in tourism sensitive or dominant locations where development may have an impact upon the tourism asset. The potential for development to impact these sensitivities, and the environmental criteria under which they can be considered, are identified in section 7 of the guidelines.

## **5. Guiding Principles of EIAR**

As outlined in the EPA EIAR Guidelines, the fundamental principles to be followed when preparing an EIAR, including screening and scoping, are:

- Anticipating, avoiding and reducing significant effects
- Assessing and mitigating effects
- Maintaining objectivity
- Ensuring clarity and quality
- Providing relevant information to decision makers
- Facilitating better consultation.

Environmental assessment should be undertaken in accordance with the European Union (Planning and Development) (Environmental Impact Assessment) Regulations 2018.

## **6. Consideration of Competency and Qualifications**

As per Section 2.5 of the EPA Guidelines, EIAR is required to be completed by '*competent experts*'.

Contributors to the preparation of environmental impact assessment reports, including screening and scoping assessments, should be qualified and competent. Sufficient expertise, in the relevant field of the project concerned, is required for the purpose of its examination by the competent authorities in order to ensure that the information provided by the developer is complete and of a high level of quality so that a full and proper assessment can be undertaken.

For tourism related projects, or projects likely to affect tourism assets, competent experts in the area of tourism should be utilised in the environmental assessment.

The competency of all involved in the production of an EIAR or any related report (e.g. Screening and scoping) is required to be stated at the beginning of the EIAR report with further details as necessary in each following chapter.

Where tourism projects involve for example heritage or cultural components, input from heritage consultants, conservation architects, or historians may be required.

## **7. EIAR Requirements**

The following are the key requirements for an EIAR under the current guidance. This is not a definitive list and should be read in conjunction with regulations.

- project description;
- assessment of alternatives considered;
- baseline assessment;
- assessment of effects;
- cumulative impact;
- interaction of impacts;
- mitigation & monitoring; and
- residual impacts

### ***Project Description***

Project descriptions are required to describe the whole project including site, scale, design and key factors. It is important that the EIAR and design team have a consistent understanding of the development description in full. The key requirements are outlined in section 3.5 of the EPA Guidelines however they identify the following;

- the location of the project
- the physical characteristics of the whole project
- the main characteristics of the operational phase of the project
- an estimate, by type and quantity, of the expected residues and emissions

The location of the project should include identifying key sensitive receptors (including tourism receptors). In the operational phase of the project any tourism based, or potentially tourism related activity, should be identified.

### ***Assessment of Alternatives***

The assessment of the various reasonable alternatives is an important requirement of the EIA process.

Where tourism projects are location dependent the assessment of reasonable alternatives should consider alternative methods, layouts, technologies and mitigations, detail the key considerations culminating in the selection of the option/design, the reasoning for these and the environmental effect of these decisions. This is particularly important for tourism projects which are often location tied. The EPA EIAR Guidelines indicate that it is generally sufficient to provide a broad description of each main alternatives and the key issues associated with each, showing how environmental considerations were taken into account in deciding on the selected option.

### ***Baseline Assessment***

Baseline descriptions are evidence based, current descriptions of environmental characteristics with consideration of likely changes to the baseline environment evidenced in planning histories, unimplemented permissions, and applications pending determination. Baseline assessments should identify any tourism sensitivities in the zone of influence of a development. This zone of influence of a development is highly dependent on its **Context, Character, Significance, and Sensitivity**, as outlined in the EPA EIAR Guidelines. These characteristics apply to both the development and the environment.

For example, in a tourism context;

The location of sensitive tourism resources that are likely to be directly affected should be highlighted, and other premises which although located elsewhere, may be the subject of in combination impacts such as alteration of traffic flows or increased urban development.

The character of an area from a tourism perspective should be described and the principal types of tourism in the area. Where relevant, the specific environmental resources or attributes in the existing environment which each group uses or values should be stated and where relevant, indicate the time, duration or seasonality of any of those activities.

The significance of the tourism assets or activities likely to be affected should be highlighted. Reference to any existing formal or published designation or recognition of such significance should be included. Where possible the value of the contribution of such tourism assets and activities to the local economy should also be provided.

If there are any significant concerns or opposition to the development known to exist among tourism stakeholders and interest groups, this should be highlighted. Identify, where possible, the particular aspect of the development which is of concern, together with the part of the existing tourism resource which may be threatened or impacted.

In addition, the baseline should include any methodologies employed in the study to obtain information, if particular databases are used to locate sensitive receptors they should be acknowledged. In relation to tourism information, the suggested information sources at the end of this document are a non-exhaustive list which may be of assistance in identifying tourism receptors.

### ***Impact Assessment***

The topics for consideration of impact are prescribed in the EIA Directive and transcribed into Irish law by the European Union (Planning and Development) (Environmental Impact Assessment) Regulations 2018 (S.I. No. 296 of 2018). Impact assessment should contain the likely significant effects of a development arising from both construction and operation of a development. Advice on describing the effects is contained within the EPA EIAR Guidelines and includes the **quality, significance, extent, probability, type** and **duration** of the effect, with particular descriptors for each. In describing effects upon tourism receptors these descriptors should take account of the particular aspects and sensitivities of tourism, for example a temporary annual effect from a development may have different impacts upon tourism if it falls at peak season rather than off-peak.

Impact assessment should be carried out as per EPA guidelines and the best practice for that prescribed topic. It may be considered appropriate to consider impact on tourism under the 'Population and Human Health' and / or 'Landscape' topics as suggested below.

#### Population and Human Health

The consideration of tourism projects within the Population and Human Health is extensive, with impacts ranging from rural employment population impacts of seasonal tourism, to the health impact of air pollution from increased traffic in urban areas.

The impact upon tourism can be considered within this section through the sensitivities of Hospitality, Safety and Pace of Life. Changes in population can impact the perception of pace of life or safety in a particular location. Impacts upon these issues in areas which rely heavily on tourism or have a particular sensitive tourism generator should be considered in this section. The EPA guidelines makes reference to amenity “..which may be relevant under 'Population and Human Health' and 'Landscape'”.

#### Biodiversity

Particular tourist activities can have a significant impact upon biodiversity. Landscapes which are 'unspoiled' can be attractors of tourism. However, the disturbance to ecology must be managed to minimise impacts.

Biodiversity is also a tourism asset and should be protected as such from other development and should be provided for in proposals where possible.

The assessment should also consider current Government policy on nature conservation as outlined in the National Biodiversity Action Plan 2017-2021 (NBAP) (and subsequent iterations (Including draft NBAP recently open for public consultation, to cover 2023 to 2027) which also includes Ireland's vision for biodiversity below.

*'That biodiversity and ecosystems in Ireland are conserved and restored, delivering benefits essential for all sectors of society and that Ireland contributes to efforts to halt the loss of biodiversity and the degradation of ecosystems in the EU and globally.'*

#### Land, Soils and Geology

A link between tourism and this prescribed environmental factor, beyond the normal development impacts, is rare, however particular activities or facilities which use geological features may have an impact upon soils and geology, such as mountain biking trails, recreational uses of old quarries etc.

The impact upon Geotourism related to geoh heritage within the natural environment, e.g., any impacts on UNESCO Global Geoparks, of which we currently have three on the island of Ireland; Copper Coast in Co. Waterford, Burren and Cliffs of Moher in Co. Clare, and Cuilcagh Lakelands in Cavan and Fermanagh should be considered (where applicable) in this section.

Indirect impacts such as material use for extensive landscaping and public realm should also be considered.

#### Water

Tourism uses can be water intense, depending on development type. Recreational use of a surface water feature, water-based leisure centres etc have different impacts to standard development.

#### Air Quality and Climate

Tourism impact upon air quality is dependent on the activity proposed and sensitivity of the location. If the tourism project includes a large increase in transportation services, collection of baseline air emission data is advised. Transportation emissions affect not only air quality, but also greenhouse gases. Changing climatic patterns due to climate change should be factored into this analysis.

#### Noise and Vibration

A link between tourism and this prescribed environmental factor, beyond the normal development impacts, is rare, however the impact upon tourism of issues of noise and vibration can be significant. Construction adjoining hotels for example should consider the sensitivity of the development and ensure mitigation is in place.

#### Material Assets; Traffic and Transport

The different transport patterns associated with tourism activities is a key impact of tourism and should be considered especially for tourism projects. These produce temporal and seasonal changes on the norm and specialist consideration and interpretation should be given. Tourism proposals should, where possible, be well served by public transport and should be accessible by modes other than the car. The impact of traffic on tourism assets can be substantial and can vary in severity according to season, the weather, etc. The impact of construction traffic can be a particular concern in tourism sensitive areas in terms of noise pollution and visual impact. The construction programme of developments should work to

avoid peak tourism periods in tourism areas and should consider planned or anticipated tourism events and festivals.

#### Cultural Heritage

Cultural heritage can be a key component of tourism projects and the impact of tourism on the maintenance of cultural heritage should be given the utmost consideration, whether positive or negative. As a tourism attraction, cultural heritage should be strongly considered in non-tourism developments and the impact upon tourism considered as a potential impact.

#### Archaeology

Archaeology can be of tourism interest and can be an attractive or key component of tourism projects. Archaeology can be a tourism attractor and given that national policy emphasis on the non-renewable nature of the archaeology and archaeological heritage, focus should be a presumption in favour of its preservation in-situ or where preservation in-situ is not the option chosen, there must be preservation by record (i.e. archaeological excavation and recording must take place) in line with statutory requirements.

#### Material Assets; Waste Management

Tourism is a resource heavy activity and can impact waste streams and waste segregation. Impacts here should be considered strongly and with knowledge of the variation that arises from the particular tourist activity. Waste and Waste disposal issues can also impact the perception of an unspoiled environment, effecting tourism, which should be considered.

#### Material Assets

Material assets outside of the material assets already referenced that should be considered are built services (utilities) and infrastructure. Tourism development should include impact assessment on built services (utilities) and infrastructure while non tourism related development should consider the effect on tourism, which should be considered.

#### Landscape

The visual impact of a tourism development, especially in locations which are visually sensitive or renowned for their scenic or landscape beauty, should be considered carefully. A development intended to utilise or enjoy a particular vista or environment should minimise impact upon that environment.

#### ***Major Accident and Natural Disaster***

There is a requirement for tourist developments to describe expected significant effects on the environment of the proposed development's vulnerability to major accidents and/or natural disasters relevant to it. Where appropriate measures should be identified to prevent or mitigate the significant adverse effects of such accidents or disasters, including resulting from climate change, on the environment and detail the preparedness for the proposed response.

#### ***Interaction of Impacts***

Where two or more environmental impacts combine or interact they should be considered under the prescribed topics. It is best practice to provide a table of interactions within an EIAR or EIA Screening Report.

#### ***Cumulative Impact***

The cumulative impact is that of the project combined with any known likely project which will interact or compound an environmental impact.

### ***Transboundary Impact***

Transboundary impacts should be included in EIAR. In the case of tourism, especially international travel, the transboundary impacts may not be proximate to the EIAR site.

### ***Mitigation & Monitoring***

Mitigation should follow the hierarchy of minimisation in descending order of preference- Avoid, Reduce, Remedy.

*Avoid* sensitive tourism resources- such as views, access and amenity areas including habitats as well as historical or cultural sites and structures.

*Reduce* the exposure of sensitive resources to excessive environmental impact.

*Reduce* the adverse effects to tourism land uses and patterns of activities, especially through interactions arising from significant changes in the intensity of use or contrasts of character or appearance.

*Remedy* any unavoidable significant residual adverse effects on tourism resources or activities.

Mitigation measures must be measurable and achievable within the bounds of the project.

With regard to Monitoring, Article 8a of the EIA Directive requires that:

*1. 'The decision to grant development consent shall incorporate at least the following information ...*

*(b) any environmental conditions attached to the decision, a description of any features of the project and/or measures envisaged to avoid, prevent or reduce and, if possible, offset significant adverse effects on the environment as well as, where appropriate, monitoring measures. ... 4 Member States shall ensure that the features of the project and/or measures envisaged to avoid, prevent or reduce and, if possible, offset significant adverse effects on the environment are implemented by the developer, and shall determine the procedures regarding the monitoring of significant adverse effects on the environment. The type of parameters to be monitored and the duration of the monitoring shall be proportionate to the nature, location and size of the project and the significance of its effects on the environment. Existing monitoring arrangements resulting from Union legislation other than this Directive and from national legislation may be used if appropriate, with a view to avoiding duplication of monitoring.'*

### ***Residual Impacts***

The residual impacts are the final predicted or intended impacts which occur after the proposed mitigation measures have been implemented.

## 8. Sources of information on Tourism

### *Information available online*

#### *Fáilte Ireland*

Fáilte Ireland offers detailed research analysis and insights into the Irish Tourism Industry. The National Tourism Development Authority has a portfolio of research across a number of areas including facts and figures, Environmental Surveying and Monitoring, briefing papers and reports and visitor feedback. The Fáilte Ireland website has a dedicated research library which can be accessed [here](#)

Fáilte Ireland also manages an environmental surveying and monitoring database as part of the Wild Atlantic Way Operational Programme which can be accessed [here](#). The purpose of this is to work with and demonstrate to our stakeholders and partners that we are committed to the sustainable development of the Wild Atlantic Way, and to be able to pre-empt and avoid environmental effects in the future should they occur.

#### *Discover Ireland:*

Operated by Fáilte Ireland, the Discover Ireland website includes comprehensive information on tourist attractions in destinations all around Ireland, including listings for activities, accommodation, events and experiences for every county, major town and region in Ireland. The website features elements from the four destination brands – Wild Atlantic Way, Ireland's Ancient East, Ireland's Hidden Heartlands and Visit Dublin and can be accessed [here](#).

#### *Tourism Ireland*

Tourism Ireland is responsible for marketing the island of Ireland overseas as a holiday and business tourism destination. Tourism Ireland publishes a range of research documents including; visitor facts and figures, seasonal updates and industry insights which are accessible [here](#)

#### *Local Authorities*

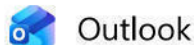
Local Authorities are an invaluable source of information. They produce tourism strategies and audits of tourism assets within their jurisdiction. Local authorities will also produce landscape and seascape studies. Protected views and prospects as well as the record of protected structures and other designated protected buildings are contained within the Statutory Development Plans.

#### *Regional Assemblies*

Regional Assemblies can also be consulted on high level strategic tourism and potential Regional Spatial and Economic Strategies (RSESs) should be consulted.

#### *Central Statistics Office*

The Central Statistics Office (CSO) is Ireland's national statistical office and their purpose is to impartially collect, analyse and make available statistics about Ireland's people, society and economy. The Tourism and Travel Section of the Central Statistics Office is the major source for tourism statistics in Ireland and is updated regularly.



Outlook

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**RE: 11333 - Ballincor Wind Farm - EIA Scoping and Consultation**

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**From** planning applications <[REDACTED]>**Date** Wed 7/31/2024 9:21 AM**To** Ryan O'Toole <[REDACTED]>

**CAUTION:** This email originated from outside of the organisation. Do not click links, open attachments or scan QR codes unless you recognise the sender and know the content is safe. Forward unusual emails to [REDACTED] for verification.

Hello Ryan,

Thank you for your email and letter regarding the EIAR for the proposed Ballincor Wind Farm. I note in the EIA Scoping Report, section 5.4 Desktop and Field Surveys you have listed the Fáilte Ireland, *EIAR Guidelines for the Consideration of Tourism and Tourism Related Project (received from Failte Ireland in 2023)*. Which you may find informative for the preparation of the Environmental Impact Assessment for the proposed project.

Regards,

Yvonne

**Yvonne Jackson**

Product Development-Environment &amp; Planning Support | Fáilte Ireland

88-95 Amiens Street, Dublin 1, D01 WR86

**M** [REDACTED][LinkedIn](#) | [Twitter](#) | [YouTube](#) | [Facebook](#)

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**From:** Ryan O'Toole <[REDACTED]>**Sent:** Wednesday, July 3, 2024 4:06 PM**To:** planning applications <[REDACTED]>**Cc:** John Dillon <[REDACTED]>**Subject:** RE: 11333 - Ballincor Wind Farm - EIA Scoping and Consultation

**[ATTENTION]** This email originated from outside of the organisation. Do not click links or open attachments unless you recognise the sender and know the content is safe.

Dear Sir/Madam,

TOBIN are preparing an Environmental Impact Assessment Report (EIAR) on behalf of RWE Renewables Ireland Limited for the proposed Ballincor Wind Farm. The link to the Ballincor Wind Farm website is below.

<https://ie.rwe.com/projects-and-locations/onshore-wind-farm-ballincor/>

As part of the EIA process, we invite you to submit any relevant information that you may hold and/or highlight any issues that you feel should be directed to the project team.

To facilitate this, please find attached a scoping letter and the EIA Scoping Report providing details of the proposed development, site location, and the proposed scope of the EIAR.

Views/comments on the proposed development can be submitted by email, letter, or telephone to the contact below no later than the 15th of August 2024.

Kind regards,

Ryan O'Toole

Assistant Project Manager (Environment & Planning)

TOBIN

Galway | Dublin | Castlebar | Limerick | Sligo

Telephone: +353 (0)71 9318844

Email: [REDACTED]

Website: <http://www.tobin.ie>

# TOBIN



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*2022 Association of Consulting Engineers of Ireland Awards Winner: Innovation*

*2020 Association of Consulting Engineers of Ireland Awards Winner: Project Management*

*2019 Association of Consulting Engineers of Ireland Awards Winner: Design Excellence (Structures)*

*2018 Engineers Ireland Excellence Awards Winner: Engineering Project of the Year*

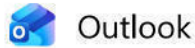
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**RE: EIA Scoping for Ballincor Wind Farm**

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From Geoff Hynes <[REDACTED]>

Date Fri 4/5/2024 10:32 AM

To Ryan O'Toole <[REDACTED]>

📎 1 attachment (232 KB)

EIA Scoping Report for the proposed Ballincor Wind Farm, Ballincor, Birr, Co. Offaly HSA Ref 4379.pdf;

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To whom it may concern,

Please see attached in relation to the above.

Regards,

Geoff

**Geoff Hynes**

Inspector | CCPS Unit | Health & Safety Authority

Mobile: [REDACTED]

Email: [REDACTED]

Web: [www.hsa.ie](http://www.hsa.ie)

Health and Safety Authority,  
Metropolitan Building,  
James Joyce Street,  
Dublin 1,  
D01 KOY8

An tÚdarás Sláinte agus Sábháilteachta,  
An Foirgneamh Uirbeach,  
Sráid James Joyce,  
Baile Átha Cliath 1  
D01 KOY8



An tÚdarás Sláinte agus Sábháilteachta  
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Tobin  
Block 10-4,  
Blanchardstown Corporate Park  
Dublin  
D15 X98N

Our Ref: 4379

05/04/2024

**Re: EIA Scoping Report for the proposed Ballincor Wind Farm, Ballincor, Birr, Co. Offaly.**

To whom it may concern,


The Health and Safety Authority (the Authority), acting as the Central Competent Authority under the Chemicals Act (Control of Major Accident Hazards Involving Dangerous Substances) Regulations 2015 (S.I. 209 of 2015) gives technical advice to the Planning Authority when requested, under regulation 24(2) in relation to:

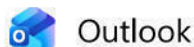
- (a) the siting and development of new establishments;
- (b) modifications to establishments of the type described in Regulation 12(1);
- (c) new developments including transport routes, locations of public use and residential areas in the vicinity of establishments, where the siting, modifications or developments may be the source of, or increase the risk or consequences of, a major accident.

Since the above-referenced application appears to be outside the scope of the Regulations, the Authority has no observations to forward.

If you have any queries please contact the undersigned.

Yours sincerely

  
\_\_\_\_\_  
**Geoff Hynes**  
**Inspector,**  
**COMAH, Chemical Production & Storage (CCPS)**



---

**RE: EIA Scoping for Ballincor Wind Farm**

---

**From** Foi Foi <[REDACTED]>

**Date** Fri 4/5/2024 8:42 AM

**To** Ryan O'Toole <[REDACTED]>

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Good morning

The HSE South East Freedom of Information Office would have no remit over the below query.

Kind regards

Ruth Butler, Consumer Affairs, HSE, Kilcreene Office Complex, Kilcreene Hospital, Kilkenny

Tel: [REDACTED]

Email: [REDACTED]

---

**From:** Ryan O'Toole <[REDACTED]>

**Sent:** Wednesday 3 April 2024 14:21

**To:** Foi Foi <[REDACTED]>

**Cc:** John Dillon <[REDACTED]>

**Subject:** EIA Scoping for Ballincor Wind Farm

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Dear Sir/Madam,

TOBIN are preparing an Environmental Impact Assessment Report (EIAR) on behalf of RWE Renewables Ireland Limited for the proposed Ballincor Wind Farm.

As part of the EIA process, we invite you to submit any relevant information that you may hold and/or highlight any issues that you feel should be directed to the project team.

To facilitate this, please find attached a scoping letter and proposed site layout map. The site is located at ITM, 603700, 697950.

Views/comments on the proposed development can be submitted by email, letter, or telephone to the contact below no later than the 15th of May 2024.

Kind regards,  
**Ryan O'Toole**

**Assistant Project Manager (Environment & Planning)****TOBIN****Galway | Dublin | Castlebar | Limerick | Sligo****Telephone: +353 (0)71 9318844****Email:** [REDACTED]**Website:** <http://www.tobin.ie>**TOBIN***2022 Engineers Ireland Awards Winner: CPD Employer of the Year**2022 Association of Consulting Engineers of Ireland Awards Winner: Innovation**2020 Association of Consulting Engineers of Ireland Awards Winner: Project Management**2019 Association of Consulting Engineers of Ireland Awards Winner: Design Excellence (Structures)**2018 Engineers Ireland Excellence Awards Winner: Engineering Project of the Year***Disclaimer**

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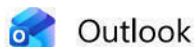
Need information and advice on COVID-19? Go to [www.hse.ie/coronavirus](http://www.hse.ie/coronavirus)

"Tá an fhaisnéis sa ríomhphost seo (ceangaltáin san áireamh) faoi rún. Baineann sé leis an té ar seoladh chuige amháin agus tá sé ar intinn go bhfaighfidh siadsan amháin é agus gurb iadsan amháin a dhéanfaidh breithniú air. Más rud é nach tusa an duine ar leis é, tá cosc iomlán ar aon fhaisnéis atá ann, a úsáid, a chraobhscaoileadh, a scaipeadh, a nochtadh, a fhoilsiú, ná a chóipeáil. Seans gurb iad tuairimí pearsanta an údar atá san ríomhphost agus nach tuairimí FSS iad.

Má fuair tú an ríomhphost seo trí dhearmad, bheadh muid buíoch dá gcuirfeá in iúil don Deasc Seirbhísí ECT ar an nguthán ag [REDACTED] nó ar an ríomhphost chuig [service.desk@hse.ie](mailto:service.desk@hse.ie) agus ansin glan an ríomhphost seo ded' chóras."

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Outlook

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**RE: EIA Scoping for Ballincor Wind Farm**

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**From** Christophe O'BRIEN <Christophe.O[REDACTED]>**Date** Fri 4/5/2024 12:05 PM**To** Ryan O'Toole <[REDACTED]>**Cc** John Dillon <[REDACTED]>

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Good afternoon Ryan,

Thank you for your email and the information provided in relation to the proposed Ballincor WF in Co. Offaly.

Having reviewed the coordinates you have provided, it appears that the proposed site is approximately 5kms South West of the licensed Aerodrome – Birr Airfield in Co. Offaly.

As such, we would request that you engage directly with the Aerodrome licensee as part of your consultation process.

Contact details for Birr Aerodrome are as follows:

<https://ormandflyingclub.ie/>

Birr Airfield,

Birr,

Co.Offaly

Phone: [REDACTED]  
[REDACTED]

Should a formal planning application be submitted, the Irish Aviation Authority will likely offer the following general observations:

*"In the event of planning consent being granted, the applicant should be conditioned to contact the Irish Aviation Authority to: (1) agree an aeronautical obstacle warning light scheme for the wind turbine development, (2) provide as-constructed coordinates in WGS84 format together with ground and tip height elevations at each wind turbine location and (3) notify the Authority of intention to commence crane operations with at least 30 days prior notification of their erection."*

Please note that following the separation of the Irish Aviation Authority and Air Navigation Ireland (the IAA ANSP) from the 30th April 2023, Air Navigation Ireland has responsibility for the maintenance and safeguarding of

instrument flight procedures and navigational aids at Dublin, Cork and Shannon airports, and en route communications and navigation surveillance equipment in Ireland.

Please forward the scoping document for the attention of the Engineering section to: [REDACTED]

Regards,

Christophe

*Christophe O'Brien*

Aerodromes Inspector

The Times Building, 11-12 D'Olier Street, Dublin 2, D02 T449



ÚDARÁS EITLÍOCHTA NA hÉIREANN  
IRISH AVIATION AUTHORITY

---

**From:** Ryan O'Toole <[REDACTED]>  
**Sent:** Wednesday, April 3, 2024 2:20 PM  
**To:** IAA INFORMATION <[REDACTED]>  
**Cc:** John Dillon <[REDACTED]>  
**Subject:** EIA Scoping for Ballincor Wind Farm

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Dear Sir/Madam,

TOBIN are preparing an Environmental Impact Assessment Report (EIAR) on behalf of RWE Renewables Ireland Limited for the proposed Ballincor Wind Farm.

As part of the EIA process, we invite you to submit any relevant information that you may hold and/or highlight any issues that you feel should be directed to the project team.

To facilitate this, please find attached a scoping letter and proposed site layout map. The site is located at ITM, 603700, 697950.

Views/comments on the proposed development can be submitted by email, letter, or telephone to the contact below no later than the 15th of May 2024.

Kind regards,

**Ryan O'Toole**

**Assistant Project Manager (Environment & Planning)**

**TOBIN**

**Galway | Dublin | Castlebar | Limerick | Sligo**

**Telephone:** +353 (0)71 9318844

**Email:** [REDACTED]

**Website:** <http://www.tobin.ie>

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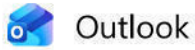
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**RE: 11333 - Ballincor Wind Farm - EIA Scoping and Consultation**

---

From Planning <[REDACTED]>  
Date Mon 7/8/2024 2:20 PM  
To Ryan O'Toole <[REDACTED]>  
Cc John Dillon <[REDACTED]>; Planning <[REDACTED]>

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Dear Ryan,

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The proposed site appears to be approximately 5kms South West of the licensed Aerodrome – Birr Airfield in Co. Offaly.

As such, we would request that you engage directly with the Aerodrome licensee as part of your consultation process.

Contact details for Birr Aerodrome are as follows:

<https://ormandflyingclub.ie/>

Birr Airfield,

Birr,

Co.Offaly

Phone: [REDACTED]

[REDACTED] [flyingclub.ie](mailto:info@flyingclub.ie)

Should a formal planning application be submitted, the Irish Aviation Authority will likely offer the following general observations:

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Please forward the scoping document for the attention of the Engineering section to:

[REDACTED]

Kind regards,

Dave

---

**From:** Ryan O'Toole <[REDACTED]>  
**Sent:** Wednesday, July 3, 2024 4:04 PM  
**To:** IAA INFORMATION <[REDACTED]>  
**Cc:** John Dillon <[REDACTED]>  
**Subject:** RE: [REDACTED] - Ballincor Wind Farm - EIA Scoping and Consultation

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Dear Sir/Madam,

TOBIN are preparing an Environmental Impact Assessment Report (EIAR) on behalf of RWE Renewables Ireland Limited for the proposed Ballincor Wind Farm. The link to the Ballincor Wind Farm website is below.

<https://ie.rwe.com/projects-and-locations/onshore-wind-farm-ballincor/>

As part of the EIA process, we invite you to submit any relevant information that you may hold and/or highlight any issues that you feel should be directed to the project team.

To facilitate this, please find attached a scoping letter and the EIA Scoping Report providing details of the proposed development, site location, and the proposed scope of the EIAR.

Views/comments on the proposed development can be submitted by email, letter, or telephone to the contact below no later than the 15th of August 2024.

Kind regards,  
Ryan O'Toole  
Assistant Project Manager (Environment & Planning)  
TOBIN  
Galway | Dublin | Castlebar | Limerick | Sligo  
Telephone: +353 (0)71 9318844  
Email: [REDACTED]  
Website: <http://www.tobin.ie>



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 Outlook

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**RE: Ballincor Wind Farm - EIA Scoping and Consultation**

---

From Jane Gilleran <[redacted]>  
Date Thu 10/9/2025 12:42 PM  
To Oonagh Fleming <[redacted]>

 1 attachment (287 KB)  
BallincorWind Farm, Co. Offaly\_Tobin\_09.10.2025.pdf;

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Dear Oonagh,

Please find attached scoping response.

Regards,

Jane

**Jane Gilleran**  
**Senior Fisheries Environmental Officer**

 [redacted] •  [redacted] •  [https://scanner.topsec.com/?d=4369&r=auto&u=www.fisheriesireland.ie&t=ae7242t\[redacted\]33841b8ce32debbfa731f6e](https://scanner.topsec.com/?d=4369&r=auto&u=www.fisheriesireland.ie&t=ae7242t[redacted]33841b8ce32debbfa731f6e) •  V94 NPEO



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---

**From:** Cormac Goulding <[redacted]>  
**Sent:** Tuesday 7 October 2025 10:07  
**To:** Jane Gilleran <[redacted]>; Oonagh Fleming <[redacted]>  
**Cc:** [redacted]  
**Subject:** FW: Ballincor Wind Farm - EIA Scoping and Consultation

Hi Oonagh,

This proposed development is within the Shannon Catchment, which is dealt with by my colleague Jane Gilleran (cc'd here).

Regards,

Cormac

**Cormac Goulding**

Senior Fisheries Environmental Officer





[www.fisheriesireland.ie](http://www.fisheriesireland.ie) •  E91 RD25


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**From:** Oonagh Fleming <[REDACTED]>  
**Sent:** Friday 3 October 2025 14:54  
**To:** Cormac Goulding <[REDACTED]>  
**Cc:** John Dillon <[REDACTED]>  
**Subject:** Ballincor Wind Farm - EIA Scoping and Consultation

Dear Sir/Madam,

On behalf of our client RWE Renewables, TOBIN wish to advise that RWE Renewables intend to submit a planning application for permission to develop an 11 turbine wind farm at Ballincor, Co. Offaly and have commenced the process of Environmental Impact Assessment (EIA).

TOBIN are preparing an Environmental Impact Assessment Report (EIAR) on behalf of RWE Renewables Ireland Limited for the proposed Ballincor Wind Farm. The link to the Ballincor Wind Farm website is below.  
<https://ie.rwe.com/projects-and-locations/onshore-wind-farm-ballincor/>

Please find attached the layout for the proposed development. For your reference, we have also attached the scoping report.

We would appreciate your review of the attached and ask if you have any additional views/comments to share.

If possible, we kindly ask that you return your comments by 31<sup>st</sup> October to support our ongoing assessment timeline.

Kind regards,

**Oonagh Fleming**

Assistant Project Manager / Environmental Scientist

TOBIN

Galway | Dublin | Castlebar | Limerick | Sligo

Telephone: +353 (0)1 8030401

Email: [REDACTED]

Website: <http://www.tobin.ie>

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**Iascach Intíre Éireann  
Inland Fisheries Ireland**

09.10.2025

**Re. Consultation Request for Proposed Wind Farm Development at Ballincor, Co. Offaly**

Dear Oonagh,

Thank you for your email to Cormac Goulding dated October 7th regarding a request for consultation on the proposed Ballincor Windfarm.

Our main concerns in relation to this development will be the protection of the aquatic resource and the associated riparian habitat. In particular, the protection of the Little Brosna river and its tributaries that drain the proposed site.

The accompanying map is low on detail making it difficult to assess the potential river crossings and interactions, therefore the comments below are generic in nature and reflect our general concerns in relation to such developments. Additional concerns may be raised when the final EIAR and planning application is available.

Contrary to the statement in Section 1.8 of the Scoping Report, there are a number of EPA mapped watercourses running within the redline site boundary and ultimately draining to the Little Brosna.

1. All watercourses that will receive drainage from the construction sites of the turbines or the access roads must be assessed in terms of aquatic biodiversity with particular emphasis on fish, the food of fish, spawning grounds and fish habitat in general. In this regard changes to river morphology should be avoided.
2. The aquatic habitat and physical nature of any watercourse affected by the development must be fully described in detail. This includes areas of open water, pool riffle glide sequences, density and types of aquatic vegetation, description of riparian zones to depth of at least 10 metres on either bank etc. The extent of the surveys should be sufficiently long enough so as to be representative of the habitat contained in that watercourse. There should be a particular focus on sections upstream and downstream of any point where an impact on the watercourse is likely to arise. It may be appropriate to survey a tributary stream and the larger, more important streams it joins, and assess the effect the discharge might further have on biodiversity and fisheries in the larger streams. Surveys of un-impacted (control) streams should also be included in the Environmental Impact Assessment.
3. Electrofishing surveys will be required for all waters. Quantitative data in relation to all fish species should be compiled. The presence of salmonid species, crayfish and lamprey species will be of particular concern.



**Iascach Intíre Éireann  
Inland Fisheries Ireland**

In undertaking the electrofishing survey only experienced personnel should be employed. Appropriate permits for electrofishing must be obtained from the Department of Communications, Energy and Natural Resources. Authorised personnel must ensure that they comply with all the conditions contained in the permit.

4. We are concerned about soils, their structure and types around all the turbines, turbine pads, associated access roads and site development. In particular we have concerns about the stability of the soils and the impact that works on both the turbines and access roads may have either directly or by vibration on the stability of the soils. IFI are particularly concerned where it is proposed to construct wind turbines on peat soils especially if these peat soils are located on upland areas. This would appear to be the case in the current application. In light of previous peat slips in the general area, extra caution will be required in siting of turbines in areas of deep peat.
5. IFI strongly recommends that specialist personnel are employed to assess soil strength and suitability of the ground at each site and along any proposed access road. This is particularly important in relation to peat soils. From our experiences we will have serious difficulties with developments on peat soils where there is excessive slope and/or where the peat depth exceeds one metre. Excessive slopes will be an issue with all wind farm proposals regardless of soil type. The potential for soil movement and landslides should be assessed fully within the EIS.
6. Particular attention should be paid to the hydrology of any site where excavations, including excavations for road construction are being undertaken. It is important that natural flow paths are not interrupted or diverted in such a manner as to give rise to erosion or instability of soils caused by an alteration in water movement either above or below ground.
7. Attention should be paid to drainage during both the construction phase and the operational phase. This includes waters being pumped from foundations or other excavations. It is particularly important during the construction phase that sufficient retention time is available in any settlement pond to ensure no deleterious matter is discharged to waters. We strongly recommend that settlement ponds are maintained, where appropriate, during the operational phase to allow for the adequate settlement of suspended solids and sediments and prevent any deleterious matter from discharging. In constructing and designing silt traps particular attention should be paid to rainfall levels and intensity. The silt traps should be designed to minimise the movement of silt during intense precipitation events where the trap may become hydraulically overloaded. It is essential that they are located with good access to facilitate monitoring sampling and maintenance. A license to discharge to waters may be required from the local authority.
8. We have concerns about the construction of roads as these will tend to provide preferential flow paths for surface waters. Considerable attention must be paid to the interception of surface water flows.



**Iascach Intíre Éireann  
Inland Fisheries Ireland**

9. Our concerns in relation to deleterious matter have been referred to above, but we also have concerns in relation to the flow patterns and to ensuring that normal flows are maintained both during and after construction. Situations can arise where water transportation is significantly increased in certain watercourses thereby putting additional pressures on these and interfering with the sustained flow of water particularly during dry weather. This should be avoided.
10. Consideration must be given to the disposal of waste materials such that they will not give rise to discharges to waters. In terms of risk, the placing of soils on watercourse-adjacent ground should not be permitted unless the area has been the subject of a risk assessment. This is of particular concern where peat soils are encountered. Furthermore drainage from disturbed and stockpiled soils will have to be considered in advance. It may be necessary to carry out soil stockpiling operations in confined areas only and to ensure vegetation/covering of the soils to prevent wash-out.
11. Details in relation to site offices and the services necessary for the site offices should form part of the EIA. In addition, details relating to operations during the construction phase to contain pollutants should also be considered. It should be noted that cement leachate, hydrocarbon oils and other toxic poisonous materials will require full containment and should not be permitted to discharge to any waters. Please note that physical pollution of watercourses in terms of dumping of unsuitable gravel material or other construction debris in or stockpiling such materials near watercourses is not acceptable as this will interfere with the aquatic habitat.
12. The use of sedimentary rocks, such as shale, in road construction should be avoided. This type of material has poor tensile strength and is liable to be crushed by heavy vehicles thereby releasing fine sediment materials into the drainage system which are difficult to precipitate and may give rise to water pollution. We recommend that specialist expertise should advise on the type of material required for road construction bearing in mind the pressures that will arise during the construction phase and the necessity to avoid pollution due to fines washing out into the roadside drainage.
13. In relation to watercourse crossings for the road or grid connection please be advised that IFI will require to be consulted well in advance in relation to all watercourse crossings or the use of any temporary diversions. We strongly recommend that these crossings should be kept to a minimum. We will also require that any instream structures or bridge crossings are approved by the IFI. In designing crossings, the length, slope and width of any instream structure will be important. Clear span bridges are the preferred option for all crossings especially in upland areas.
14. Please also note that any instream works or other works which may impact directly on a watercourse should only be carried out during the open season which is from 1<sup>st</sup> July to 30<sup>th</sup> of September in each year (so as to avoid impacting on the aquatic habitat during the spawning season.) It would be important that appropriate scheduling of works is allowed for.



15. The EIAR should indicate proposals to monitor the impact on watercourses within the site. In the event that environmental damage to the aquatic habitat and associated riparian zone is caused, the EIAR should indicate the steps that may be taken to rectify any damage to the aquatic habitat including liaison with the appropriate authorities.
16. In relation to wind farm structures and infrastructure it is important that a sufficient bank side riparian zone is maintained to absorb and attenuate overland flows. In deciding the extent of this riparian zone the following factors would be important:
  - Type of soil and its depth and strength especially if the development is on an upland peat bog area.
  - Stock piling or spreading of spoil on unstable soils especially if the soil is peat with a depth greater than 1 meter thick. (Geotec. survey and assessment at every stage of operation is essential)
  - Degree or extent of the slope.
  - Variations in the topography that will give rise to point flows (keep flow as diffuse as possible).
  - Extent and nature of catchment above the area of operation. In particular meticulous care should be paid to avoid interfering with the catchment and altering the direction of flow, perhaps to another catchment.
  - The importance of the watercourse and downstream waters in fisheries and biodiversity terms.
  - The extent and proven efficacy of water treatment in relation to the structure.

The discharge of polluting or deleterious matter to any watercourse except under and in accordance with a licence may be an offence under the Fisheries Acts and/or under the Water Pollution Acts.

Should works be approved a finalised CEMP must be agreed with Inland Fisheries Ireland before works commence.

Should you require any further information or clarification from IFI, please do not hesitate to contact me.

Yours sincerely,

*Jane Gilleran*

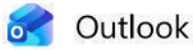
.....

Jane Gilleran  
Senior Fisheries Environmental Officer  
Inland Fisheries Ireland - Limerick



**Iascach Iníre Éireann**  
**Inland Fisheries Ireland**





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## EIA Scoping for Ballincor Wind Farm

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From Pearse Cafferky <[REDACTED]>  
Date Wed 4/10/2024 11:03 AM  
To Ryan O'Toole <[REDACTED]>

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Hi Ray

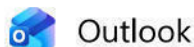
Thank you for inviting the IHPA to submit to the Environmental Impact Assessment Report (EIAR) on behalf of RWE Renewables Ireland Limited for the proposed Ballincor Wind Farm.

We do not consider the proposed development to have any impact on the IHPA flying activities and therefore will not be making any submissions to the EIAR.

Regards....

Pearse

--  
Pearse Cafferky  
IHPA Chairman  
Mobile: [REDACTED]  
Email: [REDACTED]



---

**Re: 11333 - Ballincor Wind Farm - EIA Scoping and Consultation**

---

From IWT Info <[REDACTED]>

Date Mon 7/8/2024 3:22 PM

To Ryan O'Toole <[REDACTED]>

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Dear Ryan,

Thank you for contacting us. We do not have the staff capacity to respond to this consultation at the moment but we will endeavour to respond if possible.

Kind regards,  
Fabiola Vieira

On Wed, 3 Jul 2024 at 15:57, Ryan O'Toole <[REDACTED]> wrote:

Dear Sir/Madam,

TOBIN are preparing an Environmental Impact Assessment Report (EIAR) on behalf of RWE Renewables Ireland Limited for the proposed Ballincor Wind Farm. The link to the Ballincor Wind Farm website is below.

<https://ie.rwe.com/projects-and-locations/onshore-wind-farm-ballincor/>

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To facilitate this, please find attached a scoping letter and the EIA Scoping Report providing details of the proposed development, site location, and the proposed scope of the EIAR.

Views/comments on the proposed development can be submitted by email, letter, or telephone to the contact below no later than the 15th of August 2024.

Kind regards,

**Ryan O'Toole**

**Assistant Project Manager (Environment & Planning)**

**TOBIN**

**Galway | Dublin | Castlebar | Limerick | Sligo**

**Telephone:** +353 (0)71 9318844

**Email:** [REDACTED]

**Website:** <http://www.tobin.ie>

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Facebook: IrishWildlifeTrust

Twitter: @irishwildlife

Phone: 01 445 7259 (landline available Wednesday-Thursday 9:30 to 5pm)



---

**Ballincor wind farm, Ballincor, Co. Offaly**

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From Paul Hennessy <[REDACTED]>

Date Wed 4/3/2024 5:05 PM

To Ryan O'Toole <[REDACTED]>

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Hi Ryan,

Just today we received the EIA Scoping letter in respect of the above proposed wind farm development.

We would comment as follows:

In general terms, the siting of wind turbines at certain geographical locations countrywide may have implications for the operations of the communication, navigation and surveillance systems used by Air Nav Ireland for the separation and safety of aircraft. The geographical siting of these turbines may also have implications for the flight paths of aircraft.

Shannon Airport Authority DAC has specific responsibility to define the airspace around its aerodrome which must be maintained free from obstacles to permit the intended aircraft operations at the aerodrome to be conducted safely and to prevent the aerodrome from becoming unusable by the growth of obstacles around it. This is achieved by establishing a series of obstacle limitation surfaces (OLS) that define the limits to which objects (temporary or permanent) may project into the airspace. These surfaces may extend many kilometres outwards from the active runway strip at the aerodrome.

With specific reference to the Ballincor Wind farm, and arising from our own internal assessment, this development will have no impact on the aerodrome OLS as it is greater than 15km away from the Aerodrome reference point (ARP). The development is not within the protection areas as per our safeguarding maps. As there is no penetration of the aerodrome OLS surfaces, it is unlikely that there will be any Annex 14 OLS impacts due to the proposed wind farm.

Shannon Airport does, however, note and share the concerns of our colleagues in Air Nav Ireland specifically relating to radar systems/ navigational aids and Instrument Flight Procedures (IFP's) and the potential impacts of wind farm developments on these systems. That is why it would be advisable to solicit their comments and those of the IAA – Aerodromes Division also.

**Please note:** For developments of this type the following conditions/requirements must be mandated:

- If the turbines are within 45km of Shannon Airport's ARP and are greater than 100m in height they would be required to be included in the IAA Electronic Air Navigation Obstacle Dataset.
- Also, standard: *Chapter Q (Visual Aids for Denoting Obstacles)* of the Certification Specifications for Aerodrome Design – Issue 6 contained in the EASA aerodrome rules must be applied to the turbines as they would be regarded as an extensive object.

If we can be of further assistance please contact me.


Kind Regards,

Paul




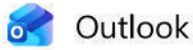
**Paul Hennessy**

*Safety Compliance & Environment Manager*

 061 712471 [REDACTED]

 [www.SNNAirportGroup.ie](http://www.SNNAirportGroup.ie)

 Shannon Airport, Co. Clare, Ireland, V14 EE06



**FW: [External] ██████████ EIA Scoping for Ballincor Wind Farm**

From Paul Hennessy <██████████>

Date Thu 4/4/2024 2:58 PM

To Ryan O'Toole <██████████>

2 attachments (970 KB)

██████████-WTG.pdf; Shannon Airport.pdf;

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Hi Ryan,

See below from Air Nav Ireland.

Brgds,

Paul



**Paul Hennessy**

*Safety Compliance & Environment Manager*

061 712471 / ██████████

[www.SNNAirportGroup.ie](http://www.SNNAirportGroup.ie)

Shannon Airport, Co. Clare, Ireland, V14 EE06

**From:** Cathal MacCristail <██████████>

**Sent:** 04 April 2024 14:49

**To:** Paul Hennessy <██████████>; Fergal Doyle <██████████>

**Cc:** Terry Symmans <██████████>

**Subject:** [External] 240404 EIA Scoping for Ballincor Wind Farm

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Thanks for this Paul.

From our perspective the area related to the 11 Wind turbines all fall outside of 30nm from Shannon Airport and therefore are not of concern to us.

Separately, I'd imagine that our DME/DME Navaid at Wolftrap, Laois, being c. 12nm from the windfarm, should not be affected. [@Fergal Doyle](#), could you check this please?

The only other comment, I'd add is that these being new obstacles at a presumptive height of 175m, will need to be notified to IAA as they will represent new aviation obstacles.

All the best,

Cathal



**Cathal Mac Criostail**  
Airspace & Navigation | AirNav Ireland  
P: (+353) 1 603 1508 M: (+353) [redacted]  
E: [redacted]  
A: The Times Building, 11-12 D'Olier Street, Dublin 2

---

**From:** Paul Hennessy <[redacted]>  
**Sent:** Wednesday, April 3, 2024 4:30 PM  
**To:** Cathal MacCriostail <[redacted]>  
**Cc:** Terry Symmans <[redacted]>  
**Subject:** FW: [External] EIA Scoping for Ballincor Wind Farm  
**Importance:** High

Hi Cathal,

FYI

Brgds,

Paul



**Paul Hennessy**  
Safety Compliance & Environment Manager

☎ 061 712471 / [redacted]  
🌐 [www.SNNAirportGroup.ie](http://www.SNNAirportGroup.ie)  
📍 Shannon Airport, Co. Clare, Ireland, V14 EE06

---

**From:** Gerry Dillon <[REDACTED]>  
**Sent:** 03 April 2024 15:28  
**To:** Paul Hennessy <[REDACTED]>  
**Cc:** Regina Duffy <[REDACTED]>  
**Subject:** FW: [External] EIA Scoping for Ballincor Wind Farm  
**Importance:** High

Hi Paul,

Can you review and respond please .

Gerry

---

**From:** Regina Duffy <[REDACTED]>  
**Sent:** Wednesday, April 3, 2024 2:25 PM  
**To:** Gerry Dillon <[REDACTED]>  
**Subject:** FW: [External] EIA Scoping for Ballincor Wind Farm

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**From:** Ryan O'Toole <[REDACTED]>  
**Sent:** Wednesday, April 3, 2024 2:20 PM  
**To:** Info - The Shannon Airport Group <[REDACTED]>  
**Cc:** John Dillon <[REDACTED]>  
**Subject:** [External] EIA Scoping for Ballincor Wind Farm

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Dear Sir/Madam,

TOBIN are preparing an Environmental Impact Assessment Report (EIAR) on behalf of RWE Renewables Ireland Limited for the proposed Ballincor Wind Farm.

As part of the EIA process, we invite you to submit any relevant information that you may hold and/or highlight any issues that you feel should be directed to the project team.

To facilitate this, please find attached a scoping letter and proposed site layout map. The site is located at ITM, 603700, 697950.

Views/comments on the proposed development can be submitted by email, letter, or telephone to the contact below no later than the 15th of May 2024.

Kind regards,  
**Ryan O'Toole**  
**Assistant Project Manager (Environment & Planning)**  
**TOBIN**

Galway | Dublin | Castlebar | Limerick | Sligo

Telephone: +353 (0)71 9318844

Email: [REDACTED]

Website: <http://www.tobin.ie>

# TOBIN



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*2019 Association of Consulting Engineers of Ireland Awards Winner: Design Excellence (Structures)*

*2018 Engineers Ireland Excellence Awards Winner: Engineering Project of the Year*

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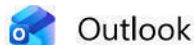
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**RE: [REDACTED] - Ballincor Wind Farm - EIA Scoping and Consultation**

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From Claire Breen <[REDACTED]>

Date Thu 7/4/2024 9:34 AM

To Ryan O'Toole <[REDACTED]>

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Hi Ryan,

I wish to acknowledge receipt of the below correspondence. This correspondence has been forwarded to the planning department for review.

Le dea-ghuí,  
*Claire*

**Claire Breen**  
**Clerical Officer – Regional Planning**  
**Southern Regional Assembly**  
Assembly House, O'Connell Street, Waterford, X91 F8PC  
[REDACTED] | :: [www.southernassembly.ie](http://www.southernassembly.ie); [www.eufunds.gov.ie](http://www.eufunds.gov.ie); #EuropeInMyRegion

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---

**From:** Ryan O'Toole <[REDACTED]>  
**Sent:** Wednesday, July 3, 2024 3:39 PM  
**To:** info <[REDACTED]>  
**Cc:** John Dillon <[REDACTED]>  
**Subject:** RE: [REDACTED] - Ballincor Wind Farm - EIA Scoping and Consultation

Dear Sir/Madam,

TOBIN are preparing an Environmental Impact Assessment Report (EIAR) on behalf of RWE Renewables Ireland Limited for the proposed Ballincor Wind Farm. The link to the Ballincor Wind Farm website is below.

<https://ie.rwe.com/projects-and-locations/onshore-wind-farm-ballincor/>

As part of the EIA process, we invite you to submit any relevant information that you may hold and/or highlight any issues that you feel should be directed to the project team.

To facilitate this, please find attached a scoping letter and the EIA Scoping Report providing details of the proposed development, site location, and the proposed scope of the EIAR.

Views/comments on the proposed development can be submitted by email, letter, or telephone to the contact below no later than the 15th of August 2024.

Kind regards,  
**Ryan O'Toole**  
**Assistant Project Manager (Environment & Planning)**  
**TOBIN**  
**Galway | Dublin | Castlebar | Limerick | Sligo**  
**Telephone: +353 (0)71 9318844**  
**Email: [REDACTED]**  
**Website: <http://www.tobin.ie>**

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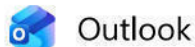


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**2022** *Association of Consulting Engineers of Ireland Awards Winner: Innovation*  
**2020** *Association of Consulting Engineers of Ireland Awards Winner: Project Management*  
**2019** *Association of Consulting Engineers of Ireland Awards Winner: Design Excellence (Structures)*  
**2018** *Engineers Ireland Excellence Awards Winner: Engineering Project of the Year*

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Outlook

**[REDACTED] - EIA Scoping for Ballincor Wind Farm, Birr, Co. Offaly.**

From INFO &lt;[REDACTED]&gt;

Date Thu 4/25/2024 12:40 PM

To Ryan O'Toole &lt;[REDACTED]&gt;

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**Dear Mr. O'Toole,**

Thank you for your correspondence of 3 April 2024 in relation to the above. The position in relation to your enquiry is as follows.

Transport Infrastructure Ireland (TII) wishes to advise that it is not in a position to engage directly with planning applicants with respect to proposed developments. TII will endeavour to consider and respond to planning applications referred to it given its status and duties as a statutory consultee under the Planning Acts. The approach to be adopted by TII in making such submissions or comments will seek to uphold official national road and light rail policy and guidelines including Spatial Planning and National Roads Guidelines for Planning Authorities (DoECLG, 2012) and TII Publications. Regard should also be had to other relevant guidance available at [www.TII.ie](http://www.TII.ie).

The issuing of this correspondence is provided as best practice guidance only and does not prejudice TII's statutory right to make any observations, requests for further information, objections or appeals following the examination of any valid planning application referred.

The information accompanying the scoping request (your ref. 11333) states that the project will consist of up to 11 no. wind turbines, with an accompanying map of the expected site boundary, indicated to occur over the counties of Offaly and Tipperary. TII notes that the cover information also states that the project will include for 110kV grid connection to "Dallow, Birr, Co. Offaly" and may include works to the public road network to accommodate delivery of turbine components (TDR). The indicated wind farm site does not directly interact with the national road network. No information is supplied about the intended grid connection route, grid connection location or potential TDR. TII is therefore unable to ascertain whether potential grid connection routing or TDR will interact with the national road network.

With respect to EIAR scoping issues, the recommendations indicated below provide only general guidance for the preparation of an EIAR, which may affect the national roads and/or light rail networks.

The project promoter should have regard, inter alia, to the following:

Having regard to the EPA Guidelines on the information to be contained in Environmental Impact Assessment Reports, 2022 it is recommended as appropriate that the national road and light rail networks be recognised as strategic transport assets under "material assets". EIAR assessment and mitigation should have regard to the following:

- **National roads:** Official policy for development at or near national roads is set out in the DoECLG Spatial Planning and National Roads Guidelines for Planning Authorities (2012) available at <https://www.gov.ie/en/collection/85b83-planning-guidelines-standards/>

- **TII Publications:** In addition, as part of TII's responsibilities for managing and improving the country's national road and light rail networks, the Authority sets development guidance and standards for traffic and road assessments and construction that may be necessary by reason of proposed development location, scale or typology to be prepared to accompany applications for developments or works. Technical guidance and standards are contained in TII Publications, available at <https://www.tiipublications.ie/>

In addition, the EIAR should have regard to, inter alia, the following:

#### **National road network:**

- TII would be specifically concerned with the potential significant impacts the development would have on the national road network (and junctions with national roads) in the proximity of the proposed development,
- Consultations should be had with the relevant Local Authority/National Roads Design Office (RDO) with regard to locations of existing and future national road schemes,
- The EIAR should have regard to any prior Environmental Impact Statement or Assessment Report and all conditions and/or modifications imposed by An Bord Pleanála regarding road schemes in the area. The developer should in particular have regard for any potential cumulative impacts,
- The EIAR should have regard to the provisions of Chapter 3 of the DoECLG Spatial Planning and National Roads Guidelines in the assessment.

#### **TII Publications:**

- It would be important that, where appropriate, subject to meeting the appropriate thresholds and criteria and having regard to best practice, a Traffic and Transport Assessment (TTA) be carried out in accordance with relevant guidelines, noting traffic volumes attending the site and traffic routes to/from the site with reference to impacts on the national road network and junctions of lower category roads with national roads. TII's Traffic and Transport Assessment Guidelines (TII Publication No. PE-PDV-02045) should be referred to in relation to the proposed development with potential impacts on the national road network. The scheme promoter is also advised to have regard to Section 2.2 of the Guidelines which addresses requirements for sub-threshold TTA,
- The designers and assessors are asked to consult TII Publications to determine whether a road safety audit is required.

#### **TII environmental assessment guidance:**

- The EIAR should have regard to TII's Environmental Assessment and Construction Guidelines, including the Good Practice Guidance for the Treatment of Noise during the Planning of National Road Schemes (March 2014),
- The EIAR should consider the European Communities (Environmental Noise) Regulations 2018 (S.I. No. 549 of 2018) and, in particular, how the development will affect future action plans by the relevant competent authority. The developer may need to consider the incorporation of noise barriers to reduce noise impacts (see Good Practice Guidance for the Treatment of Noise during the Planning of National Road Schemes (March 2014)).

#### **Haul routes utilising the national road network:**

- Elements of the national road network are operated and managed by a combination of (Public Private Partnerships) PPP Concessions, Motorway Maintenance and Renewal Contractors (MMaRC) and local road authorities in association with TII. In relation to haul route identification, the applicant/developer should

clearly identify haul routes proposed and fully assess the network to be traversed to ascertain any operational requirements, including delivery timetabling, etc. to ensure that the strategic function of the national road network is safeguarded.

- Separate structure approvals/permits and other licences and works-specific deeds of indemnity may be required in connection with the proposed haul route, including where temporary modification to the road network may be required. Consultation with relevant local authorities, PPP Companies and MMarC may also be required.
- All structures on the haul route should be checked by the applicant/developer to confirm their capacity to accommodate any abnormal load proposed, including abnormal weight load. Additionally, any damage caused to the pavement on the existing national road arising from any temporary works due to the turning movement of abnormal loads (e.g. tearing of the surface course, etc.) shall be rectified in accordance with TII pavement standards and details in this regard shall be agreed with the road authority prior to the commencement of any development on site.

### **National Road Crossings:**

- In the interests of maintaining the safety and standard of the national road network, the EIAR should identify the methods/techniques proposed for any works traversing/in proximity to the national road network,
- The preferred method of necessary national road network crossings is horizontal directional drilling (HDD). It is appropriate for the designers to contact [REDACTED] in order to coordinate and process approvals for this type of crossing that may include requirements for s53 consent and specific indemnities for the works.

### **Potential cable routing**

Any grid connection and cable routing proposals should be developed to safeguard proposed road schemes as TII will not be responsible for costs associated with future relocation of cable routing where proposals are catered for in an area of a proposed national road scheme. In that regard, consideration should be given to routing options, use of existing crossings, depth of cable laying, etc.

In the context of the existing national roads network, in accordance with the National Planning Framework National Strategic Outcome no. 2 'Enhanced Regional Accessibility', there is a requirement to maintain the strategic capacity and safety of the network. This requirement is further reflected in the National Development Plan, the National Investment Framework for Transport in Ireland and also the existing Statutory Section 28 Spatial Planning and National Roads Guidelines for Planning Authorities.

There are around 99,000km of roads in Ireland, the national road network which caters for strategic inter-urban travel consists of only approximately 5.4% of this. There is a critical requirement to ensure the strategic capacity and safety of this national road network is maintained and significant Government investment already made in the national road network is safeguarded.

The provision of cabling along the national road network represents a number of significant implications for TII and road authorities in the management and maintenance of the strategic national road network and TII is of the opinion that grid connection cable routing should reflect the foregoing provisions of official policy.

For all renewable energy developments requiring grid connection to the national grid, TII recommends that a full assessment of all route alternatives to grid connection takes place, including alternatives to public roads, where appropriate.

In TII's experience, grid connection accommodated on national roads has the potential, inter alia, to result in technical road safety issues such as differential settlement due to backfilling trenches and can impact on ability and cost of general maintenance, upgrades and safety works to existing national roads.

Other consents or licences may be required from the road authority for any trenching or cabling proposals crossing the national road. TII requests referral of all proposals agreed and licensed between the road authority and the applicant which affect the national road network.

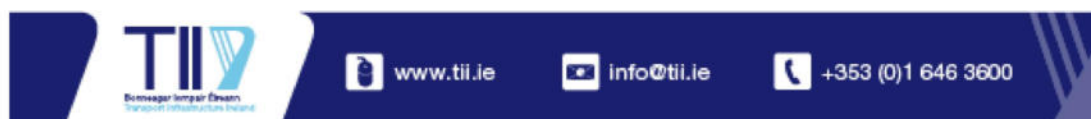
Cable routing should avoid all impacts to existing TII infrastructure such as traffic counters, weather stations, etc. and works required to such infrastructure shall only be undertaken in consultation with and subject to the agreement of TII, any costs attributable shall be borne by the applicant/developer. The developer should also be aware that separate approvals may be required for works traversing the national road network.

Notwithstanding any of the above, the developer should be aware that this list is non-exhaustive, thus site and development-specific issues should be addressed in accordance with best practice.

I trust that the above comments are of use in your EIAR preparation.

**Yours sincerely,**

**Alban Mills**  
**Senior Regulatory & Administration Executive**  
**Transport Infrastructure Ireland**



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**TII24-127892 - Scoping Request - Environmental Impact Assessment Report - Ballincor Wind Farm Offaly.**

---

**From** INFO <Information@tii.ie>

**Date** Tue 7/9/2024 12:09 PM

**To** Ryan O'Toole <[REDACTED]>

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**Dear Mr O'Toole,**

Thank you for your email of 3 July 2024 in relation to the above. The position in relation to your enquiry is as follows.

Transport Infrastructure Ireland (TII) wishes to advise that it is not in a position to engage directly with planning applicants with respect to proposed developments. TII will endeavour to consider and respond to planning applications referred to it given its status and duties as a statutory consultee under the planning acts. The approach to be adopted by TII in making such submissions or comments will seek to uphold official national road and light rail policy and guidelines including Spatial Planning and National Roads Guidelines for Planning Authorities (DoECLG, 2012) and TII Publications.

Regard should also be had to other relevant guidance available at [www.TII.ie](http://www.TII.ie).

The issuing of this correspondence is provided as best practice guidance only and does not prejudice TII's statutory right to make any observations, requests for further information, objections or appeals following the examination of any valid planning application referred.

TII notes the development of the subject of the EIAR scoping request is described as including up to 11 turbines and associated development including a 110kV electricity substation and switch room and works along the public road for a grid connection to Dallow 110kV substation. With regard to the supplied Figure 1.1 Turbine locations and grid route connection (Map Ref. 11333-011-S.BO-TRB-TOB-A, Draft: A), TII notes that the proposed grid connection route 2 is indicated generally along the local roads network and not on the N52 or N62 part of the national road network in the general vicinity of the project site.

With respect to EIAR scoping issues, the recommendations indicated below provide only general guidance for the preparation of an EIAR, which may affect the national roads and/or light rail networks.

The project promoter should have regard, inter alia, to the following:

Having regard to the EPA Guidelines on the information to be contained in Environmental Impact Assessment Reports, 2022 it is recommended as appropriate that the national road and light rail networks be recognised as strategic transport assets under "material assets". EIAR assessment and mitigation should have regard to the following:

- **National Roads:** Official policy for development at or near national roads is set out in the DoECLG Spatial Planning and National Roads Guidelines for Planning Authorities (2012) available at <https://www.gov.ie/en/collection/85b83-planning-guidelines-standards/>
- **TII Publications:** In addition, as part of TII's responsibilities for managing and improving the country's national road and light rail networks, TII sets development guidance and standards for traffic and road assessments and construction that may be necessary by reason of proposed development location, scale or typology to be prepared to accompany applications for developments or works. Technical guidance and standards are contained in TII Publications, available at <https://www.tiipublications.ie/>

In addition, the EIAR should have regard to, inter alia, the following:

#### **National Road Network:**

- TII would be specifically concerned with the potential significant impacts the development would have on the national road network (and junctions with national roads) in the proximity of the proposed development,
- Consultations should be had with the relevant Local Authority/National Roads Design Office (RDO) with regard to locations of existing and future national road schemes,
- The EIAR should have regard to any prior Environmental Impact Statement or Assessment Report and all conditions and/or modifications imposed by An Bord Pleanála regarding road schemes in the area. The developer should in particular have regard for any potential cumulative impacts,
- The EIAR should have regard to the provisions of Chapter 3 of the DoECLG Spatial Planning and National Roads Guidelines in the assessment.

#### **TII Publications:**

- It would be important that, where appropriate, subject to meeting the thresholds and criteria and having regard to best practice, a Traffic and Transport Assessment be carried out in accordance with relevant guidelines, noting traffic volumes attending the site and traffic routes to/from the site with reference to impacts on the national road network and junctions of lower category roads with national roads. TII's Traffic and Transport Assessment Guidelines (TII Publication No. PE-PDV-02045) should be referred to in relation to the proposed development with potential impacts on the national road network. The scheme promoter is also advised to have regard to Section 2.2 of the Guidelines which addresses requirements for sub-threshold Traffic and Transport Assessment,
- The designers and assessors are asked to consult TII Publications to determine whether a Road Safety Audit is required.

#### **TII environmental assessment guidance:**

- The EIAR should have regard to TII's Environmental Assessment and Construction Guidelines, including the Good Practice Guidance for the Treatment of Noise during the Planning of National Road Schemes (March 2014),
- The EIAR should consider the European Communities (Environmental Noise) Regulations 2018 (S.I. No. 549 of 2018) and, in particular, how the development will affect future action plans by the relevant competent authority. The developer may need to consider the incorporation of noise barriers to reduce noise impacts

(see Good Practice Guidance for the Treatment of Noise during the Planning of National Road Schemes (March 2014)),

#### **Haul routes utilising the national road network:**

- Elements of the national road network are operated and managed by a combination of Public-Private Partnerships (PPP) Concessions, Motorway Maintenance and Renewal Contractor (MMaRC) and local road authorities in association with TII. In relation to haul route identification, the applicant/developer should clearly identify haul routes proposed and fully assess the network to be traversed to ascertain any operational requirements, including delivery timetabling, etc. to ensure that the strategic function of the national road network is safeguarded.
- Separate structure approvals/permits and other licences and works-specific deeds of indemnity may be required in connection with the proposed haul route, including where temporary modification to the road network may be required. Consultation with relevant local authorities, PPP Companies and MMaRC may also be required.
- All structures on the haul route should be checked by the applicant/developer to confirm their capacity to accommodate any abnormal load proposed, including abnormal weight load. Additionally, any damage caused to the pavement on the existing national road arising from any temporary works due to the turning movement of abnormal loads (e.g. tearing of the surface course, etc.) shall be rectified in accordance with TII Pavement Standards and details in this regard shall be agreed with the Road Authority prior to the commencement of any development on site.

#### **National Road Crossings:**

- In the interests of maintaining the safety and standard of the national road network, the EIAR should identify the methods/techniques proposed for any works traversing/in proximity to the national road network,
- The preferred method of necessary national road network crossings is horizontal directional drilling (HDD). It is appropriate for the designers to contact [thirdpartyworks@tii.ie](mailto:thirdpartyworks@tii.ie) in order to coordinate and process approvals for this type of crossing that may include requirements for Section 53 consent and specific indemnities for the works.

#### **Potential cable routing**

- TII advises that any grid connection and cable routing proposals should be developed to safeguard existing national roads and/or proposed road schemes as TII will not be responsible for costs associated with future relocation of cable routing where proposals are catered for in an area of a proposed national road scheme. In that regard, consideration should be given to routing options, use of existing crossings, depth of cable laying, etc.

In the context of the existing national roads network, in accordance with the National Planning Framework National Strategic Outcome no. 2 'Enhanced Regional Accessibility', there is a requirement to maintain the strategic capacity and safety of the network. This requirement is further reflected in the National Development Plan, the National Investment Framework for Transport in Ireland and also the existing Statutory Section 28 Spatial Planning and National Roads Guidelines for Planning Authorities.

There are around 99,000km of roads in Ireland, the national road network which caters for strategic inter-urban travel consists of only approximately 5.4% of this. There is a critical requirement to ensure the strategic capacity and safety of this national road network is maintained and significant Government investment already made in the national road network is safeguarded.

The provision of cabling along the national road network represents a number of significant implications for TII and road authorities in the management and maintenance of the strategic national road network and TII is of the opinion that grid connection cable routing should reflect the foregoing provisions of official policy.

A number of significant implications have been identified for TII and road authorities in the management and maintenance of the strategic national road network resulting from the laying of high voltage electricity cabling in the national road reservation, including:

- Impacts on embankments, bridges, drainage and road furniture infrastructure leading to future maintenance liabilities,
- Impediments to future maintenance and operations activities, such as safety barrier repair and French drain renewal,
- Impediments to future routine network improvements such as pavement overlay and strengthening, installation of new verge-side signs and other road furniture,
- Impacts on network traffic flows during installation,
- Impediment to future online upgrades of national roads because of the implications to the road authority and/or TII in having to incur the additional costs of moving underground cables in order to accommodate the road improvements.

Proposals to lay cable in the national road reservation, including the construction of associated joint bays, have the potential to impact road authorities and TII in undertaking future maintenance and improvement requirements. There may also be additional cost implications to national road improvements and maintenance resulting from the presence of high-voltage cabling within the national road reservation.

Section 12.4.1.1 'Accelerate Renewable Electricity Generation' of the Climate Action Plan 2024 (CAP24) outlines the objective of reaching 80% of electricity demand from renewable sources by 2030 through a range of measures, including: 'All relevant public bodies will carry out their functions in a manner which supports the achievement of the renewable electricity targets, including, but not limited to, the use of road and rail infrastructure to provide a route for grid infrastructure where this is the optimal solution'.

Consistent with CAP24, for all renewable energy developments requiring grid connection to the national grid, TII recommends that a full assessment of all route alternatives for grid connection takes place, including alternatives to public roads, where appropriate to demonstrate clearly that the 'optimal solution' in accordance with CAP 24 requirements is proposed in the subject application. In TII's experience, grid connection accommodated on national roads has the potential, inter alia, to result in technical road safety issues such as differential settlement due to backfilling trenches and can impact the ability and cost of general maintenance, upgrades and safety works to existing national roads.

Other consents or licences may be required from the road authority for any trenching or cabling proposals crossing the national road. TII requests referral of all proposals agreed and licensed between the road authority and the applicant which affect the national road network.

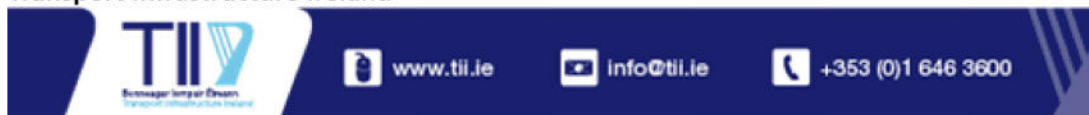
Cable routing should avoid all impacts to existing TII infrastructure such as traffic counters, weather stations, etc. and works required to such infrastructure shall only be undertaken in consultation with and subject to the agreement of TII, any costs attributable shall be borne by the applicant/developer. The developer should be aware that separate approvals may be required for works traversing the national road network.

Notwithstanding, any of the above, the developer should be aware that this list is non-exhaustive, thus site and development-specific issues should be addressed in accordance with best practice.

I hope this information is of assistance to you.

**Yours sincerely,**

**Rachel Begley**  
**Regulatory & Administration Executive**  
**Transport Infrastructure Ireland**



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**TII25-132579 - Ballincor Wind Farm, Co. Offaly - EIA Scoping and Consultation - Follow Up.**

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From INFO <Information@tii.ie>

Date Mon 8/25/2025 11:34 AM

To Oonagh Fleming <[REDACTED]>

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**Dear Ms. Fleming,**

Thank you for your email of 5 August 2025 in relation to the above. The position in relation to your enquiry is as follows.

Transport Infrastructure Ireland (TII) has been notified of your EIAR Scoping exercise in relation to the above proposed windfarm development.

The issuing of this correspondence is provided as best practice guidance only and does not prejudice TII's statutory right to make any observations, requests for further information, objections or appeals following the examination of any valid planning application referred.

TII notes the development of the subject of the EIAR scoping request remains described as including up to 11 turbines and associated development and works along the public road for a grid connection to Dallow 110kV substation. With regard to the supplied, TII notes that the proposed grid connection route 2 is indicated generally along the local roads network, but in part appears to cross the N52 at Riverstown.

Having regard to the EPA Guidelines on the information to be contained in Environmental Impact Assessment Reports, 2022, it is recommended as appropriate that the national road networks be recognised as strategic transport assets under "material assets". EIAR assessment and mitigation should have regard to the following:

- **National Roads:** Official policy for development at or near national roads is set out in the DoECLG Spatial Planning and National Roads Guidelines for Planning Authorities (2012), available at <https://www.gov.ie/en/collection/85b83-planning-guidelines-standards/>.
- **TII Publications:** In addition, as part of TII's responsibilities for managing and improving the country's national road and light rail networks, TII sets development guidance and standards for traffic and road assessments and construction that may be necessary by reason of proposed development location, scale or typology to be prepared to accompany applications for developments or works. Technical guidance and standards are contained in TII Publications, available at <https://www.tiipublications.ie/>.

In addition, the EIAR should have regard to, inter alia, the following:

**National Road Network:**

- TII would be specifically concerned with the potential significant impacts the development would have on the national road network (and junctions with national roads) in the proximity of the proposed

development.

- Consultations should be had with the relevant Local Authority/National Roads Design Office (RDO) with regard to locations of existing and future national road schemes.
- The EIAR should have regard to any prior Environmental Impact Statement or Assessment Report and all conditions and/or modifications imposed by An Bord Pleanála regarding road schemes in the area. The developer should in particular have regard for any potential cumulative impacts.
- The EIAR should have regard to the provisions of Chapter 3 of the DoECLG Spatial Planning and National Roads Guidelines in the assessment.

#### **TII Publications:**

- It would be important that, where appropriate, subject to meeting the thresholds and criteria and having regard to best practice, a Traffic and Transport Assessment be carried out in accordance with relevant guidelines, noting traffic volumes attending the site and traffic routes to/from the site with reference to impacts on the national road network and junctions of lower category roads with national roads. TII's Traffic and Transport Assessment Guidelines (TII Publication No. PE-PDV-02045) should be referred to in relation to the proposed development with potential impacts on the national road network. The scheme promoter is also advised to have regard to Section 2.2 of the Guidelines, which addresses requirements for sub-threshold Traffic and Transport Assessment.
- The designers and assessors are asked to consult TII Publications to determine whether a Road Safety Audit is required.

#### **TII environmental assessment guidance:**

- The EIAR should have regard to TII's Environmental Assessment and Construction Guidelines, including the Good Practice Guidance for the Treatment of Noise during the Planning of National Road Schemes (March 2014).
- The EIAR should consider the European Communities (Environmental Noise) Regulations 2018 (S.I. No. 549 of 2018) and, in particular, how the development will affect future action plans by the relevant competent authority. The developer may need to consider the incorporation of noise barriers to reduce noise impacts (see Good Practice Guidance for the Treatment of Noise during the Planning of National Road Schemes (March 2014)).

#### **Haul routes utilising the national road network:**

- Elements of the national road network are operated and managed by a combination of Public-Private Partnerships (PPP) Concessions, Motorway Maintenance and Renewal Contractor (MMaRC) and local road authorities in association with TII. In relation to haul route identification, the applicant/developer should clearly identify haul routes proposed and fully assess the network to be traversed to ascertain any operational requirements, including delivery timetabling, etc. to ensure that the strategic function of the national road network is safeguarded.
- Separate structure approvals/permits and other licences and works-specific deeds of indemnity may be required in connection with the proposed haul route, including where a temporary modification to the road network may be required. Consultation with relevant local authorities, PPP and MMaRC may also be required.
- All structures on the haul route should be checked by the applicant/developer to confirm their capacity to accommodate any abnormal load proposed, including abnormal weight loads. Additionally, any damage

caused to the pavement on the existing national road arising from any temporary works due to the turning movement of abnormal loads (e.g. tearing of the surface course, etc.) shall be rectified in accordance with TII Pavement Standards and details in this regard shall be agreed with the road authority prior to the commencement of any development on site.

### **National Road Crossings:**

- In the interests of maintaining the safety and standard of the national road network, the EIAR should identify the methods/techniques proposed for any works traversing/in proximity to the national road network,
- The preferred method of necessary national road network crossings is Horizontal Directional Drilling (HDD). It is appropriate for the designers to contact [thirdpartyworks@tii.ie](mailto:thirdpartyworks@tii.ie) in order to coordinate and process approvals for this type of crossing that may include requirements for Section 53 consent and specific indemnities for the works.

### **Potential cable routing:**

- TII advises that where grid connection and cable routing form part of any development proposal, proposals should be developed to safeguard proposed road schemes, as TII will not be responsible for costs associated with future relocation of cable routing where proposals are catered for in an area of a proposed national road scheme. In that regard, consideration should be given to routing options, use of existing crossings, depth of cable laying, etc.

Where grid connection proposals impact the existing national road network, please note that, in accordance with the National Planning Framework National Strategic Outcome no. 2 'Enhanced Regional Accessibility', there is a requirement to maintain the strategic capacity and safety of the network. This requirement is further reflected in the National Development Plan, the National Investment Framework for Transport in Ireland and also the existing Statutory Section 28 Spatial Planning and National Roads Guidelines for Planning Authorities.

There are around 99,000km of roads in Ireland, the national road network, which caters for strategic inter-urban travel, consists of only approximately 5.4% of this. There is a critical requirement to ensure the strategic capacity and safety of this national road network is maintained, and significant Government investment already made in the national road network is safeguarded.

The provision of cabling along the national road network represents a number of significant implications for TII and road authorities in the management and maintenance of the strategic national road network, and TII is of the opinion that grid connection cable routing should reflect the foregoing provisions of official policy.

Section 12.4.1.1 'Accelerate Renewable Electricity Generation' of the Climate Action Plan 2024 (CAP24) outlines the objective of reaching 80% of electricity demand from renewable sources by 2030 through a range of measures, including; 'All relevant public bodies will carry out their functions in a manner which supports the achievement of the renewable electricity targets, including, but not limited to, the use of road and rail infrastructure to provide a route for grid infrastructure where this is the optimal solution'.

Consistent with CAP24, for all renewable energy developments requiring grid connection to the national grid, TII recommends that a full assessment of all route alternatives for grid connection takes place, including alternatives to public roads, where appropriate. In TII's experience, grid connection accommodated on national roads has the potential, inter alia, to result in technical road safety issues such as differential settlement due to backfilling trenches and can impact on ability and cost of general maintenance, upgrades and safety works to existing national roads.

The Scheme promoter should also refer to Department of Transport Circular RW 07 of 2025 and the 'Interim Guidance to Road Authorities placement of Medium or High Voltage electricity assets which can be accessed [here](#).

Having regard to the foregoing, in TII's opinion, grid connection routing, where it is proposed to utilise the road network, must therefore demonstrate that the route proposed represents the 'optimal solution'.

In addition, there is a finite road space available to accommodate all utilities in the road network. It is recommended that a coordinated approach to grid connection routing in this area is achieved to avoid risk to the effective delivery of renewable energy projects in the area.

Other consents or licences may be required from the road authority for any trenching or cabling proposals crossing the national road. TII requests referral of all proposals agreed and licensed between the road authority and the applicant which affect the national road network.

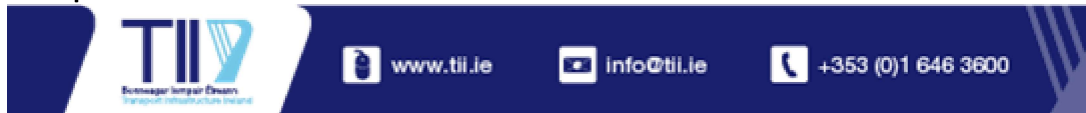
Cable routing should avoid all impacts to existing TII infrastructure, such as traffic counters, weather stations, etc., and works required to such infrastructure shall only be undertaken in consultation with and subject to the agreement of TII, any costs attributable shall be borne by the applicant/developer. The developer should also be aware that separate approvals may be required for works traversing the national road network. All crossings in the vicinity of the national road should be by HDD and avoid all national road structures, including bridges, culverts, etc.

-  
Notwithstanding any of the above, the developer should be aware that this list is non-exhaustive; thus, site and development-specific issues should be addressed in accordance with best practice.

I hope this information is of assistance to you.

**Yours sincerely,**

**Rachel Begley**  
**Regulatory & Administration Executive**  
**Transport Infrastructure Ireland**



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[d=4369&r=auto&u=https%3A%2F%2Fwww.tii.ie%2Fen%2Fcompliance%2Fdata-protection-notice%2F&t=c4add1d992fb13ee7fa889f4fa7520e1d2fb6750](https://scanner.topsec.com/?d=4369&r=auto&u=https%3A%2F%2Fwww.tii.ie%2Fen%2Fcompliance%2Fdata-protection-notice%2F&t=c4add1d992fb13ee7fa889f4fa7520e1d2fb6750)

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**RE: EIA Scoping for Ballincor Wind Farm EMAIL:0307018**

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**From** Planning <Planning@water.ie>

**Date** Thu 4/18/2024 10:37 AM

**To** Ryan O'Toole <[REDACTED]>; Planning <Planning@water.ie>

**Cc** John Dillon <[REDACTED]>

 1 attachment (242 KB)

UisceÉireann\_EIAScopingOpinion\_Ballincor Wind Farm.pdf;

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Good morning Ryan,

Please find attached Uisce Éireann's response to your EIA scoping request relating to the proposed windfarm in Co. Offaly.

Could you please notify myself OR [planning@water.ie](mailto:planning@water.ie) upon submission on this planning application so that we can get a heads up and ensure we receive the referral in adequate time.

If you have any questions, please let me know and I will do my best to assist you with your query.

Kind regards,

**Cillian Claffey**

Development Management Planning

**Mallow**

**Uisce Éireann**

Teach na hAbhann Duibhe, Mala, Co. Chorcaí, P51 K3CX

**Uisce Éireann**

Blackwater House, Mallow, Co. Cork, P51 K3CX

----- Original Message -----

**From:** [REDACTED]

**Received:** Wed Apr 03 2024 14:20:02 GMT+0100 (Irish Standard Time)

**To:** Planning <planning@water.ie>;

**Cc:** [REDACTED]

**Subject:** EIA Scoping for Ballincor Wind Farm

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Dear Sir/Madam,

TOBIN are preparing an Environmental Impact Assessment Report (EIAR) on behalf of RWE Renewables Ireland Limited for the proposed Ballincor Wind Farm.

As part of the EIA process, we invite you to submit any relevant information that you may hold and/or highlight any issues that you feel should be directed to the project team.

To facilitate this, please find attached a scoping letter and proposed site layout map. The site is located at ITM, 603700, 697950.

Views/comments on the proposed development can be submitted by email, letter, or telephone to the contact below no later than the 15th of May 2024.

Kind regards,

**Ryan O'Toole**

**Assistant Project Manager (Environment & Planning)**

**TOBIN**

**Galway | Dublin | Castlebar | Limerick | Sligo**

**Telephone: +353 (0)71 9318844**

**Email:** [REDACTED]

**Website:** <http://www.tobin.ie>

# TOBIN



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*2022 Association of Consulting Engineers of Ireland Awards Winner: Innovation*

*2020 Association of Consulting Engineers of Ireland Awards Winner: Project Management*

*2019 Association of Consulting Engineers of Ireland Awards Winner: Design Excellence (Structures)*

*2018 Engineers Ireland Excellence Awards Winner: Engineering Project of the Year*

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seachadadh iomlán agus ceart na faisnéise sa chumarsáid seo agus séanann Uisce Éireann dliteanas maidir le haon mhoill a bhaineann leis an bhfaisnéis a fháil. Má tá an ríomh-phost seo faighte agat trí dhearmad, déan teagmháil leis an seoltóir más é do thoil é agus scríos an t-ábhar ó gach aon ríomhaire. D'fhéadfadh ríomhphost a bheith so-ghabhálach i leith truaillithe, idircheaptha agus i leith leasuithe neamhúdaraith. Séanann Uisce Éireann aon fhreagracht as athruithe nó as idircheapadh a rinneadh ar an ríomhphost seo nó as aon dochar do chórais na bhfaighteoírí déanta ag an teachtaireacht seo nó ag a ceangaltáin tar éis a sheolta. Tabhair faoi deara go bhféadfadh monatóireacht a bheith á dhéanamh ar theachtairreachtaí chuig Uisce Éireann agus ó Uisce Éireann d'fhonn ár ngnó a chosaint agus chun a chinntiú go bhfuiltear ag teacht le beartais agus le caighdeáin Uisce Éireann. Is cuideachta gníomhaíochta ainmnithe é Uisce Éireann atá faoi theorainn scaireanna, a bunaíodh de bhun fhorálacha na n-Achtanna um Sheirbhísí Uisce 2007-2022, a bhfuil a bpríomh-ionad gnó ag Teach Colvill, 24-26 Sráid na Talbóide, BÁC 1.

Go raibh maith agat as d'aird a thabhairt.

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Thank you for your attention.

**Uisce Éireann Ref:** PN [REDACTED] 8  
**Planning Authority:** Offaly County Council  
**Issue Date:** 18 April 2024  
**By Email:** [REDACTED]

**Uisce Éireann**  
Bosca OP 6000  
Baile Átha Cliath 1  
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PO Box 6000  
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Ireland

**T:** +353 1 89 25000  
**F:** +353 1 89 25001  
**www.water.ie**

**Re: EIA Scoping Request –EIA Scoping Request for Wind Farm development**

Dear Ryan Tobin,

Uisce Éireann has received notification of your Environmental Impact Assessment (EIA) scoping request relating to RWE Ireland Ltd.'s forthcoming planning application for Ballincor Wind Farm in Co. Offaly. Please see attached, Uisce Éireann's scoping opinion in relation to Water Services.

On receipt of the planning referral, Uisce Éireann will review the finalised Environmental Impact Assessment Report (EIAR) as part of the planning process.

Queries relating to the terms and the EIA scoping opinions below should be directed to [REDACTED]

PP *Ali Robinson*

Signed on behalf of Geoffrey Burke  
Connections and Developer Services

## Uisce Éireann's Response to EIA Scoping Requests

At present, Uisce Éireann does not have the capacity to advise on the scoping of individual projects. However, in general the following aspects of Water Services should be considered in the scope of an EIA where relevant;

- a) Where the development proposal has the potential to impact an Uisce Éireann Drinking Water Source(s), the applicant shall provide details of measures to be taken to ensure that there will be no negative impact to Uisce Éireann's Drinking Water Source(s) during the construction and operational phases of the development. Hydrological / hydrogeological pathways between the applicant's site and receiving waters should be identified as part of the report.
- b) Where the development proposes the backfilling of materials, the applicant is required to include a waste sampling strategy to ensure the material is inert.
- c) Mitigations should be proposed for any potential negative impacts on any water source(s) which may be in proximity and included in the environmental management plan and incident response.
- d) Any and all potential impacts on the nearby reservoir as public water supply water source(s) are assessed, including any impact on hydrogeology and any groundwater/ surface water interactions.
- e) Impacts of the development on the capacity of water services (*i.e. do existing water services have the capacity to cater for the new development*). This is confirmed by Uisce Éireann in the form of a Confirmation of Feasibility (COF). If a development requires a connection to either a public water supply or sewage collection system, the developer is advised to submit a Pre-Connection Enquiry (PCE) enquiry to Uisce Éireann to determine the feasibility of connection to the Uisce Éireann network.  
  
All pre-connection enquiry forms are available from <https://www.water.ie/connections/connection-steps/>.
- f) The applicant shall identify any upgrading of water services infrastructure that would be required to accommodate the proposed development.
- g) In relation to a development that would discharge trade effluent – any upstream treatment or attenuation of discharges required prior to discharging to an Uisce Éireann collection network.
- h) In relation to the management of surface water; the potential impact of surface water discharges to combined sewer networks and potential measures to minimise and or / stop surface waters from combined sewers.

- i) Any physical impact on Uisce Éireann assets – reservoir, drinking water source, treatment works, pipes, pumping stations, discharges outfalls etc. including any relocation of assets.
- j) When considering a development proposal, the applicant is advised to determine the location of public water services assets, possible connection points from the applicant's site / lands to the public network and any drinking water abstraction catchments to ensure these are included and fully assessed in any pre-planning proposals. Details, where known, can be obtained by emailing an Ordnance Survey map identifying the proposed location of the applicant's intended development to [REDACTED]
- k) Other indicators or methodologies for identifying infrastructure located within the applicant's lands are the presence of registered wayleave agreements, visible manholes, vent stacks, valve chambers, marker posts etc. within the proposed site.
- l) Any potential impacts on the assimilative capacity of receiving waters in relation to Uisce Éireann discharge outfalls including changes in dispersion / circulation characteristics. Hydrological / hydrogeological pathways between the applicant's site and receiving waters should be identified within the report.
- m) Any potential impact on the contributing catchment of water sources either in terms of water abstraction for the development (*and resultant potential impact on the capacity of the source*) or the potential of the development to influence / present a risk to the quality of the water abstracted by Uisce Éireann for public supply should be identified within the report.
- n) Where a development proposes to connect to an Uisce Éireann network and that network either abstracts water from or discharges wastewater to a "protected"/ sensitive area, consideration as to whether the integrity of the site / conservation objectives of the site would be compromised should be identified within the report.
- o) Mitigation measures in relation to any of the above ensuring a zero risk to any Uisce Éireann drinking water sources (Surface and Ground water).

*This is not an exhaustive list.*

**Please note;**

- Where connection(s) to the public network is required as part of the development proposal, applicants are advised to complete the Pre-Connection Enquiry process and have received a Confirmation of Feasibility letter from Uisce Éireann ahead of any planning application.
- Uisce Éireann will not accept new surface water discharges to combined sewer networks.



---

**RE: 11333 - Ballincor Wind Farm - EIA Scoping and Consultation EMAIL:0307054**

---

From Planning <Planning@water.ie>

Date Fri 7/12/2024 11:57 AM

To Ryan O'Toole [REDACTED]; Planning <Planning@water.ie>

Cc John Dillon [REDACTED] Cillian Claffey(C) [REDACTED]

1 attachment (293 KB)

UÉ\_Response\_EIAScopingOpinion\_Ballincor Wind Farm.pdf;

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Good morning Ryan

Please find attached Uisce Éireann's response to your EIA scoping request relating to the proposed Ballincor Wind Farm.

Could you please notify myself OR [planning@water.ie](mailto:planning@water.ie) upon submission of this planning application so that we can get a heads up and ensure we receive the referral in adequate time.

If you have any questions, please let me know and I will do my best to assist you with your query.

Kind regards,

**Cillian Claffey**

Development Management Planning

**Mallow**

**Uisce Éireann**

Teach na hAbhann Duibhe, Mala, Co. Chorcaí, P51 K3CX

**Uisce Éireann**

Blackwater House, Mallow, Co. Cork, P51 K3CX

----- Original Message -----

**From:** [REDACTED]

**Received:** Wed Jul 03 2024 15:36:52 GMT+0100 (Irish Standard Time)

**To:** Planning <planning@water.ie>;

**Cc:** [REDACTED]**Subject:** RE: [REDACTED] Ballincor Wind Farm - EIA Scoping and Consultation

**CAUTION:** The email originated from outside of your organisation. Do not click links or open attachments unless you recognise the sender and are sure that the content is safe. If you suspect any suspicious activity, please raise an IT Incident ticket to the IT Service Desk.

Dear Sir/Madam,

TOBIN are preparing an Environmental Impact Assessment Report (EIAR) on behalf of RWE Renewables Ireland Limited for the proposed Ballincor Wind Farm. The link to the Ballincor Wind Farm website is below.

<https://ie.rwe.com/projects-and-locations/onshore-wind-farm-ballincor/>

As part of the EIA process, we invite you to submit any relevant information that you may hold and/or highlight any issues that you feel should be directed to the project team.

To facilitate this, please find attached a scoping letter and the EIA Scoping Report providing details of the proposed development, site location, and the proposed scope of the EIAR.

Views/comments on the proposed development can be submitted by email, letter, or telephone to the contact below no later than the 15th of August 2024.

Kind regards,

**Ryan O'Toole**

**Assistant Project Manager (Environment & Planning)**

**TOBIN**

**Galway | Dublin | Castlebar | Limerick | Sligo**

**Telephone:** +353 (0)71 9318844

**Email:** [REDACTED]

**Website:** <http://www.tobin.ie>

# TOBIN



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*2022 Association of Consulting Engineers of Ireland Awards Winner: Innovation*

*2020 Association of Consulting Engineers of Ireland Awards Winner: Project Management*

*2019 Association of Consulting Engineers of Ireland Awards Winner: Design Excellence (Structures)*

*2018 Engineers Ireland Excellence Awards Winner: Engineering Project of the Year*

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Is don duine amháin nó don eintiteas amháin ainmnithe ar an seoladh an fhaisnéis agus d'fhéadfadh ábhar faoi rún, faoi phribhléid nó ábhar atá íogair ó thaobh na tráchtála de a bheith mar chuid den fhaisnéis. Tá toirmeasc ar aon daoine nó aon eititis; nach dóibh siúd an fhaisnéis- aon athbhreithniú a dhéanamh, aon atarchur a dhéanamh nó aon athdháileadh a dhéanamh, nó aon úsáid eile a bhaint as an bhfaisnéis, nó aon ghníomh a bhraithfeadh ar an bhfaisnéis seo a dhéanamh agus d'fhéadfaí an dlí a shárú dá ndéanfaí sin. Séanann Uisce Éireann dliteanas as aon ghníomh agus as aon iarmhairt bunaithe ar úsáid neamhúdaraíthe na faisnéise seo. Séanann Uisce Éireann dliteanas maidir le seachadadh iomlán agus ceart na faisnéise sa chumarsáid seo agus séanann Uisce Éireann dliteanas maidir le haon mhoill a bhaineann leis an bhfaisnéis a fháil. Má tá an ríomh-phost seo faighte agat trí dhearmad, déan teagmháil leis an seoltóir más é do thoil é agus scríos an t-ábhar ó gach aon ríomhaire. D'fhéadfadh ríomhphost a bheith so-ghabhálach i leith truaillithe, idircheaptha agus i leith leasuithe neamhúdaraíthe. Séanann Uisce Éireann aon fhreagracht as athruithe nó as idircheapadh a rinneadh ar an ríomhphost seo nó as aon dochar do chórais na bhfaighteoírí déanta ag an teachtaireacht seo nó ag a ceangaltáin tar éis a sheolta. Tabhair faoi deara go bhféadfadh monatóireacht a bheith á dhéanamh ar theachtaireachtaí chuig Uisce Éireann agus ó Uisce Éireann d'fhonn ár ngnó a chosaint agus chun a chinntiú go bhfuiltear ag teacht le beartais agus le caighdeáin Uisce Éireann. Is cuideachta gníomhaíochta ainmnithe é Uisce Éireann atá faoi theorainn scaireanna, a bunaíodh de bhun fhorálacha na n-Achtanna um Sheirbhísí Uisce 2007-2022, a bhfuil a bpríomh-ionad gnó ag Teach Colvill, 24-26 Sráid na Talbóide, BÁC 1.

Go raibh maith agat as d'aird a thabhairt.

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Thank you for your attention.

**Uisce Éireann Ref:** [REDACTED]  
**Planning Ref:** EIA Scoping Request (Ballincor Wind Farm)  
**Issue Date:** 12 July 2024  
**By Email:** [REDACTED]

**Uisce Éireann**  
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D01 WA07  
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**F:** +353 1 89 25001  
**www.water.ie**

**Development Location:**

Located approximately 7km south of Birr and 4km north of Shinrone in County Offaly.

**Development Description:**

Up to 11 wind turbines (including tower sections, nacelle, hub, rotor blades) with an estimated capacity of up to 77 MW and a maximum blade tip height of up to 180m, rotor diameter of up to 155m, hub height of between 102.5 and 105m metres. The proposed turbine envelope and tip height will be confirmed as part of the design and EIA processes.

Dear Ryan O'Toole,

Uisce Éireann has received notification of your Environmental Impact Assessment (EIA) scoping request relating to RWE Renewables forthcoming planning application for a wind farm development in Offaly County.

Please see attached, Uisce Éireann's scoping opinion in relation to Water Services.

On receipt of the planning referral, Uisce Éireann will review the finalised Environmental Impact Assessment Report (EIAR) as part of the planning process.

Queries relating to the terms and observations above should be directed to [REDACTED]

*PP Cillian Claffey*

Signed on behalf of Dermot Phelan  
Connection Developer Services

## Uisce Éireann's Response to EIA Scoping Requests

At present, Uisce Éireann does not have the capacity to advise on the scoping of individual projects. However, in general the following aspects of Water Services should be considered in the scope of an EIA where relevant;

- a) Where the development proposal has the potential to impact an Uisce Éireann Drinking Water Source(s), the applicant shall provide details of measures to be taken to ensure that there will be no negative impact to Uisce Éireann's Drinking Water Source(s) during the construction and operational phases of the development. Hydrological / hydrogeological pathways between the applicant's site and receiving waters should be identified as part of the report.
- b) Where the development proposes the backfilling of materials, the applicant is required to include a waste sampling strategy to ensure the material is inert.
- c) Mitigations should be proposed for any potential negative impacts on any water source(s) which may be in proximity and included in the environmental management plan and incident response.
- d) Any and all potential impacts on the nearby reservoir as public water supply water source(s) are assessed, including any impact on hydrogeology and any groundwater/surface water interactions.
- e) Impacts of the development on the capacity of water services (*i.e. do existing water services have the capacity to cater for the new development*). This is confirmed by Uisce Éireann in the form of a Confirmation of Feasibility (COF). If a development requires a connection to either a public water supply or sewage collection system, the developer is advised to submit a Pre-Connection Enquiry (PCE) enquiry to Uisce Éireann to determine the feasibility of connection to the Uisce Éireann network.

All pre-connection enquiry forms are available from <https://www.water.ie/connections/connection-steps/>.

- f) The applicant shall identify any upgrading of water services infrastructure that would be required to accommodate the proposed development.
- g) In relation to a development that would discharge trade effluent – any upstream treatment or attenuation of discharges required prior to discharging to an Uisce Éireann collection network.
- h) In relation to the management of surface water; the potential impact of surface water discharges to combined sewer networks and potential measures to minimise and or / stop surface waters from combined sewers.

- i) Any physical impact on Uisce Éireann assets – reservoir, drinking water source, treatment works, pipes, pumping stations, discharges outfalls etc. including any relocation of assets.
- j) When considering a development proposal, the applicant is advised to determine the location of public water services assets, possible connection points from the applicant's site / lands to the public network and any drinking water abstraction catchments to ensure these are included and fully assessed in any pre-planning proposals. Details, where known, can be obtained by emailing an Ordnance Survey map identifying the proposed location of the applicant's intended development to [REDACTED]
- k) Other indicators or methodologies for identifying infrastructure located within the applicant's lands are the presence of registered wayleave agreements, visible manholes, vent stacks, valve chambers, marker posts etc. within the proposed site.
- l) Any potential impacts on the assimilative capacity of receiving waters in relation to Uisce Éireann discharge outfalls including changes in dispersion / circulation characteristics. Hydrological / hydrogeological pathways between the applicant's site and receiving waters should be identified within the report.
- m) Any potential impact on the contributing catchment of water sources either in terms of water abstraction for the development (*and resultant potential impact on the capacity of the source*) or the potential of the development to influence / present a risk to the quality of the water abstracted by Uisce Éireann for public supply should be identified within the report.
- n) Where a development proposes to connect to an Uisce Éireann network and that network either abstracts water from or discharges wastewater to a "protected"/ sensitive area, consideration as to whether the integrity of the site / conservation objectives of the site would be compromised should be identified within the report.
- o) Mitigation measures in relation to any of the above ensuring a zero risk to any Uisce Éireann drinking water sources (Surface and Ground water).

*This is not an exhaustive list.*

**Please note;**

- Where connection(s) to the public network is required as part of the development proposal, applicants are advised to complete the Pre-Connection Enquiry process and have received a Confirmation of Feasibility letter from Uisce Éireann ahead of any planning application.
- Uisce Éireann will not accept new surface water discharges to combined sewer networks.



Outlook

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**UE EIAR scoping observations for Wind farm in Ballincor, County Offally**

---

**From** Emmett Hegarty(C) [REDACTED]**Date** Wed 8/20/2025 11:56 PM**To** Oonagh Fleming [REDACTED] 1 attachment (129 KB)  
[REDACTED]You don't often get email from [REDACTED] [Learn why this is important](#)

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Good afternoon Oonagh

Please find attached UEs observation on the scoping document for the proposed windarm at Ballincor, Offally. UE reference number : [REDACTED]

If there are any questions or issues, please do not hesitate to let me know.

**Emmett Hegarty**

Development Management Planning

**Uisce Éireann**

Teach na hAbhann Duibhe, Mala, Co. Chorcaí, P51 K3CX

[www.water.ie](http://www.water.ie)

Is don duine amháin nó don eintiteas amháin ainmnithe ar an seoladh an fhaisnéis agus d'fhéadfadh ábhar faoi rún, faoi phribhléid nó ábhar atá íogair ó thaobh na tráchtála de a bheith mar chuid den fhaisnéis. Tá toirmeasc ar aon daoine nó aon eititis; nach dóibh siúd an fhaisnéis- aon athbhreithniú a dhéanamh, aon atarchur a dhéanamh nó aon athdháileadh a dhéanamh, nó aon úsáid eile a bhaint as an bhfaisnéis, nó aon ghníomh a bhraithfeadh ar an bhfaisnéis seo a dhéanamh agus d'fhéadfaí an dlí a shárú dá ndéanfaí sin. Séanann Uisce Éireann dliteanas as aon ghníomh agus as aon iarmhairt bunaithe ar úsáid neamhúdaráithe na faisnéise seo. Séanann Uisce Éireann dliteanas maidir le seachadadh iomlán agus ceart na faisnéise sa chumarsáid seo agus séanann Uisce Éireann dliteanas maidir le haon mhoill a bhaineann leis an bhfaisnéis a fháil. Má tá an ríomh-phost seo faighte agat trí dhearmad, déan teagmháil leis an seoltóir más é do thoil é agus scríos an t-ábhar ó gach aon ríomhaire. D'fhéadfadh ríomhphost a bheith so-ghabhálach i leith truaillithe, idircheaptha agus i leith

leasuithe neamhúdaraíthe. Séanann Uisce Éireann aon fhreagracht as athruithe nó as idircheapadh a rinneadh ar an ríomhphost seo nó as aon dochar do chórais na bhfaighteoírí déanta ag an teachtaireacht seo nó ag a ceangaltáin tar éis a sheolta. Tabhair faoi deara go bhféadfadh monatóireacht a bheith á dhéanamh ar theachtairreachtaí chuig Uisce Éireann agus ó Uisce Éireann d'fhonn ár ngnó a chosaint agus chun a chinntiú go bhfuiltear ag teacht le beartais agus le caighdeáin Uisce Éireann. Is cuideachta gníomhaíochta ainmnithe é Uisce Éireann atá faoi theorainn scaireanna, a bunaíodh de bhun fhorálacha na n-Achtanna um Sheirbhísí Uisce 2007-2022, a bhfuil a bpríomh-ionad gnó ag Teach Colvill, 24-26 Sráid na Talbóide, BÁC 1.

Go raibh maith agat as d'aird a thabhairt.

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Thank you for your attention.

For the attention of Oonagh Fleming  
Tobin Engineering  
Fairgreen House, Fairgreen Road  
Galway

19<sup>th</sup> Aug 2025

By Email: [REDACTED]

**Re: EIA Scoping Request – Ballincor Wind Farm - EIA Scoping**

Uisce Éireann  
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Baile Átha Cliath 1  
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Éire

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[www.water.ie](http://www.water.ie)

Dear Oonagh

Uisce Éireann has received notification of your Environmental Impact Assessment (EIA) scoping request relating to RWE Renewables (Ireland) Ltd's forthcoming application to construct and operate Wind farm in Ballincor, County Offaly.

Please see attached, Uisce Éireann's scoping opinion in relation to your proposals and Uisce Éireann's public infrastructure & assets.

On receipt of the planning referral, Uisce Éireann will review the finalised Environmental Impact Assessment Report (EIAR) as part of our planning assessment. Uisce Éireann's will then issue a statutory response to the Planning Authority in line with our obligations as a statutory consultee.

### **Uisce Éireann's Response to EIAR Scoping Request**

Please be advised that the proposed cabling route, while yet to be confirmed is very likely to have several interactions with Uisce Éireann's underground network infrastructure within the public roads(s), particularly as it approaches Birr on its route to Dallow substation. Prior to any planning application submission, the applicant is requested to submit a diversion enquiry to Uisce Éireann and receive a Confirmation of Feasibility (COF) letter from Diversions Dept, that will form part of the formal planning application lodgment documentation.

In addition to the specific items outlined above please note the following aspects of Water Services which should be considered in the scope of your EIAR;

- a) Where the development proposal has the potential to impact an Uisce Éireann Drinking Water Source(s), the applicant shall provide details of measures to be taken to ensure that there will be no negative impact to Uisce Éireann's Drinking Water Source(s) during the construction and operational phases of the development. Hydrological / hydrogeological pathways between the applicant's site and receiving waters should be identified as part of the report.
- b) Where the development proposes the backfilling of materials, the applicant is required to include a waste sampling strategy to ensure the material is inert.
- c) Mitigations should be proposed for any potential negative impacts on any water source(s) which may be in proximity and included in the environmental management plan and incident response.
- d) Any and all potential impacts on the nearby reservoir as public water supply water source(s) are assessed, including any impact on hydrogeology and any groundwater/ surface water interactions.
- e) Impacts of the development on the capacity of water services (*i.e. do existing water services have the capacity to cater for the new development*). This is confirmed by Uisce Éireann in the form of a Confirmation of Feasibility (COF). If a development requires a connection to either a public water supply or sewage collection system, the developer is advised to submit a Pre-Connection Enquiry (PCE) enquiry to Uisce Éireann to determine the feasibility of connection to the Uisce Éireann network.
- f) The applicant shall identify any upgrading of water services infrastructure that would be required to accommodate the proposed development.
- g) In relation to a development that would discharge trade effluent – any upstream treatment or attenuation of discharges required prior to discharging to an Uisce Éireann collection network.
- h) In relation to the management of surface water; the potential impact of surface water discharges to combined sewer networks and potential measures to minimise and or / stop surface waters from combined sewers.
- i) Any physical impact on Uisce Éireann assets – reservoir, drinking water source, treatment works, pipes, pumping stations, discharges outfalls etc. including any relocation of assets.

- j) When considering a development proposal, the applicant is advised to determine the location of public water services assets, possible connection points from the applicant's site / lands to the public network and any drinking water abstraction catchments to ensure these are included and fully assessed in any pre-planning proposals. Details, where known, can be obtained by emailing an Ordnance Survey map identifying the proposed location of the applicant's intended development to [REDACTED]
- k) Other indicators or methodologies for identifying infrastructure located within the applicant's lands are the presence of registered wayleave agreements, visible manholes, vent stacks, valve chambers, marker posts etc. within the proposed site.
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- m) Any potential impact on the contributing catchment of water sources either in terms of water abstraction for the development (*and resultant potential impact on the capacity of the source*) or the potential of the development to influence / present a risk to the quality of the water abstracted by Uisce Éireann for public supply should be identified within the report.
- n) Where a development proposes to connect to an Uisce Éireann network and that network either abstracts water from or discharges wastewater to a "protected"/ sensitive area, consideration as to whether the integrity of the site / conservation objectives of the site would be compromised should be identified within the report.
- o) Uisce Éireann does not permit building over of its assets. As an applicant you are required to;
- survey the site to determine the exact location of the assets. Any trial investigations should be carried out with the agreement and in the presence of Uisce Éireann.
  - Provide evidence of separation distances between the existing Uisce Éireann assets and proposed structures, other services, trees, etc. have to be in accordance with the Irish Water Codes of Practice and Standard Details.

- p) Where a diversion of Public Infrastructure may be required subject to layout proposal of the development and separation distances, the applicant is required to submit a Diversions Enquiry to [REDACTED]
- q) Mitigation measures in relation to any of the above ensuring a zero risk to any Uisce Éireann drinking water sources (Surface and Ground water).

*This is not an exhaustive list.*

**Please note;**

- Where connection(s) to the public network is required as part of the development proposal, applicants are advised to complete the Pre-Connection Enquiry process and have received a Confirmation of Feasibility letter from Uisce Éireann ahead of any planning application.
- Uisce Éireann will not accept new surface water discharges to combined sewer networks.
- Where a new connection(s) is sought, the applicant or developer shall enter into water and/or wastewater connection agreement(s) with Uisce Éireann prior to the commencement of this development.
- Where an existing connection is on place, the applicant or developer may be required to enter into a new or revised water and/or wastewater connection agreement(s) with Uisce Éireann prior to the commencement of this development.

Queries relating to this EIAR scoping request should be directed to [REDACTED]

PP. *Ali Robinson*

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Signed on behalf of Dermot Phelan

Connections Delivery Manager

