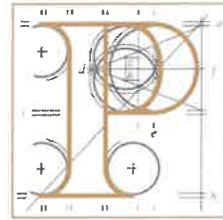


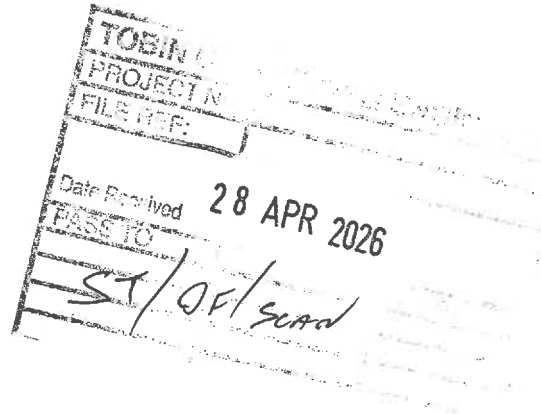
Our Case Number: ACP-323910-25

Your Reference: FuturEnergy Lissinagroagh DAC



An
Coimisiún
Pleanála

Tobin
Unit 4, Block 10
Blanchardstown Corporate Park
Blanchardstown
Dublin 15
D15 X98N



Date: 27 April 2026

Re: Design Flexibility Request for the proposed development of Lissinagroagh Wind Farm consisting of 14 wind turbines and ancillary development (ACP-323048-25) located approximately 3km Northeast of Manorhamilton, County Leitrim.

Dear Sir / Madam,

I have been asked by An Coimisiún Pleanála to refer to the above-mentioned proposed development.

Please be advised that following consultations under section 37CC of the Planning and Development Act 2000, as amended, the Commission has formed an opinion on design flexibility. A copy of the opinion is enclosed.

Please note that the Commission's opinion on design flexibility will not be available for public inspection until an application is made to it under section 37E of the Act. Information in relation to challenges to the validity of a decision of An Coimisiún Pleanála under the provisions of the Planning and Development Act 2000, as amended, is also enclosed.

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

CC03

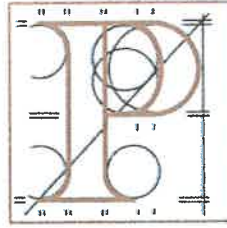
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An
Coimisiún
Pleanála

An Coimisiún Pleanála Opinion on Flexibility

1) Request for meeting	
Request under section 37CC of the Act:	Request for Design Flexibility in relation to the proposed development of Lissinagroagh Wind Farm consisting of 14 wind turbines and ancillary development.
Request reference Number:	ACP-323910-25
Name of the requestor/ prospective applicant:	FuturEnergy Lissinagroagh DAC
Location, townland or postal address of the land or structure to which the application relates (as may be appropriate):	Located approximately 3km Northeast of Manorhamilton, County Leitrim
Nature and extent of the proposed development	14 number wind turbines (including tower sections, nacelle, hub, rotor blades) with a maximum blade tip height of 185 metres and a total estimated output of 80-100MW, hardstandings at each turbine location, new access roads and upgrading of existing access roads, temporary and permanent drainage and upgrading of existing, if required, borrow pits, 110kV electricity substation, electrical and communication cables, linking the turbines to the proposed on-site substation, 110kV

	underground grid connection and new site entrances, related site works and ancillary works.
Date of receipt of the request:	20 th November 2025
Opinion Reference Number:	ACP-323910-25
Date of Opinion:	22 nd April 2026

2) Was the following Information included where relevant, with the Flexibility Meeting Request under section 37CC of the Planning and Development Act 2000, as amended and the Planning and Development Regulations 2001, as amended.

Information	Enclosed with Request		
	Yes: [X]	No: []	
(a) A site location map sufficient to identify the land on which the proposed development would be situated.	Yes: [X]	No: []	
(b) A brief description of the nature and purpose of the proposed development and of its possible effects on the environment.	Yes: [X]	No: []	
(c) A draft layout plan of the proposed development.	Yes: [X]	No: []	
(d) A description of the details, or groups of details, of the proposed development that, owing to the circumstances set out in (e) below, are unlikely to be confirmed at the time of the proposed application.	Yes: [X]	No: []	
(e) A description of the circumstances relating to the proposed development that indicate that it is appropriate that the proposed application be made and decided, before the prospective applicant has confirmed the details referred to in (d) above.	Yes: [X]	No: []	

<p>(f) An undertaking to provide with the proposed application, either -</p> <ul style="list-style-type: none"> i. two or more options, in respect of each detail or group of details referred to in (d) above containing information on the basis of which the proposed application may be made and decided, ii. parameters within which each detail referred to in paragraph (d) above will fall and on the basis of which the proposed application may be made and decided, or iii. a combination of (i) and (ii). 	Yes: <input checked="" type="checkbox"/>	No: <input type="checkbox"/>	
<p>(g) Such other information, drawings or representations as the prospective applicant may wish to provide or make available.</p>	Yes: <input checked="" type="checkbox"/>	No: <input type="checkbox"/>	N/A: <input type="checkbox"/>
<p>(h) The appropriate fee.</p>	Yes: <input type="checkbox"/>	No: <input type="checkbox"/>	N/A: <input checked="" type="checkbox"/>

At a meeting held on the 22nd day of April 2026, the Commission considered the report of the Inspector, the documents submitted as part of the pre-application consultation under section 37CC of the Planning and Development Act 2000, as amended on design flexibility.

In this regard an opinion on design flexibility shall issue to the prospective applicant as set out below:

3) Opinion of the Commission under section 37CD of the Planning and Development Act 2000, as amended and the Planning and Development Regulations 2001, as amended.	
Information	Details/ Circumstances
a) The details, or groups of details, of the proposed development that may be confirmed after the proposed application has been made and decided.	1. Turbine Dimensions: (a) Turbine Tip Height (b) Rotor Diameter (c) Hub height
b) The circumstances relating to the proposed development that indicate that it is appropriate that the proposed application be made and decided before the prospective applicant has confirmed the details referred to in paragraph (a) above.	(a) Timescale for delivery given complexity of the project; (b) Ongoing advances in technology; (c) To facilitate the procurement process; (d) To ensure against the potential obsolescence of existing technology.

For each detail, or groups of details, referred to in paragraph 3(a) above, the proposed application shall, in addition to any other requirement imposed by or under the Planning and Development Act 2000, as amended, be accompanied by the information referred to in the undertaking submitted with the flexibility meeting request under section, 37CC(2)(f) of the Planning and Development Act 2000, as amended.

The proposed application must be consistent with the opinion provided in accordance with section 37CD of the Act.



Chris McGarry

Planning Commissioner of An Coimisiún

Pleanála duly authorised to authenticate

the seal of the Commission.

Dated this

2nd

day of

April

2026