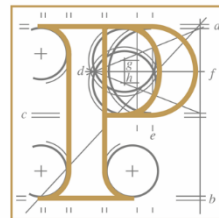


Our Case Number: ACP-323048-25

Your Reference: FuturEnergy Lissinagroagh DAC



An
Coimisiún
Pleanála

Tobin
Block 10-4
Blanchardstown Corporate Park
Dublin
Dublin 15

Date: 17 November 2025

Re: Proposed development of Lissinagroagh Wind Farm consisting of 14 wind turbines and ancillary development located approximately 3km Northeast of Manorhamilton, County Leitrim.

Dear Sir / Madam,

I have been asked by An Coimisiún Pleanála to refer further to the above-mentioned pre-application consultation request.

Please find enclosed a copy of the written record of the meeting of the 20th October 2025.

If you have any queries in relation to the matter please contact the undersigned officer of the Commission.

Please quote the above-mentioned An Coimisiún Pleanála reference number in any correspondence or telephone contact with the Commission.

Yours faithfully,

Lauren Murphy
Executive Officer
Direct Line: 01-8737275

PC07

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communications@pleanala.ie

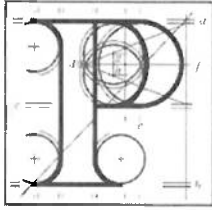
64 Sráid Maoilbhríde
Baile Átha Cliath 1
D01 V902

64 Marlborough Street
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D01 V902 D01 V902



An
Coimisiún
Pleanála

Record of Meeting ACP-323048-25 (PCX)

| | | | |
|--|--|-------------------|---------|
| Case Reference / Description | Proposed development of Lissinagroagh Wind Farm consisting of 14 wind turbines and ancillary development located approximately 3km Northeast of Manorhamilton, County Leitrim. | | |
| Case Type | Pre-application consultation | | |
| 1st / 2nd / 3rd / 4th Meeting | 1 st Meeting | | |
| Date | 20/10/25 | Start Time | 11:00am |
| Location | MS Teams | End Time | 12:45pm |

| |
|---|
| Representing An Coimisiún Pleanála |
| Una Crosse, Assistant Director of Planning, Chair |
| Tomas Bradley, Senior Planning Inspector |
| Finbarr Quigley, Senior Environmental Scientist |
| Maeve Flynn, Senior Ecologist |
| Lauren Murphy, Executive Officer |

| |
|---|
| Representing the Prospective Applicant |
| Andrea Cornejo, FuturEnergy |
| Emer Campbell, FuturEnergy |

| |
|------------------------------------|
| Juliet Ryan, FuturEnergy |
| Kieran O'Malley, FuturEnergy |
| Sinead O'Malley, FuturEnergy |
| Brian McDonnell, Tobin Consultants |
| John Dillon, Tobin Consultants |
| Louise Byrne, Tobin Consultants |
| Sinead Ryan, Tobin Consultants |
| Cian Doughan, Macroworks |
| Jonathon Dunn, SLR Consulting |

Introduction

The Commission referred to the letter received from the prospective applicant on the 14th July 2025, requesting pre-application consultations under section 37B of the Planning and Development Act 2000, as amended. The Commission's representatives outlined that the purpose of the pre-application meeting was as follows:

- To give an opinion as to whether the proposed development comes within the provisions of s.37A such that an application for approval should be made to the Board under s37E.
- The meeting also provided the Commission with an opportunity to give advice regarding the procedures around the making of any application and what considerations relating to the proper planning and sustainable development and the environment may have a bearing on a decision.
- It was outlined that given the nature of the proposed development, a consideration of the proposal in the context of the requirements set out in the Regulations transposing the RED III Directive was required. This included the

consideration of the completeness check required to process the application and any other relevant requirements.

- To this end, it was outlined that this first meeting would provide the Commission with an overview of the proposed development and that further meetings would be held to address the procedures and considerations in respect of any future application.
- Following receipt of the request for a second meeting, it was outlined that an agenda would be forwarded identifying the topics which the Commission consider should be addressed in the presentation and to facilitate identifying the most appropriate team members to address the procedures and considerations which may arise.

The Commission's representatives mentioned the following general procedures in relation to the pre-application consultation process:

- The Commission will keep a record of this meeting and any other meetings, if held. Such records will form part of the file which will be made available publicly at the conclusion of the process. The record of the meeting will not be amended by the Commission once finalised, but the prospective applicant may submit comments on the record which will form part of the case file.
- The Commission will serve notice at the conclusion of the process as to the strategic infrastructure status of the proposed development. It may form a preliminary view at an early stage in the process on the matter.
- A further meeting or meetings may be held in respect of the proposed development.
- Further information may be requested by the Commission and public consultations may also be directed by the Commission.
- The Commission may hold consultations in respect of the proposed development with other bodies.

- The holding of consultations does not prejudice the Commission in any way and cannot be relied upon in the formal planning process or in any legal proceedings.

Presentation made by the prospective applicant:

The prospective applicant's presentation, which is attached to the file, set out the following:

- Project team,
- Project description,
- Site location,
- Existing environment with mapping identifying other wind farm developments in the surrounding area,
- European, National and Local Policy provisions
- Site selection including constraints and key environmental considerations, including:
 - Biodiversity,
 - Natura Sites,
 - Ornithology,
 - Landscape and visual assessment,
- Indicative turbine locations mapped
- Grid connection route mapped (subject of separate application)
- Turbine delivery route mapped
- EIAR content and structure,
- Stakeholder Consultation for EIA scoping
- Community engagement,
- Design flexibility – request to be submitted
- SID determination – Class of Development
- Next steps.

Discussion

- The Commission's representatives began the discussion by requesting that the prospective applicant submit a copy of the drawings which were presented in the slides at an appropriate scale.
- The Commissions representatives noted that the presentation had been received after close of business on Friday evening. This provided limited opportunity for the Commissions representatives to review the substantial contents of same in advance of the meeting on Monday at 11 am.
- The Commissions representatives advised the prospective applicant that the completeness check which is completed within 45 days of the lodgement of the application is a check of the entire application documentation not solely the EIAR. It is proposed that a Schedule of Information to inform the Completeness Check would be provided with the SID determination.
- The Commissions representatives gave their preliminary view that the proposed development as set out, would appear to come within the scope of the Strategic Infrastructure provisions, however the prospective applicant was advised that the determination on same was ultimately a matter for the Planning Commission.
- The Commissions representatives advised the prospective applicant of the importance of advanced engagement with prescribed bodies such as the National Parks and Wildlife Service (NPWS) and the Health Service Executive (HSE), Transport Infrastructure Ireland (TII) in advance of the planning application being made.
- The Commissions representatives advised the prospective applicant in respect of the consideration of policy and policy justification for the proposed development location and layout across the wider policy context.
- Following on from a query raised by the Commissions representatives in relation to Leitrim County Councils wind energy strategy, the prospective applicant advised that it is their view that the location of proposed turbine 11 &

12 is within an area with sufficient wind speed and is of a similar landscape to the rest of the wind farm area. The Commission's representatives advised the prospective applicant to ensure that this is addressed in detail in their planning application.

- The prospective applicant advised that they do not intend including a Battery Energy Storage System (BESS) as part of the ancillary development of the planning application and advised that they are currently working on an amenity plan.
- Following on from a query raised by the Commission's representatives the prospective applicant advised that their landscape and visual assessment is being carried out in a 20km study area and there is a viewpoint located within Northern Ireland. They advised this will be identified in the planning application and Special Protection Areas and Special Areas of Conservation in proximity of the proposed development located in Northern Ireland will also be considered.
- The Commission's representatives advised the prospective applicant to engage with prescribed bodies in Northern Ireland in advance of the submission of the planning application. It was advised that clarity on transboundary procedures would be provided at a further meeting.
- Following on from a query raised by the Commission's representatives the prospective applicant advised they will be engaging with Donegal County Council particularly their roads department due to the proposed Turbine Delivery Route. The Commission's representatives also sought clarity on whether works will be occurring along the turbine delivery route and whether it is proposed to include it in the planning application.
- The prospective applicant advised that they are in the process of considering what works are likely to be proposed which are located outside of the Leitrim county boundary.
- In relation to ornithology, the Commission's representatives sought clarity in relation to hen harrier surveys undertaken with the prospective applicant advising that there are two proposed hen harrier enhancement zones, with

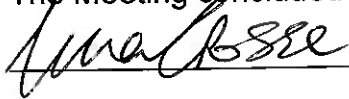
breeding hen harrier identified in proximity to the proposed development site but not within the site itself.

- Consultation with the Development Applications Unit (DAU), had comprised written correspondence which addressed disturbance, collision risk but not the mitigation strategy outlined.
- In relation to biodiversity, the prospective applicant advised of the surveys undertaken to date in respect of habitats, species enhancement proposals with the Commissions representative's providing a high-level overview of the type of surveys which would be anticipated for a site in this location.
- The Commissions representatives noted a high density of watercourses within the wider area and advised the prospective applicant to include a standalone water framework directive assessment within the suite of documents.
- The Commissions representatives advised the prospective applicant to ensure their noise impact assessment is robust and ensure proposals of noise impacts are identified. Thorough consideration of rainfall, drainage, water quality, peat stability, floating roads is required.
- A mitigation protocol for AM and tonal noises was advised to be considered as part of the noise chapter of the EIAR.
- Following on from a query raised by the Commission's representatives the prospective applicant will discuss and consider proposed controlled sites and will provide further detail at the next pre application meeting.
- The Commission's representatives also advised the applicant that they should consider how they intend presenting information, in particular within the EIAR and NIS which should incorporate tabular formats where possible to that the relevant impacts are readily identifiable.
- The prospective applicant advised that it is their intention to submit a design flexibility opinion in the near future.
- The Commission's representatives reiterated the change in procedures arising from the recent transposition of the RED III Directive that strict timelines and limited opportunity to seek further information at application stage necessitated

a more in-depth consideration of proposed developments at the pre-application stage.

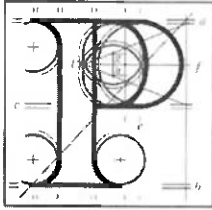
- The Commission's representatives concluded the discussion by advising the prospective applicant that once they are issued with a copy of this meeting record, that they are welcome to request a second pre application meeting.

The Meeting concluded at 12:45pm



Una Crosse

Assistant Director of Planning



An
Coimisiún
Pleanála

Record of Meeting ACP-323048-25 (PCX)

| | | | |
|--|--|-------------------|---------|
| Case Reference / Description | Proposed development of Lissinagroagh Wind Farm consisting of 14 wind turbines and ancillary development located approximately 3km Northeast of Manorhamilton, County Leitrim. | | |
| Case Type | Pre Application Consultation | | |
| 1st / 2nd / 3rd / 4th Meeting | 2 nd Meeting | | |
| Date | 27/01/2026 | Start Time | 11:00am |
| Location | MS Teams | End Time | 1:00pm |

| |
|---|
| Representing An Coimisiún Pleanála |
| Una Crosse, Assistant Director of Planning, Chair |
| Tomas Bradley, Senior Planning Inspector |
| Maeve Flynn, Senior Ecologist |
| Finbarr Quigley, Senior Environmental Scientist |
| Lauren Murphy, Executive Officer |

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|---|
| Representing the Prospective Applicant |
| Sinéad Ryan, Tobin |
| Brian McDonnell, Tobin |
| Louise Byrne, Tobin |

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|--------------------------------------|
| Meadhbh Costigan, Tobin |
| John Dillon, Tobin |
| Duncan Wastson, SLR Consulting |
| Jonathan Dunn, SLR Consulting |
| Cian Doughan, Macroworks |
| Sinead O'Malley, FuturEnergy Ireland |
| Andrea Cornejo, FuturEnergy Ireland |
| Kieran O'Malley, FuturEnergy Ireland |

Introduction

The Commission's referred to the correspondence received from the prospective applicant requesting this second meeting and to the first meeting held on 20th October 2025.

The Commission's representatives also mentioned the general procedures for the pre-application consultation process referenced at the first meeting which remain applicable.

Presentation

The prospective applicant set out their presentation, which is attached to the file.

Discussion

Biodiversity & Ornithology

- Advised that two pairs of Hen Harriers in the area of the proposed windfarm are of national significance a key nature conservation consideration.
- Advised that most up to date guidance and scientific evidence is included in the assessments
- Applicant discussed their engagement with the NPWS and have received no further feedback in terms of the proposed mitigation plan.

- Applicant advised they have followed national and best practice guidance.
- Advised to have regard to the NPWS Hen Harrier Threat Response Plan as part of the application documentation.
- Applicant advised they have assessed feedback the NPWS has given on other projects in terms of hen harriers.
- Advised to ensure that the most up to date bird collision risk model (Nature Scott 2024) is used.
- Applicant advised that in terms breeding birds, Woodcock and snipe have been identified; Woodcock collision risk is zero. Snipe are breeding near the site, but they are not predicting significant impacts.
- Applicant advised that no Whooper swan migration paths identified within the 500-metre potential collision risk zone.
- Applicant advised that low collision risk is predicted for White tailed eagle, Kestrel and Golden Plover.
- 2025 data will be the most up to date survey data included in the planning application documents.
- All biodiversity enhancement lands will be included in the red line boundary
- Advised that adjacent NHA is addressed within the EIAR.
- Outlined that Lough Melvin SAC will be addressed within the NIS.

General Matters

- Advised to have all surveys and data up to date when submitting the planning application.
- Advised that the SID determination will include a schedule of information to inform the RED III completeness check.
- In respect of the potential for transboundary effects, the applicant was advised that further procedural advice on this matter would be provided if required.

Hydrology & Hydrogeology

- Advised that T3 stands out in terms of habitats surrounding it and to ensure that direct and indirect impacts are assessed in terms of hydrology.
- Surface water management plan noted, advised that inclusion of worked examples of proposed drainage infrastructure around the proposed infrastructure would be useful.
- The bridge construction upgrade and proposed culvert upgrade is noted.
- Advised all proposals for surface water management have been tested to operate during high rain fall events.
- Noted that where swallow holes are present, surface water is managed to avoid discharges entering these features.
- Ground water flow is connected to the local streams, very little flow in some of the streams located on site and majority of streams located on site have a permanent flow.
- The Commission note the number of karst features identified on site, applicant clarified that these have been identified from their studies and have yet to be GIS mapped.
- A standalone Karst Report will be submitted as part of the planning application.

Peat Stability

- Applicant advised that a 30-metre buffer is proposed for assessing drainage impacts on peat lands
- Applicant advised they are following NatureScot Guidelines and avoided active peat land habitats
- Peat is identified in the north of the proposed development site with the areas identified localised.
- Peat within the forestry area of the proposed development site is located on private lands which would have been used as turbary.
- Advised that the interaction between peat and groundwater needs to be robustly considered within the EIAR.

- Advised that the proposed development site has been identified as an area highly susceptible to peat slides which requires robust consideration within the documentation.
- Applicant advised peat depth probing and trail pits have taken place in areas in vicinity of the proposed turbines and new access roads.
- Applicant advised walk over surveys have been carried out and GSI information has been used to assess peat on the site.
- Commission advised the applicant to refer to the GSI/NPWS 2024 Document *Data Gaps Related to Impact Assessments and Planning* and ensure relevant considerations included in EIAR Chapter.
- Applicant advised that there are no areas of intact peat lands of active blanket bog located on site.

Noise & Shadow Flicker

- Background noise and modelling have been carried out.
- Advised that justification should be provided for noise limits, both day and nighttime due to the low background noise levels.
- Operational mitigation strategy for noise character – AM and tonal noise – to be provided.

Consultations

- GSI had no site-specific issues following consultations.
- IFI responded to a scoping report issued to them in 2021, with no further response to the scoping document issued in 2024.
- No landscape or visual issues, in addition to those already considered in the assessment, have been specifically identified during the public consultation.
- Public consultations have been ongoing since 2021.
- Wire frame photomontages were created based on feedback received from the CLO's following public consultations.

Other

- Schedule/compendium of potential effects with magnitude of significance recommended.
- Prospective Applicant advised that summaries at the start of each chapter of the EIAR are proposed.

SID Status

- Prospective Applicant advised that they want a SID determination as soon as practicable.

The meeting concluded at 1:00pm

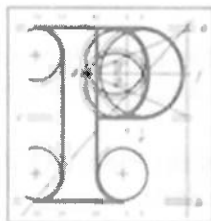
A handwritten signature in blue ink, reading "Una Crosse", is written over a horizontal line.

Una Crosse

Assistant Director of Planning

Our Case Number: ACP-323048-25

Your Reference: FuturEnergy Lissinagroagh DAC



An
Coimisiún
Pleanála

Tobin
Block 10-4
Blanchardstown Corporate Park
Dublin
Dublin 15

Date: 23 April 2026

Re: Proposed development of Lissinagroagh Wind Farm consisting of 14 wind turbines and ancillary development located approximately 3km Northeast of Manorhamilton, County Leitrim.

Dear Sir / Madam,

Please be advised that following consultations under section 37B of the Planning and Development Act, 2000 as amended, the Commission hereby serves notice under section 37B(4)(a) that it is of the opinion that the proposed development falls within the scope of paragraphs 37A(2)(a) and (b) of the Act. Accordingly, the Commission has decided that the proposed development would be strategic infrastructure within the meaning of section 37A of the Planning and Development Act 2000, as amended. Any application for permission for the proposed development must therefore be made directly to An Coimisiún Pleanála under section 37E of the Act.

Please also be informed that the Commission considers that the pre-application consultation process in respect of this proposed development is now closed.

Attached is,

- **Appendix A:** Prescribed bodies to be notified of the application for the proposed development.
- **Appendix B:** Schedule of Information which is considered necessary to submit in order to facilitate the undertaking of the Completeness Check under Section 37JA of the Planning and Development Act 2000, as amended

In accordance with section 146(5) of the Planning and Development Act, 2000 as amended, the Commission will make available for inspection and purchase at its offices the documents relating to the decision within 3 working days following its decision. This information is normally made available on the list of decided cases on the website on the Wednesday following the week in which the decision is made.

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D01 V902

The following information relates to challenges to the validity of a decision of An Coimisiún Pleanála under the provisions of the Planning and Development Act 2000, as amended.

Judicial review of An Coimisiún Pleanála decisions under the provisions of the Planning and Development Acts (as amended).

A person wishing to challenge the validity of a Commission decision may do so by way of judicial review only. Sections 50, 50A and 50B of the Planning and Development Act 2000 (as substituted by section 13 of the Planning and Development (Strategic Infrastructure) Act 2006, as amended/substituted by sections 32 and 33 of the Planning and Development (Amendment) Act 2010 and as amended by sections 20 and 21 of the Environment (Miscellaneous Provisions) Act 2011) contain provisions in relation to challenges to the validity of a decision of the Commission.

The validity of a decision taken by the Commission may only be questioned by making an application for judicial review under Order 84 of The Rules of the Superior Courts (S.I. No. 15 of 1986). Sub-section 50(7) of the Planning and Development Act 2000 requires that subject to any extension to the time period which may be allowed by the High Court in accordance with subsection 50(8), any application for judicial review must be made within 8 weeks of the decision of the Commission. It should be noted that any challenge taken under section 50 may question only the validity of the decision and the Courts do not adjudicate on the merits of the development from the perspectives of the proper planning and sustainable development of the area and/or effects on the environment. Section 50A states that leave for judicial review shall not be granted unless the Court is satisfied that there are substantial grounds for contending that the decision is invalid or ought to be quashed and that the applicant has a sufficient interest in the matter which is the subject of the application or in cases involving environmental impact assessment is a body complying with specified criteria.

Section 50B contains provisions in relation to the cost of judicial review proceedings in the High Court relating to specified types of development (including proceedings relating to decisions or actions pursuant to a law of the state that gives effect to the public participation and access to justice provisions of Council Directive 85/337/EEC i.e. the EIA Directive and to the provisions of Directive 2001/12/EC i.e. Directive on the assessment of the effects on the environment of certain plans and programmes). The general provision contained in section 50B is that in such cases each party shall bear its own costs. The Court however may award costs against any party in specified circumstances. There is also provision for the Court to award the costs of proceedings or a portion of such costs to an applicant against a respondent or notice party where relief is obtained to the extent that the action or omission of the respondent or notice party contributed to the relief being obtained.

General information on judicial review procedures is contained on the following website, www.citizensinformation.ie.

Disclaimer: The above is intended for information purposes. It does not purport to be a legally binding interpretation of the relevant provisions, and it would be advisable for persons contemplating legal action to seek legal advice.

| | | |
|---------------------------|----------------|--|
| Tel | Tel | (01) 858 8100 |
| Glaó Áitiúil | LoCall | 1800 275 175 |
| Facs | Fax | (01) 872 2684 |
| Láithreán Gréasáin | Website | www.pleanala.ie |
| Ríomhphost | Email | communications@pleanala.ie |

| | |
|----------------------|-----------------------|
| 64 Sráid Maoilbhríde | 64 Marlborough Street |
| Baile Átha Cliath 1 | Dublin 1 |
| D01 V902 | D01 V902 |

If you have any queries in the meantime, please contact the undersigned officer of the Commission or email sids@pleanala.ie quoting the above mentioned An Coimisiún Pleanála reference number in any correspondence with the Commission.

Yours faithfully,



Lauren Murphy
Executive Officer
Direct Line: 01-8737275

PC09

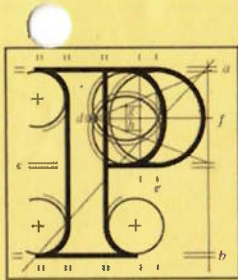
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An
Coimisiún
Pleanála

Direction
CD-022109-26
ACP-323048-25

The submissions on file and the inspector's report were considered at a Meeting held on 22/04/2026.

The Commission determined that the prospective applicant should be notified that the consultation process is closed. Based on the foregoing assessment, the Commission concluded that the proposed development would exceed the threshold set out in the Seventh Schedule of the Planning and Development Act 2000, as amended, and therefore satisfies Section 37A(1) of the Act. It can also be concluded that the development is of strategic importance and meets the requirements of Section 37A(2)(a) and Section 37A(2)(b) of the Act.

Appendix A: Prescribed Bodies:

Note 1: The following is a list of prescribed bodies considered relevant for the purposes of section 37E(3)(c) of the Planning and Development Act 2000, as amended.

- Minister for Housing, Local Government and Heritage (Development Applications Unit).
- Minister for the Environment, Climate and Communications.
- Minister for Transport
- Leitrim County Council
- Sligo County Council
- Donegal County Council
- Northern and Western Regional Assembly
- Transport Infrastructure Ireland
- An Chomhairle Ealaíon

- Fáilte Ireland
- Inland Fisheries Ireland
- Waterways Ireland
- Irish Aviation Authority
- Córas Iompair Éireann
- The Heritage Council
- An Taisce – the National Trust for Ireland
- Health Service Executive
- The Commission for Energy Regulation
- Uisce Éireann

Further notifications should also be made to:

- Fermanagh and Omagh District Council
- Others, where deemed appropriate.

Appendix B: Schedule of Information to Inform Completeness Check

This Schedule of Information seeks to provide details which will facilitate An Coimisiún Pleanála in undertaking the Completeness Check required by Section 37JA of the Planning and Development Act 2000, as amended, in order to process the application. It shall not be construed as comprising an assessment of the application documentation or a consideration of the merits of the proposed development.

| Details of Proposed Development at Closure | |
|---|-------------------------------|
| Pre-Application Ref. | ACP-323048-25 |
| Prospective Applicant: | FuturEnergy Lissinagroagh DAC |
| Date of Final Meeting: | 30 th March 2026 |
| Number of Turbines: | 14 no. |
| Design Flexibility opinion: | Yes. See ACP-323910-25 |
| Is Grid Connection Included: | No. See ACP-323353-25 |
| Is a BESS included: | No. |
| Accommodating works for TDR: | Yes. |

Information

| Plans and Particulars | |
|------------------------------|--|
| Public Notice | <ul style="list-style-type: none"> • Time Period for Consultation and Fee for Submissions • Standalone Website Address • EIAR and NIS referenced • Reference to Section 37JA • All townlands within the site boundary to be correctly referenced. |
| Prescribed Bodies | <ul style="list-style-type: none"> • Notification of All Prescribed Bodies and a copy of the correspondence sent to same. |
| Land Ownership | <ul style="list-style-type: none"> • Interest in land • Written consent of all other landowners (incl. legally binding agreement & land registry map if required & confirmation of measures proposed within blue line boundary). |
| Design Flexibility | <ul style="list-style-type: none"> • Information on Design flexibility sought. |
| Fee | |

| | |
|--|--|
| EIA Portal | <ul style="list-style-type: none"> • Letter from Portal. |
| Planning Statement | <ul style="list-style-type: none"> • Renewable Energy Designation Policy Statement • Statement outlining compliance with all relevant policies and objectives in the County Development Plan including a justification for material contravention of same if relevant. • Consultation overview • Community Benefit Fund • Planning history |
| Drawings | <ul style="list-style-type: none"> • Drawing Schedule • Site location map • Site layout plan • Plans, elevations, sections and cross-sections • Wayleaves shown • Grid Connection Route • Scales appropriate • TDR Accommodation works |
| EIAR | |
| Details of Design Flexibility | <p>Details/groups of details of the proposed wind turbine that may be confirmed after the proposed application has been made and decided by the Commission</p> <ul style="list-style-type: none"> • Tip Height 180 m – 185 m • Rotor Diameter 149 m –163 m • Hub Height 101m – 110.5m |
| Non-Technical Summary | <ul style="list-style-type: none"> • Provided as a standalone section. |
| Introduction | <ul style="list-style-type: none"> • Legislative context • Scoping Consultation • Community Engagement Report • Methodology/methodologies for the assessment of the environmental factors and for the description and consideration of the significance of effects • Study Area(s) and justification for same. • Project Team (Author qualifications, experience and expertise) • Technical Difficulties/Limitations • Glossary of Terms |
| Description of the Proposed Development | <ul style="list-style-type: none"> • Detailed description of the components, characteristics and all stages of the proposed development incl. use of natural resources, production of waste, emissions & disturbances • Forestry felling and management. • Afforestation. • Construction Environmental Management Plan • GCR construction methodology |

| | |
|-------------------------------|--|
| | <ul style="list-style-type: none"> • Temporary works reinstatement plan • Decommissioning Plan • Waste & Resource Management Plan |
| Consideration of Alternatives | <ul style="list-style-type: none"> • Site selection & the iterative design process. • Reasonable alternatives considered (layout; scale, technologies, grid connection, turbine delivery, substation infrastructure, construction methodology etc) |
| Population and Human Health | <ul style="list-style-type: none"> • Population & Settlement Patterns • Economic Activity & Employment • Tourism & Amenities (incl. recreational trails/heritage sites/scenic view points) • Human Health & Wellbeing (reference studies) • Property Devaluation (reference studies) • Cumulative Assessment |
| Biodiversity | <ul style="list-style-type: none"> • Designated sites • Habitat surveys (incl. detailed botanical survey and invasive species surveys) • Bat Surveys (full season and effort to reflect site, species and best practice) • Badger, otter, marsh fritillary, amphibians and other protective species surveys (reflect site, species, findings and best practice) • Aquatic Surveys (incl. aquatic habitat, macroinvertebrate, eDNA, electrofishing, river and fisheries assessment) • Surveys of GCR/TDR. • Baseline changes, gaps incl. survey coverage and timing. • Derogations (if applicable) • Ecological Impact Assessment • Mitigation and Monitoring Strategy • Invasive Species Management Plan • Biodiversity Enhancement Areas/Management Plan • Cumulative Assessment |
| Ornithology | <ul style="list-style-type: none"> • Surveys (min. 2 years incl. vantage point, breeding & non-breeding, hinterland, dusk/dawn, walkover, roost & winter surveys, effort to reflect site, species and best practice) • Baseline changes, gaps incl. survey coverage and timing. • Connectivity with European Sites • Ornithological impact assessment • Collision Risk Model (CRM) Assessment (include data spreadsheets) • Mitigation Strategy including specific Hen Harrier Mitigation Plan |

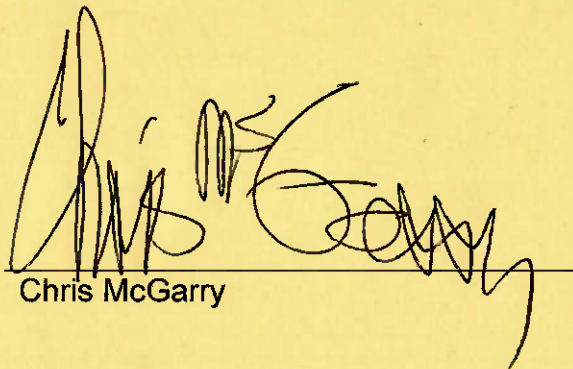
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| | <ul style="list-style-type: none"> • Monitoring Programme • Cumulative Assessment |
| Noise and Vibration | <ul style="list-style-type: none"> • Noise monitoring locations • Appropriate background noise levels (account for cumulative effects as per current best practice GPG, ETSU-R-97 GPG) and rationale for same. • Noise Survey Results & Calibration Certificates • Map of all sensitive receptors within Zol (ref. consistent with Shadow Flicker) • Sensitive receptors GCR • Predicted construction noise (incl. wind farm, GCR, accommodation works) • Predicted operational noise levels (separate/cumulative for turbines, substation) • Predicted Cumulative Noise Levels • Proposed Noise Limits (cumulative) • Operational Noise Monitoring Proposal • Mitigation Strategy for Operational Amplitude Modulation and Tonal Noises |
| Shadow Flicker | <ul style="list-style-type: none"> • Map of all sensitive receptors within Zol (ref. consistent with Noise) • Shadow Flicker Analysis • Wind Turbine Control Measures • Cumulative Assessment |
| Air and Climate | <ul style="list-style-type: none"> • Carbon Impact Assessment including Embodied Energy Assessment and Climate Change Vulnerability Assessment • Dust Generation/Emissions and Management • Vehicle Emissions and Management • Cumulative Assessment |
| Land, Soils & Geology | <ul style="list-style-type: none"> • Ground Condition Assessment • Ground Investigations Report (incl. trial pit logs) • Slope stability. • Material Volume Calculations (incl. borrow pits) • Spoil Management Plan • Cumulative assessment • Peat Stability Assessment |
| Hydrology, Hydrogeology & Water Quality | <ul style="list-style-type: none"> • Hydrological Assessment • Hydrogeological Assessment • Flood Risk Assessment • Water Quality Management Plan • Surface Water/Drainage Management Plan • Standalone Water Framework Directive Compliance Report • Emergency Response Plan • Fire safety management plan and Emergency Response Plan |

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| | <ul style="list-style-type: none"> • Drinking Water Source (UE and GWSS) Assessment • Mitigation Strategy • Monitoring Programme • Cumulative assessment |
| Landscape & Visual | <ul style="list-style-type: none"> • LVIA baseline maps • Landscape Character Assessment • Visual impact assessment • Viewpoint selection and Photomontages • ZTV Analysis (20km radius from development site) including potential transboundary impacts in Northern Ireland • Viewpoint Assessment • Cumulative landscape and visual impact assessment |
| Traffic & Transportation | <ul style="list-style-type: none"> • Turbine Delivery Route & Swept Path Analysis • Haul Route & Swept Path Analysis • Traffic Count Data • Road closure/diversions • Traffic and Transport Assessment • Traffic Management Plan (incl. public road crossings, haul routes, TDR and GCR) • TII Design Report • Cumulative Assessment |
| Material Assets | <ul style="list-style-type: none"> • Gas/ESB networks/Uisce Éireann • Iarnród Éireann • Telecommunications Impact Study • Aviation Review Statement • Any other relevant material assets identified in consultation process • Cumulative Assessment |
| Cultural Heritage | <ul style="list-style-type: none"> • Heritage Impact Assessment & Historic Landscape Character Assessment incl. ZTV analysis and viewpoints • Archaeological Impact Assessment • Mitigation strategy • Cumulative assessment |
| Major Accidents and Disasters | <ul style="list-style-type: none"> • Construction and Decommissioning Stages • Operational Stage • Impact of Climate Change |
| Cumulative Assessment | <ul style="list-style-type: none"> • Identification of relevant cumulative study area and/or ZoI for the relevant technical chapters. • Projects considered should be clearly identified and the location of the cumulative assessment clearly labelled within each technical chapter as relevant. |

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| Interactions of the Foregoing | <ul style="list-style-type: none"> • Description of interactions between factors. |
| Schedule of Significant Effects (in Tabular Form) | <ul style="list-style-type: none"> • Concise tables summarising the significant effects from each topic including columns setting out the <ul style="list-style-type: none"> ○ Receptor/Feature/Activity/Assessment Matter/etc. ○ Feature Sensitivity ○ Impact Magnitude ○ Predicted Impact (Pre Mitigation and Monitoring) ○ Predicted Impact (Post Mitigation and Monitoring) ○ Significant Residual Impact ○ Other columns consider appropriate to give context/location/detail, etc. <p>Such tables may be located within each topic chapter or form a single chapter.</p> |
| Compendium of Mitigation Measures | <ul style="list-style-type: none"> • Intent expressed for the implementation of mitigation measures to be clearly set out as – ‘shall’. • Commitments need to be expressed clearly and be specific. |
| | <ul style="list-style-type: none"> • |
| Appendices | <ul style="list-style-type: none"> • All appendices and sub appendices to be submitted in hard and soft copy (incl. Statement of Competency and glossary of terms). |
| AA Screening report | <ul style="list-style-type: none"> • Author qualifications, experience and expertise • Methodology • Zone of Influence (ZOI) and identification of relevant European Sites to be based on a Source-Pathway-Receptor Model using the precautionary principle |
| NIS | <ul style="list-style-type: none"> • Author qualifications, experience and expertise • Methodology • Collision Risk Modelling (CRM) • Biodiversity & Ornithology Surveys for QI & SCI species and habitats in accordance with Best Practice • Consideration of relevant Land, soils & geology reports/assessments* • Consideration of relevant Hydrological, hydrogeological & water reports/assessments* • Compendium of Mitigation Measures (Intent expressed for implementation of mitigation measures – ‘shall’) • Cumulative • * As stipulated above for EIAR. |

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| Appendices | <ul style="list-style-type: none"> • All appendices and sub appendices to be submitted in hard and soft copy (incl. Statement of Competency and glossary of terms). |
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| Other Documents (To include): | |
| Civil Engineering Report | <ul style="list-style-type: none"> • Site Entrances • Access Tracks • Wind turbines • Cable routes & connections • Substation (Compound & Buildings) • Meteorological Mast • Temporary construction compounds • Borrow Pits & Deposition Areas • Haul Route • Turbine Delivery Route • Surface Water Design • Wastewater • Potable Water • Decommissioning & Restoration |

**Planning
Commissioner:**



Chris McGarry

Date: 22/04/2026

