

An
Coimisiún
Pleanála

Application Form for Permission / Approval in respect of a Strategic Infrastructure Development

1.

Please specify the statutory provision under which your application is being made:	Section 37E of the Planning and Development Act 2000 (as amended)
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2. **Applicant:**

Name of Applicant:	FuturEnergy Lissinagroagh Designated Activity Company
Address:	C/O FuturEnergy Ireland, 27/28 Herbert Place, Dublin 2, D02 DC97, Ireland
Telephone No:	01 669 8565
Email Address (if any):	lissinagroagh@futureenergyireland.ie

3. Where Applicant is a company (registered under the Companies Acts):

Name(s) of company director(s):	Sinead O'Malley Mark Breen
Registered Address (of company)	C/O FuturEnergy Ireland, 27/28 Herbert Place, Dublin 2, D02 DC97, Ireland
Company Registration No.	694568
Telephone No.	01 669 8565
Email Address (if any)	lissinagroagh@futureenergyireland.ie

4. Person / Agent acting on behalf of the Applicant (if any):

Name:	Clare O'Doherty
Address:	TOBIN Block 10-4 Blanchardstown Corporate Park, Dublin 15 D15 X98N Ireland
Telephone No.	01 803 0401
Mobile No. (if any)	
Email address (if any)	Claire.odoherty@tobin.ie

Should all correspondence be sent to the above address? (Please tick appropriate box)

(Please note that if the answer is “No”, all correspondence will be sent to the Applicant’s address)

Yes: [X] No:[]

Contact Name and Contact Details (Phone number) for arranging entry on site if required / appropriate:

Kieran O’Malley

087 383 4636

5. Person responsible for preparation of Drawings and Plans:

Name:	Michael Nolan (TOBIN)
Firm / Company:	TOBIN
Address:	TOBIN Block 10-4 Blanchardstown Corporate Park, Dublin 15 D15 X98N Ireland
Telephone No:	01 803 0401(TOBIN)
Mobile No:	
Email Address (if any):	michael.nolan@tobin.ie (TOBIN)

Details all plans / drawings submitted – title of drawings / plans, scale and no. of copies submitted. This can be submitted as a separate schedule with the application form.

A schedule of drawings is included in Addendum 1 of this application form.

2 no. hard copies and 8 no. electronic copies have been submitted as per the requirements of An Coimisiún Pleanála. In addition, Leitrim County Council have also received copies of this application.

6. Site:

<p>Site Address / Location of the Proposed Development (as may best identify the land or structure in question)</p>	<p>Within the townlands of Boleyboy, Cashelaveela, Cherrybrook, Coolodonnell, Faughary, Killea, Lissinagroagh, Lisdarush, Lugasnaghta, Raheelin, Shasmore, Tawnyfeacle, and Tullyskeherny, Co. Leitrim.</p>
<p>Ordnance Survey Map Ref No. (and the Grid Reference where available)</p>	<p>OSI Map Reference OS1834 Grid reference G 92109 42595 (G94)</p>
<p>Where available, please provide the application site boundary, as shown in the submitted plans / drawings, as an ESRI shapefile in the Irish Transverse Mercator (ITM IRENET95) co-ordinate reference system. Alternatively, a CAD file in .dwg format, with all geometry referenced to ITM, may be provided.</p>	
<p>Area of site to which the application relates in hectares</p>	<p>Area within the redline boundary is 389 ha (of which the area for the wind farm development is 170.5 ha, the remaining 218.5 ha relates to biodiversity enhancement lands)</p>
<p>Site zoning in current Development Plan for the area:</p>	<p>The Leitrim County Renewable Energy Strategy (RES) is set out under Appendix X Part A of the Leitrim County Development Plan 2023 – 2029.</p> <p>12 of the proposed wind turbines are located in lands designated as “available area” for wind energy development in the Leitrim RES. Two turbines, namely 11 and 12, are located immediately west of this positively zoned area, within an area where no wind energy zoning designation applies.</p>
<p>Existing use of the site & proposed use of the site:</p>	<p>Existing Use: Primarily commercial forestry, with expanses of wet grassland in the centre, northwest and southeast and upland</p>

	<p>blanket bog/open peatland particularly in the north and northwest.</p> <p>Proposed Use:</p> <p>Renewable Energy Development comprising a 14-turbine wind farm and associated works</p>
Name of the Planning Authority(s) in whose functional area the site is situated:	Leitrim County Council

7. Legal Interest of Applicant in respect of the site the subject of the application:

Please tick appropriate box to show applicant's legal interest in the land or structure:	Owner	Occupier
	Other <input checked="" type="checkbox"/>	
Where legal interest is "Other", please expand further on your interest in the land or structure.		
The Applicant has obtained consent from the relevant landowners - please refer to information below. A signed consent letter on behalf of the Landowners is enclosed at Addendum 2 of this application form.		
If you are not the legal owner , please state the name and address of the owner and supply a letter from the owner of consent to make the application as listed in the accompanying documentation.		
<p>The Applicant has obtained consent from the relevant landowners. A signed letter of consent on behalf of the landowners is enclosed at Addendum 2 of this application form.</p> <p>Letter of confirmation that part of the proposed development that is the subject of this application that is in, on, over or under a public road (i.e. the laying of electricity cables under a public road), will be undertaken by a statutory undertaker having a right or interest to provide services in connection with the proposed development is included in Addendum 3.</p>		
Does the applicant own or have a beneficial interest in adjoining, abutting or adjacent lands? If so, identify the lands and state the interest.		
Yes. Please refer to drawings no. 10955-2001 and 10955-2002 prepared by TOBIN which indicate lands under control of applicant.		

8. Site History:

Details regarding site history (if known):

Has the site in question ever, to your knowledge, been flooded?

Yes: [] No: [X]

If yes, please give details e.g. year, extent:

Are you aware of previous uses of the site e.g. dumping or quarrying?

Yes: [] No: [X]

If yes, please give details:

Are you aware of any valid planning applications previously made in respect of this land / structure?

Yes: [X] No: []

If yes, please state planning register reference number(s) of same if known and details of applications

Reg. Ref. No:	Nature of Proposed Development	Nature of Final Decision of Application Grant of Refusal by Planning Authority / An Coimisiún Pleanála
18253	A new forest road entrance and erection of a new security barrier together with all ancillary site services and associated site works at Faughary, Manorhamilton, Co. Leitrim	Withdrawn on 25/07/2019
18253	A new forest road entrance and erection of a new security barrier together with all ancillary site services and associated site works at (Site No. 1), Boleyboy, Manorhamilton	Withdrawn on 27/08/2019
18262	New forest road entrance and erection of a new security barrier together with all ancillary site services and associated site works at (Site No. 2), Boleyboy, Manorhamilton, Co. Leitrim	Withdrawn on 27/08/2019
19270	A new forest road entrance and erection of a new security barrier together with all ancillary site services and associated site works at Lissinagroagh, Manorhamilton, Co Leitrim	Granted permission by Leitrim County Council on 06/03/2020

21110	The erection of a 100m meteorological mast that will be fixed to the ground by guy wires, together with all ancillary site works for a period up to 2 years for the purpose of measuring local climate conditions and collecting meteorological data at Boleyboy, Co Leitrim	Withdrawn on 21/04/2022
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If a valid planning application has been made in respect of this land or structure in the 6 months prior to the submission of this application, then any required site notice must be on a yellow background in accordance with Article 19(4) of the Planning and Development regulations 2001 as amended.

Is the site of the proposal subject to a current appeal to An Coimisiún Pleanála in respect of a similar development?

Yes: [] No: [X]

If yes please specify

An Coimisiún Pleanála Reference No.: _____

9. Description of the Proposed Development:

Brief description of nature and extent of development	<ul style="list-style-type: none"> • Fourteen (14) wind turbines with a blade tip height range of 180 m to 185 m inclusive, a rotor diameter range from 149 m to 163 m inclusive, a hub height range from 101 m to 110.5 m inclusive, a minimum ground clearance of 22 m, and all associated foundations, hardstanding and assembly areas; • A permanent meteorological mast with a height of 100 m, with a lightning finial extending above the mast; • Modifications to an existing site access on the L61801 local road in the townland of Faughary in the west of the site, to be used as a permanent access during construction and operation; • A new temporary access on the L6184 local road in the townland of Cherrybrook for use by turbine delivery vehicles during construction only, and subsequent reinstatement; • Modifications to an existing site access on the L61844 local road in the townland of Lissinagroagh in the southeast of the site, to be used as a temporary access during construction phase only; • Approximately 7.95 km of new internal access tracks to include passing bays and associated drainage;
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	<ul style="list-style-type: none"> • Upgrade of approximately 8.35 km of existing access tracks, to include passing bays and associated drainage; • Temporary and permanent drainage and sediment control systems; • Ten (10) clear span bridges and one (1) existing culvert extension at watercourse crossings by access tracks; • Three (3) borrow pits with a total available area of 63,352 m² for temporary use during construction. The borrow pits will subsequently be used for storage of excavated material; • Two (2) temporary construction compounds each on an area of 9,100 m² to contain site offices, storage containers, bunded fuel storage, waste storage, parking areas and security fencing; • Seven (7) permanent controlled access points on the L61801 and L6184 Local Roads in the townlands of Faughary and Boleyboy to facilitate turbine delivery and construction works which will remain in place after the construction period; • A temporary crossing of unnamed local road in the townland of Cherrybrook to facilitate turbine delivery vehicles during construction only; • All associated underground electrical and communications cabling connecting the wind turbines to the on-site substation (the substation is subject to a separate planning application, see details below); • All related site works and ancillary development including landscaping and soil excavation; • Biodiversity enhancement areas (218.5 ha) to provide nesting and foraging habitat for birds and other land improvements; and • Ancillary forestry felling to facilitate construction and operation of the proposed project.
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10. In the case of mixed development (e.g. residential, commercial, industrial, etc), please provide breakdown of the different classes of development and a breakdown of the gross floor area of each class of development:

Class of Development:	Gross Floor Area in m ²
N/A	N/A

11. Where the application relates to a building or buildings:

Gross floor space of any existing buildings(s) in m ²	0m2
Gross floor space of proposed works in m ²	Two (2) temporary construction compounds each on an area of 9,100 m ²
Gross floor space of work to be retained in m ² (if appropriate)	0m2
Gross floor space of any demolition in m ² (if appropriate)	0m2

12. In the case of residential development please provide breakdown of residential mix:

Number of	Studio	1 Bed	2 Bed	3 Bed	4 Bed	4 + Bed	Total
Houses	N/A	N/A	N/A	N/A	N/A	N/A	N/A
Apartments	N/A	N/A	N/A	N/A	N/A	N/A	N/A
Number of car-parking spaces to be provided		Existing: N/A	Proposed: N/A			Total: N/A	

13. Social Housing:

Please tick appropriate box:	Yes	No
<i>Is the application an application for permission for development to which Part V of the Planning and Development Act 2000 applies?</i>		X
<p>If the answer to the above question is “yes” and the development is not exempt (see below), you must provide, as part of your application, details as to how you propose to comply with section 96 of Part V of the Act.</p> <p>If the answer to the above question is “yes” but you consider the development to be exempt by virtue of section 97 of the Planning and Development Act 2000, a copy of the Certificate of Exemption under section 97 must be submitted (or, where an application for a certificate of exemption has been made but has not yet been decided, a copy of the application should be submitted).</p> <p>If the answer to the above question is “no” by virtue of section 96 (13) of the Planning and Development Act 2000, details indicating the basis on which section 96 (13) is considered to apply to the development should be submitted.</p>		

14. Where the application refers to a material change of use of any land or structure or the retention of such a material change of use:

Existing use (or previous use where retention permission is sought)
Primarily commercial forestry, with expanses of wet grassland in the centre, northwest and southeast and upland blanket bog/open peatland particularly in the north and northwest.
Proposed use (or use it is proposed to retain)
Renewable Energy Development – Wind Farm Development and associated infrastructure for the production of electricity
Nature and extent of any such proposed use (or use it is proposed to retain).
Wind farm development including 14 no. wind turbines and associated infrastructure as described in Section 9 of this form.

15. Development Details:

Please tick appropriate box:	If answer is yes please give details	YES	NO
Does the proposed development involve the demolition of a Protected Structure(s), in whole or in part?			X
Does the proposed development consist of work to a protected structure and / or its curtilage or proposed protected structure and / or its curtilage?			X
Does the proposed development consist of work to the exterior of a structure which is located within an architectural conservation area (ACA)?			X
Does the application relate to development which affects or is close to a monument or place recorded under section 12 of the National Monuments (Amendment) Act, 1994.		X	There are recorded monuments (RMP sites) and three National Monuments within 10km of the proposed wind farm

		<p>study area study area, comprising Black Pig's Dyke (NM No. 653), Seán Mac Diarmada farmhouse (NM No. 508) and Corracloona megalithic tomb (NM No. 405; Preservation Order).</p> <p>However, given that no monuments are within the wind farm site, no direct impacts on any monument or recorded place are anticipated.</p> <p>Please refer to Chapter 14 of the EIAR which accompanies this application for further detail.</p>
Does the application relate to work within or close to a European Site or a Natural Heritage Area?		X
Does the development require the preparation of a Natura Impact Statement?	X	
Does the proposed development require the preparation of an Environmental Impact Assessment Report?	X	
Do you consider that the proposed development is likely to have significant effects on the environment in a transboundary state?	<p>X</p> <p>Please find attached Letter of Notification of Transboundary Effects in Addendum 4 of this Application Form</p>	

Does the application relate to a development which comprises or is for the purpose of an activity requiring an integrated pollution prevention and control license		X
Does the application relate to a development which comprises or is for the purpose of an activity requiring a waste license?		X
Do the Major Accident Regulations apply to the proposed development?		X
Does the application relate to a development in a Strategic Development Zone?		X
Does the proposed development involve the demolition of any habitable house?		X

16. Services:

Proposed Source of Water Supply:
<p>Existing connection: <input type="checkbox"/> New Connection: <input type="checkbox"/></p> <p>Public Mains: <input type="checkbox"/> Group Water Scheme: <input type="checkbox"/> Private Well:<input type="checkbox"/></p> <p>Other (please specify): X</p> <p>During the construction phase, staff facilities will be provided at the site compound/other suitable locations. A cabin comprising a canteen, washroom and toilets will be provided. This cabin will contain three integrated holding tanks; one of which will be used for clean water and this will be tankered on to site. These staff facilities will be removed at the end of the construction phase.</p> <p>_____</p> <p>Name of Group Water Scheme (where applicable):</p> <p>_____</p>
Proposed Wastewater Management / Treatment:
Existing: <input type="checkbox"/> New: <input type="checkbox"/>

Public Sewer: Conventional septic tank system:

Other on site treatment system: Please Specify:

During the construction phase, staff facilities will be provided at the site compound/other suitable locations. A cabin comprising a canteen, washroom and toilets will be provided. This cabin will contain three integrated holding tanks; two of which will be for waste water and sewage. The waste water tank and sewage tank will be emptied as required by a vacuum tanker and removed from site to a licensed facility. These staff facilities will be removed at the end of the construction phase.

Proposed Surface Water Disposal:

Public Sewer / Drain: Soakpit:

Watercourse: Other: Please specify:

The layout of the proposed wind farm site has been designed to collect surface water runoff from hardstanding areas and discharge to settlement/infiltration ponds within the proposed wind farm site boundary. From here the water will discharge to the ground by means of finger drains in a fan arrangement at the appropriate greenfield run off rates. A drawing of the proposed settlement ponds is shown in Drawing 10955-2065.

A Flood Risk Assessment (FRA) was undertaken by TOBIN and is included as EIAR Appendix 8- 4

17. Notices:

Details of public newspaper notice – paper(s) and date of publication

Copy of page(s) of relevant newspaper enclosed Yes: No:

Leitrim Observer – 13/05/2026

Irish Independent – 13/05/2026

Details of site notice, if any, - location and date of erection

Copy of site notice enclosed Yes: No:

There are a total of 14 no. site notices at the proposed wind farm site.

Site notice locations are depicted in the following Drawings prepared by TOBIN:
10955-2001, 10955-2002

Date of site notice erection: 13/05/2026

Details of other forms of public notification, if appropriate e.g. website

Website including all planning documents, drawings and environmental reports:

www.lissinagroaghplanning.ie

18. Pre-application Consultation:

Date(s) of statutory pre-application consultations with An Coimisiún Pleanála

Schedule of any other pre application consultations –name of person / body and date of consultation to be provided as appropriate and also details of any general public consultations i.e. methods, dates, venues etc. This can be submitted as a separate schedule with the application form.

Enclosed:

SID Pre-application consultation was held between the applicant and An Coimisiún Pleanála under ref. ACP-323048-25. This consultation was determined by An Coimisiún Pleanála on 23/04/2026.

A design flexibility meeting was also held under ref. ACP-323910-25 and a Design Flexibility Opinion was issued on 27/4/2026. Form no. 22 of Schedule 3 of the Planning and Development Regulations 2001 as amended is appended with this application form (Addendum 5).

Please see Addendum 5 with this form for details of consultations with An Coimisiún Pleanála.

Yes: [X] No:[]

Schedule of prescribed bodies to whom notification of the making of the application has been sent and a sample copy of such notification.

Enclosed:

Yes: [X] No:[]

Please refer to Addendum 6 with this form for a list of prescribed bodies notified.

19. Confirmation Notice:

Copy of Confirmation Notice

Attach a copy of the confirmation notice in relation to the EIA Portal where an EIAR accompanies the application.

EIA Portal ID number: 2026082

EIA Portal confirmation is included in Addendum 7 of this planning form.

20. Application Fee:

Fee Payable

€100,000

Proof of payment is enclosed in Addendum 8 of this planning form.

I hereby declare that, to the best of my knowledge and belief, the information given in this form is correct and accurate and that the application documents being deposited at the planning authority offices, and any other location specified by the Commission in pre application consultations, including a website (if any) will be identical to the application documents being deposited with the Commission.

Signed:
(Applicant or Agent as appropriate)



Date:

14/05/2026

General Guidance Note:

The range and format of material required to be compiled / submitted with any application in respect of a proposed strategic infrastructure development shall generally accord with the requirements for a planning application as set out in the Planning and Development Regulations, 2001 to 2018 and those Regulations should therefore be consulted prior to submission of any application.

September 2018

LIST OF ADDENDUMS

Addendum 1: Drawing Schedule & Confirmation of drawing scales

Addendum 2: Letters of Consent

Addendum 3: Statutory Undertaker letter

Addendum 4: Letter of Notification of Transboundary Effects

Addendum 5: SID Determination letter, Design Flexibility Form &
Design Flexibility Opinion

Addendum 6: Letters to Prescribed Bodies

Addendum 7: EIA Portal Confirmation

Addendum 8: Confirmation of Payment

Addendum 9: Completeness Checklist

Addendum 1: Drawing Schedule & Confirmation of drawing scales

**LISSINAGROAGH WIND FARM
PLANNING DRAWINGS**

SITE LOCATION DRAWINGS		DRAINAGE DRAWINGS	
10955-2000	Regional Site Location Map	10955-2050	Drainage Master Plan
10955-2001	Site Location Map - Sheet 1 of 2	10955-2051	Drainage Layout Plan - Sheet 1 of 6
10955-2002	Site Location Map - Sheet 2 of 2	10955-2052	Drainage Layout Plan - Sheet 2 of 6
SITE LAYOUT DRAWINGS		10955-2053	Drainage Layout Plan - Sheet 3 of 6
10955-2010	Site Master Plan	10955-2054	Drainage Layout Plan - Sheet 4 of 6
10955-2011	Site Layout Plan - Sheet 1 of 9	10955-2055	Drainage Layout Plan - Sheet 5 of 6
10955-2012	Site Layout Plan - Sheet 2 of 9	10955-2056	Drainage Layout Plan - Sheet 6 of 6
10955-2013	Site Layout Plan - Sheet 3 of 9	10955-2065	Surface Water Settlement Pond Plan & Sections
10955-2014	Site Layout Plan - Sheet 4 of 9	10955-2066	Clear Span Bridge & Culvert Details
10955-2015	Site Layout Plan - Sheet 5 of 9	TRAFFIC DRAWINGS	
10955-2016	Site Layout Plan - Sheet 6 of 9	10955-2070	Site Access Tracks and Entrance Locations
10955-2017	Site Layout Plan - Sheet 7 of 9	10955-2071	Permanent Site Access 1 - Permanent Access for Construction & Operation - L61801
10955-2018	Site Layout Plan - Sheet 8 of 9	10955-2072	Permanent Site Access 2 - Permanent Access for Construction & Operation - L6184
10955-2019	Site Layout Plan - Sheet 9 of 9	10955-2073	Permanent Site Access 3 - Permanent Access for Construction & Operation - Boleyboy Rd.
PROJECT DETAIL DRAWINGS		10955-2074	Permanent Site Access 4 - Permanent Access for Construction & Operation - Boleyboy Rd.
10955-2030	Proposed Temporary Site Compound Details	10955-2075	Permanent Site Access 5 - Permanent Access for Construction & Operation - L6184
10955-2031	Turbine Hardstand Layout	10955-2076	Permanent Site Access 6 - Permanent Access for Construction & Operation - Boleyboy Rd.
10955-2032	Turbine Details	10955-2077	Permanent Site Access 7 - Permanent Access for Construction & Operation - Killea Rd.
10955-2033	Track Construction Details	10955-2078	Temporary Site Access 1 - Temporary Access - Turbine Delivery Access - L6184
10955-2036	Met Mast Details	10955-2079	Temporary Site Access 2 - Temporary Access for Construction - Boleyboy
10955-2037	Fencing Details	10955-2080	Passing Bay Location Map
10955-2038	Proposed Temporary Security Hut Details	10955-2081	Passing Bays - Sheet 1 of 2
10955-2039	Proposed Self Contained Temporary Wheelwash System Details	10955-2082	Passing Bays - Sheet 2 of 2
10955-2040	Turbine Foundation - Gravity	BORROW PIT & DEPOSITION DRAWINGS	
		10955-2090	Borrow Pit BP-01 Plan & Sections
		10955-2091	Borrow Pit BP-02 Plan & Sections
		10955-2092	Borrow Pit BP-03 Plan & Sections

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Tel: +353 (0)71 931 8844
Email: info@tobin.ie

Our Ref: 10955

23rd March 2026

Your Ref: ACP-323048-25

An Coimisiun Pleanalla,
64 Marlborough Street,
Dublin 1,
D01 V902

RE: – Lissinagroagh Wind Farm, Co. Leitrim.

Dear Sir/Madam,

In relation to the above proposed development (your ref: ACP-323048-25), we wish to seek your feedback/approval for suggested drawing scales, which we propose for use in the Planning Drawings which will accompany the application (submission not yet made).

We wish to agree the below suggested scales for this application as we believe that this approach will show the proposed development in an appropriate planning context and will reduce the need for excessive drawings (which would otherwise be required based on the current guidelines for planning drawings).

As per best practice and guidance in relation to consultation with local authorities in advance of submission of a planning application, we wish to agree the following drawings scales with you:

- 2 No. Site Location Drawings to be produced at a scale of 1:10,000 (as in excess of 16 No. drawings would be required if the site location maps were prepared at a scale of 1:2,500).
- 9 No. Site Layout Drawings to be produced at a scale of 1:2,500 (as in excess of 150 No. drawings would be required if the site layout plans were prepared at a scale of 1:500).

Can you please confirm if this is agreeable? If you have any comments or suggestions on this matter, please don't hesitate to contact me.

Yours sincerely

M. Nolan

Michael Nolan
CAD Manager, Environment and Planning

For and on behalf of TOBIN

Michael.nolan@tobin.ie

Directors: M. Shelly (Chairman) C. McGovern (Managing Director) E. Connaughton (Company Secretary)
B. Downes D. Grehan M. McDonnell J. McGrath
B. Carroll S. Tinnelly J. O'Flaherty

Technical Directors: B. Gallagher B. Heaney C. Kelly T. Mackey D. Meade O. Fitzpatrick P. Cloonan P. Cunningham

Associate Directors: M. Casey E. Fenton L. Kennedy P. O'Connor B. Rudden M. Geraghty S. Ryan R. Murtagh K. Gallagher

Fw: ACP-323048-25 and ACP-323910-25

From Daniel Nestor <Daniel.Nestor@tobin.ie>
Date Fri 5/8/2026 12:01 PM
To Daniel Nestor <Daniel.Nestor@tobin.ie>

From: SIDS <sids@pleanala.ie>
Sent: Monday 13 April 2026 12:18 pm
To: Saoirse Burke <saoirse.burke@tobin.ie>
Cc: Sinead Ryan <Sinead.Ryan@tobin.ie>; Kieran O'Malley <kieran.omalley@futureenergyireland.ie>; Andrea Cornejo <andrea.cornejo@futureenergyireland.ie>; Juliet Ryan <juliet.ryan@futureenergyireland.ie>; Clare O'Doherty <Clare.ODoherty@tobin.ie>
Subject: RE: ACP-323048-25 and ACP-323910-25

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 spam@tobin.ie for verification.

Hi Saoirse,

I have been asked by the Commission to respond to your email dated 10th April 2026.

I can confirm that the proposed drawing scales in respect of the site location/site layout are acceptable.

The wind farm pre application and design flexibility opinion request is currently with the planning commission, and a determination will be issued in due course.

Additionally, we are currently finalising the meeting record in relation to the grid connection pre application under section 182, and this record will be issued to you at some point this week.

Kindest Regards,

Lauren Murphy

From: Saoirse Burke <saoirse.burke@tobin.ie>

Sent: Friday 10 April 2026 11:42

To: SIDS <sids@pleanala.ie>

Cc: Sinead Ryan <Sinead.Ryan@tobin.ie>; Kieran O'Malley <kieran.omalley@futureenergyireland.ie>; Andrea Cornejo <andrea.cornejo@futureenergyireland.ie>; Juliet Ryan <juliet.ryan@futureenergyireland.ie>; Clare O'Doherty <Clare.ODoherty@tobin.ie>

Subject: Re: ACP-323048-25 and ACP-323910-25

Caution: This is an **External Email** and may have malicious content. Please take care when clicking links or opening attachments. When in doubt, contact the ICT Helpdesk.

Hi Lauren,

I hope you're well.

I wanted to follow up on our earlier queries, namely the timeline for receiving SID determination, a response to our letter regarding drawing scales, and a timeline on receiving the minutes of the grid pre planning meeting.

We'd appreciate an update as soon as you get a chance. Please let me know if you require any further information from me.

Best wishes,

Saoirse Burke

Graduate Planner

TOBIN

Galway | Dublin | Castlebar | Limerick | Sligo

Telephone: +353 94 902 1401

Email: saoirse.burke@tobin.ie

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

2024 Engineering Excellence Awards Winner: Environmental Engineering Project of the Year

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)

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From: Saoirse Burke <saoirse.burke@tobin.ie>
Sent: Wednesday 8 April 2026 10:05 am
To: SIDS <sids@pleanala.ie>
Cc: Sinead Ryan <Sinead.Ryan@tobin.ie>
Subject: Re: ACP-323048-25 and ACP-323910-25

Hi Lauren,

I hope you're well.

We'd like to ask for an update to our previous SID Determination requests at your earliest convenience.

Please let me know if you require any further information from our end.

Best wishes,

Saoirse Burke

Graduate Planner

TOBIN

Galway | Dublin | Castlebar | Limerick | Sligo
Telephone: +353 94 902 1401

Email: saoirse.burke@tobin.ie

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

Error! Filename not specified.

2024 *Engineering Excellence Awards Winner: Environmental Engineering Project of the Year*

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)*

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From: SIDS <sids@pleanala.ie>
Sent: Wednesday 1 April 2026 12:44 pm
To: Saoirse Burke <saoirse.burke@tobin.ie>
Cc: Sinead Ryan <Sinead.Ryan@tobin.ie>
Subject: RE: ACP-323048-25 and ACP-323910-25

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 spam@tobin.ie for verification.

Hi Saoirse,

I wish to acknowledge receipt of your email.

I have forwarded your query onto our planning inspector and will revert to you in due course.

Kindest Regards,

Lauren Murphy

Executive Officer

From: Saoirse Burke <saoirse.burke@tobin.ie>

Sent: Thursday 26 March 2026 10:29

To: SIDS <sids@pleanala.ie>

Cc: Sinead Ryan <Sinead.Ryan@tobin.ie>

Subject: ACP-323048-25 and ACP-323910-25

Caution: This is an **External Email** and may have malicious content. Please take care when clicking links or opening attachments. When in doubt, contact the ICT Helpdesk.

A chara,

I hope my email finds you well. I refer to our applications ACP Ref: ACP-323048-25, ACP-323910-25.

Find enclosed our queries regarding drawing scales and an update to our SID closure request. Please don't hesitate to contact me should you have any queries.

Thank you for your help.

Best wishes,

Saoirse Burke

Graduate Planner

TOBIN

Galway | Dublin | Castlebar | Limerick | Sligo

Telephone: +353 94 902 1401

Email: saoirse.burke@tobin.ie

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

2024 *Engineering Excellence Awards Winner: Environmental Engineering Project of the Year*

2022 *Engineers Ireland Awards Winner: CPD Employer of the Year*

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

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Addendum 2: Letters of Consent

Strategic Infrastructure Development (SID)
An Coimisiún Pleanála
64 Marlborough Street
Dublin 1

Our Ref: CLS_ACP_LTR_717

28th April 2026

Re: Letter of consent regarding the Planning Application by FuturEnergy Lissinagroagh Designated Activity Company (DAC) for the Lissinagroagh Wind Farm as it relates to Coillte property in Co. Leitrim

Dear Sir or Madam,

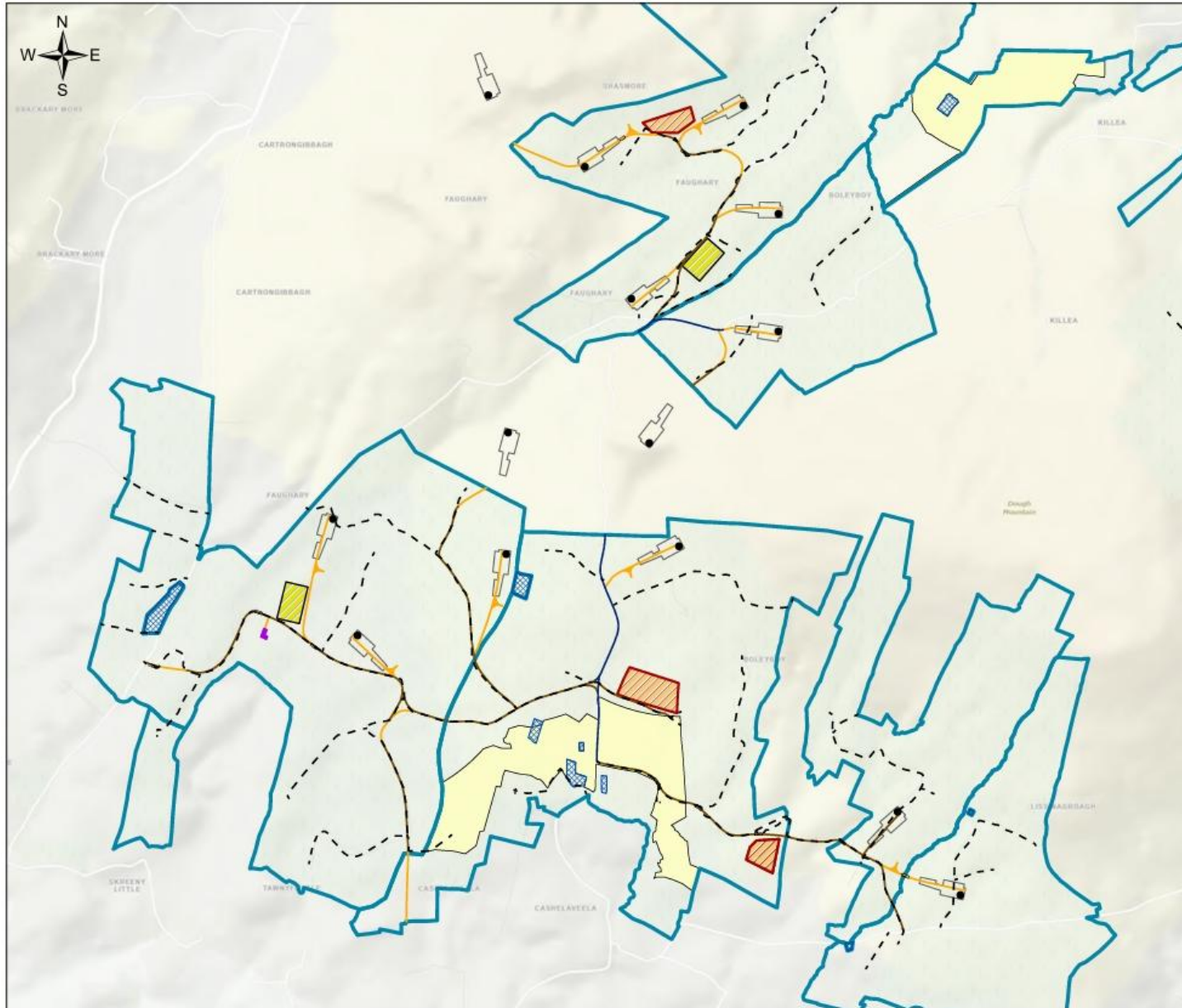
This letter refers to the estate, right and title of Coillte Cuideachta Ghníomhaíochta Ainmnithe (“**Coillte CGA**”) in the properties known as Saddle Hill, Killea, Faughary Upper, Faughary, Boleyboy and Lissinagroagh, Co. Leitrim outlined in blue on the indicative map (“**Map 1**”) attached hereto (hereinafter called “**the Property**”).

We refer to the proposal by FuturEnergy Lissinagroagh DAC to locate 11 turbines, associated roading and cabling requirements, a met mast, 3 borrow pit areas, 2 temporary construction compounds and a biodiversity enhancement area (hereinafter “**the Proposed Development**”) on part of the Property as part of the Lissinagroagh Wind Farm. We wish to advise that we have no objection in principle to the submission of a planning application which solely relates to the Proposed Development on part of the Property in the manner illustrated in Map 1 and hereby furnish this letter for the purposes of consent only to the submission of this application by FuturEnergy Lissinagroagh DAC.

Yours faithfully,

Brenda Molloy
Coillte CGA
Sent by email, no signature

Map 1: Map Illustrating the Proposed Development as it Concerns Coillte Property (Outlined in Blue)



Lissinagroagh Windfarm

LOC Planning Map

Legend:

- Turbine Layout
- ▨ Clearspan Bridge
- Met Mast
- Hardstands
- ▨ Construction Compound
- ▨ Borrow Pit
- New Road
- Road Upgrade
- Public Road
- - - Roads Existing
- Biodiversity Enhancement Area
- ▨ Third Party Lands
- ▭ Coillte Property

Created by: FEI GIS
Date: 27/04/26

Scale @ A3: 1:16,000

0 0.45 0.9 km

Produced on FEI GIS
Táille Éireann License No CYAL50441136
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FuturEnergy Ireland

Date: 26th March 2026

Eugene Fox
Shasmore
Manorhamilton
Co. Leitrim

Planning Department
Leitrim County Council
Áras an Chontae,
St. George's Terrace
Carrick On Shannon
Co. Leitrim.

Strategic Infrastructure Development (SID) Section
An Coimisiún Pleanála
64 Marlborough Street
Dublin 1

Re: Proposed application by FuturEnergy Lissinagroagh Designated Activity Company (or an associated company) ("FEI") for Planning Permission in respect of a Wind Energy Project development at Lissinagroagh, Co. Leitrim

Property comprised in Folio 12366N & 19126F of the Register of Freeholders County Leitrim

Letter of Consent to Application for Planning Permission

Dear Sirs,

I confirm that I am the registered owner of all of the property comprised in Folio LM12366N & LM19126F of the Register of Freeholders County Leitrim ("**the Property**").

I refer to the proposed development of a wind farm by FEI at Lissinagroagh, Co. Leitrim ("**the Development**").

I understand that FEI intends to make an application for planning permission in respect of the Development and I hereby consent to the inclusion of the Property in all planning applications relating to the Development that may be submitted by FEI.

Should you have any queries in relation to the above, please do not hesitate to contact me.

Yours faithfully,



EUGENE FOX

Date: 16th day of December 20²⁵ 2025

An Coimisiún Pleanála,
64 Marlborough Street,
Rotunda,
Dublin 1.
D01 V902

Yvonne McGuckin
3 Aspen Place
Maidenhead
Berkshire
SL6 6FR
UK

Margaret Ann McCartney
20 Heynes Green
Maidenhead
Berkshire
SL6 3NA
UK

Re: Letter of Consent to Application for Planning Permission for Wind Farm Development at Lissinagroagh, Manorhamilton, County Leitrim

Dear Sirs,

In our capacity as Joint Executors, and joint residuary legatees and devisees of the last Will and Testament of Margaret Walsh (deceased), hereby consent to the inclusion of the property comprised in Folio LM8611 in any planning application(s) relating to the proposed wind farm development at Lissinagroagh, County Leitrim (the "Development") to be submitted by FuturEnergy Lissinagroagh DAC or any associated or subsidiary company.

Yours faithfully,

Signed: 

Print Name: YVONNE MCGUCKIN

Signed: 

Print Name: M. MCCARTNEY

1-4-26

Date:

Gerard Crowley
Ballyboy
Manorhamilton
Co. Leitrim

Planning Department
Leitrim County Council
Áras an Chontae,
St. George's Terrace
Carrick On Shannon
Co. Leitrim.

Strategic Infrastructure Development (SID) Section
An Coimisiún Pleanála
64 Marlborough Street
Dublin 1

Re: Proposed application by FuturEnergy Lissinagroagh Designated Activity Company (or an associated company) ("FEI") for Planning Permission in respect of a Wind Energy Project development at Lissinagroagh, Co. Leitrim

Property comprised in LM910F of the Register of Freeholders County Leitrim

Letter of Consent to Application for Planning Permission

Dear Sirs,

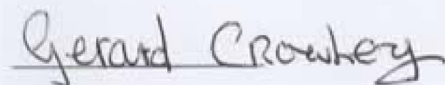
I confirm that I am the registered owner of all of the property comprised in Folio LM910F of the Register of Freeholders County Leitrim ("**the Property**").

I refer to the proposed development of a wind farm by FEI at Lissinagroagh, Co. Leitrim ("**the Development**").

I understand that FEI intends to make an application for planning permission in respect of the Development and I hereby consent to the inclusion of the Property in all planning applications relating to the Development that may be submitted by FEI.

Should you have any queries in relation to the above, please do not hesitate to contact me.

Yours faithfully,



Gerard Crowley

Date: 27 day of April 2026

Planning Department
Leitrim County Council
Áras an Chontae
Carrick-on-Shannon
Co. Leitrim
N41 PF67

John McMorrow
57 Effernock Manor
Trim
Co. Meath
C15F767

Strategic Infrastructure
Development (SID) Section
An Coimisiún Pleanála
64 Marlborough Street
Dublin 1

Re: Proposed application by FuturEnergy Lissinagroagh Designated Activity Company (or an associated company) ("FEI") for Planning Permission in respect of a Wind Energy Project development at Lissinagroagh, Co. Leitrim

Property comprised in Folio 3854F of the Register of Freeholders County Leitrim

Dear Sirs

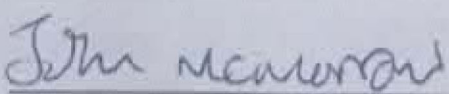
I confirm that I am the Legal Personal Representative of the Estate of Michael Vincent McMorrow, Deceased, who is the registered owner of the lands comprised in Folio 3854F of the Register of Freeholders, County Leitrim (the "Property").

I refer to the proposed development of a wind farm by FEI at Lissinagroagh, Co. Leitrim (the "Development").

I understand that FEI intends to make an application for planning permission in respect of the Development, and in my capacity as Legal Personal Representative of the Estate, I hereby consent to the inclusion of the Property in any planning application(s) relating to the Development which may be submitted by FEI to Leitrim County Council and/or An Coimisiún Pleanála.

Should you have any queries in relation to the above, please do not hesitate to contact me.

Yours faithfully,


John McMorrow

John McMorrow

Date: 18 day of March 2026

Michael & Caitriona Clancy
Skreeney,
Manorhamilton,
Co. Leitrim

An Coimisiún Pleanála,
64 Marlborough Street,
Rotunda,
Dublin 1.
D01 V902

Re: Letter of Consent to Application for Planning Permission

Proposed application by FuturEnergy Ireland Development Designated Activity Company (or an associated company including FuturEnergy Lissinagroagh Designated Activity Company) ("FEI") for Planning Permission in respect of a Wind Energy Project development at Lissinagroagh County Leitrim

Property comprised in Folios LM718F, LM10480; and LM15947

Dear Sirs,



I confirm that I am the registered owner of all of the property comprised in Folio LM718F, LM10480 and LM15947 ("**the Property**").

I refer to the proposed development of a wind farm by FEI at Lissinagroagh County Leitrim ("**the Development**").

I understand that FEI intends to make an application for planning permission in respect of the Development and I hereby consent to the inclusion of the Property in all planning applications relating to the Development that may be submitted by FEI.

Should you have any queries in relation to the above, please do not hesitate to contact me.

Yours faithfully,

Michael and Caitriona Clancy

Date: 18 day of March 2026

Gerard and Goretti Keaney
Tootfield,
Manorhamilton,
Co. Leitrim

An Coimisiún Pleanála,
64 Marlborough Street,
Rotunda,
Dublin 1.
D01 V902

Re: Letter of Consent to Application for Planning Permission

Proposed application by FuturEnergy Ireland Development Designated Activity Company (or an associated company including FuturEnergy Lissinagroagh Designated Activity Company) ("FEI") for Planning Permission in respect of a Wind Energy Project development at Lissinagroagh County Leitrim

Property comprised in Folios LM12569F

Dear Sirs,

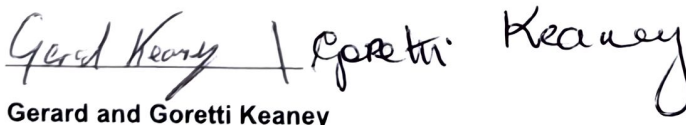
I confirm that I am the registered owner of all of the property comprised in Folio LM12569F ("**the Property**").

I refer to the proposed development of a wind farm by FEI at Lissinagroagh County Leitrim ("**the Development**").

I understand that FEI intends to make an application for planning permission in respect of the Development and I hereby consent to the inclusion of the Property in all planning applications relating to the Development that may be submitted by FEI.

Should you have any queries in relation to the above, please do not hesitate to contact me.

Yours faithfully,


Gerard and Goretti Keaney

Date: 23 day of April 2026

Planning Department,
Leitrim County Council,
Áras an Chontae,
St. George's Terrace
Carrick On Shannon
Co. Leitrim

Gerard Rooney,
Derragoun Raheelin,
Kiltyclogher,
Co. Leitrim

Strategic Infrastructure
Development (SID) Section
An Coimisiún Pleanála
64 Marlborough Street
Dublin

F91 XOE4

Re: Proposed application by FuturEnergy Lissinagroagh Designated Activity Company (or an associated company) ("FEI") for Planning Permission in respect of a Wind Energy Project development at Lissinagroagh, Co. Leitrim

Dear Sirs,

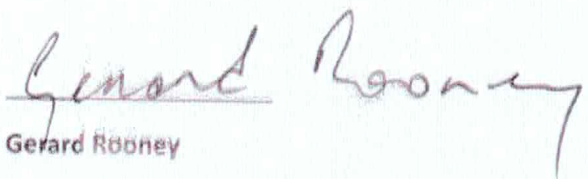
I confirm that I am the registered owner of all of the property comprised in Folios 12251N, 12250N, 12708N, 12252N, 8237F, 13473N, 12254N, 15913N, 17071N, 13474N, 17211F & 12420N of the Register of Freeholders County Leitrim ("the Property").

I refer to the proposed development of a wind farm by FEI at Lissinagroagh, Co. Leitrim ("the Development").

I understand that FEI intends to make an application for planning permission in respect of the Development and I hereby consent to the inclusion of the Property in all planning applications relating to the Development that may be submitted by FEI.

Should you have any queries in relation to the above, please do not hesitate to contact me.

Yours faithfully,


Gerard Rooney

Date:

13

day of

April

2026

Planning Department,
Leitrim County Council,
Áras an Chontae,
St. George's Terrace
Carrick On Shannon
Co. Leitrim

Margaret Mulkeen,
Raith,
Aghamore,
Ballyhaunis,
Co. Mayo

Strategic Infrastructure
Development (SID) Section
An Coimisiún Pleanála
64 Marlborough Street
Dublin

Re: Proposed application by FuturEnergy Lissinagroagh Designated Activity Company (or an associated company) ("FEI") for Planning Permission in respect of a Wind Energy Project development at Lissinagroagh, Co. Leitrim

Dear Sirs,

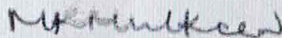
I confirm that I am a joint registered owner of all of the property comprised in Folio LM9736 of the Register of Freeholders County Leitrim ("the Property").

I refer to the proposed development of a wind farm by FEI at Lissinagroagh, Co. Leitrim ("the Development").

I understand that FEI intends to make an application for planning permission in respect of the Development and I hereby consent to the inclusion of the Property in all planning applications relating to the Development that may be submitted by FEI.

Should you have any queries in relation to the above, please do not hesitate to contact me.

Yours faithfully,



Margaret Mulkeen

Date: 9th day of March 2026

Planning Department,
Leitrim County Council,
Áras an Chontae,
St. George's Terrace
Carrick On Shannon
Co. Leitrim

James Treacy,
TAWNYFEACLE,
MANORHAMILTON,
CO. LEITRIM

Strategic Infrastructure
Development (SID) Section
An Coimisiún Pleanála
64 Marlborough Street
Dublin

Re: Proposed application by FuturEnergy Lissinagroagh Designated Activity Company (or an associated company) ("FEI") for Planning Permission in respect of a Wind Energy Project development at Lissinagroagh, Co. Leitrim

Dear Sirs,

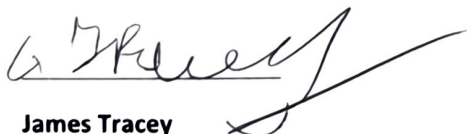
I confirm that I am a person beneficially entitled to be registered as an owner of the property comprised in Folio LM3385F of the Register of Freeholders County Leitrim ("**the Property**").

I refer to the proposed development of a wind farm by FEI at Lissinagroagh, Co. Leitrim ("**the Development**").

I understand that FEI intends to make an application for planning permission in respect of the Development and I hereby consent to the inclusion of the Property in all planning applications relating to the Development that may be submitted by FEI.

Should you have any queries in relation to the above, please do not hesitate to contact me.

Yours faithfully,


James Tracey

Addendum 3: Statutory Undertaker letter

An Coimisiún Pleanála
64 Marlborough Street,
Dublin 1,
D01 V902

Re: Lissinagroagh Wind Farm Project, Co Leitrim ('the Proposed Development')

Dear Sir/Madam,

I confirm that part of the proposed development that is the subject of this application that is in, on, over or under a public road (i.e. the laying of electricity cables under a public road) will be undertaken by a statutory undertaker having a right or interest to provide services in connection with the proposed development.

Yours sincerely,

Kieran O'Malley

Kieran O'Malley
Development Manager

Dated: 05th May 2026

Addendum 4: Letter of Notification of Transboundary Effects

Fairgreen House
Fairgreen Road
Galway
H91 AXK8
Tel: + 353 (0)91
565211
Email: info@tobin.ie

Block 10-4,
Blanchardstown Corporate
Park
Dublin
D15 X98N
Tel: + 353 (0)1 8030401
Email: info@tobin.ie

Market Square
Castlebar
Mayo
F23 Y427
Tel: +353 (0)94 9021401
Email: info@tobin.ie

Unit 4, Crescent Court,
St. Nessian's Road,
Dooradoyle, Limerick
V94 V298
Tel: +353 (0) 976 262
Email: info@tobin.ie

First Floor,
Carroll House,
15/16 Stephen Street, Sligo
F91 ADK4
Tel: +353 (0)71 931 8844
Email: info@tobin.ie

Our Ref: 10955

12th May 2026

Fermanagh and Omagh District Council
The Grange,
Mountjoy Road,
Lisnamallard,
Omagh,
Tyrone BT79 7BL

Digital Copy provided to planning@fermanaghomagh.com

Matter: Notification in relation to proposed development that is likely to have significant effects on the environment of a Member State of the European Union or a state that is a party to the Transboundary Convention (the United Nations Economic Commission for Europe Convention on Environmental Impact Assessment in a Transboundary Context, done at Espoo (Finland), on 25 February 1991) – Lissinagroagh Wind Farm

Dear Sir/Madam,

I write to inform you that FuturEnergy Lissinagroagh Designated Activity Company (the “**Applicant**”) intends to apply to An Coimisiún Pleanála (the “**Commission**”) under Section 37E of the Planning and Development Act 2000 (as amended) for permission for the proposed renewable energy development of a wind farm on a site area of 389 ha in the townlands of Boleyboy, Cashelaveela, Cherrybrook, Coolodonnell, Faughary, Killea, Lissinagroagh, Lisdarush, Lugasnaghta, Raheelin, Shasmore, Tawnyfeacle, and Tullysheherny, Co. Leitrim.

The Proposed Development for which permission is sought will comprise:

- Fourteen (14) wind turbines with a blade tip height range of 180 m to 185 m inclusive, a rotor diameter range from 149 m to 163 m inclusive, a hub height range from 101 m to 110.5 m inclusive, a minimum ground clearance of 22 m, and all associated foundations, hardstanding and assembly areas;
- A permanent meteorological mast with a height of 100 m, with a lightning finial extending above the mast;
- Modifications to an existing site access on the L61801 local road in the townland of Faughary in the west of the site, to be used as a permanent access during construction and operation;
- A new temporary access on the L6184 local road in the townland of Cherrybrook for use by turbine delivery vehicles during construction only, and subsequent reinstatement;
- Modifications to an existing site access on the L61844 local road in the townland of Lissinagroagh in the southeast of the site, to be used as a temporary access during construction phase only;
- Approximately 7.95 km of new internal access tracks to include passing bays and associated drainage;
- Upgrade of approximately 8.35 km of existing access tracks, to include passing bays and associated drainage;

Directors: M. Shelly (Chairman) C. McGovern (Managing Director) E. Connaughton (Company Secretary)
B. Downes D. Grehan M. McDonnell J. McGrath
B. Carroll S. Tinnelly J. O’Flaherty

Technical Directors: B. Gallagher B. Heaney C. Kelly T. Mackey D. Meade O. Fitzpatrick P. Cloonan P. Cunningham

Associate Directors: M. Casey E. Fenton L. Kennedy P. O’Connor B. Rudden M. Geraghty S. Ryan R. Murtagh K. Gallagher

- Temporary and permanent drainage and sediment control systems;
- Ten (10) clear span bridges and one (1) existing culvert extension at watercourse crossings by access tracks;
- Three (3) borrow pits with a total available area of 63,352 m² for temporary use during construction. The borrow pits will subsequently be used for storage of excavated material;
- Two (2) temporary construction compounds each on an area of 9,100 m² to contain site offices, storage containers, bunded fuel storage, waste storage, parking areas and security fencing;
- Seven (7) permanent controlled access points on the L61801 and L6184 Local Roads in the townlands of Faughary and Boleyboy to facilitate turbine delivery and construction works which will remain in place after the construction period;
- A temporary crossing of unnamed local road in the townland of Cherrybrook to facilitate turbine delivery vehicles during construction only;
- All associated underground electrical and communications cabling connecting the wind turbines to the on-site substation (the substation is subject to a separate planning application, see details below);
- All related site works and ancillary development including landscaping and soil excavation;
- Biodiversity enhancement areas (218.5 ha) to provide nesting and foraging habitat for birds and other land improvements; and
- Ancillary forestry felling to facilitate construction and operation of the proposed project.

A separate application to obtain approval for a proposed grid connection and substation will be submitted to An Coimisiún Pleanála. This application, and the proposed grid connection application are functionally interdependent and constitute a single project. The proposed grid connection application will seek approval for a 110kV substation and grid connection within the townlands of Curraghfore, Skreeny, Faughary, Amorset, Clooneen, Milltown, Cornastauk, Srabrick, Cloonaquin, Carrigeencor, Boihy, Aghameelta, Kilcoosy, Corrudda, Cleen, Tully, Killeen, Killanummery, Cleighran, Fawn, Drumahaire, Drumlease, and Carrowcrin Co. Leitrim and Lavally, Drumee, and Ballysumaghan, Co. Sligo.

A Turbine Delivery Route (TDR) along which temporary accommodations may be required are considered in the accompanying EIAR and NIS, and these accommodations are located at the following townlands: Cherrybrook, Cornastauk, Diffreen, Donagh Beg, Donagh More, Knocknaclassagh, Manorhamilton, Moneenshinnagh, Lugnafaughery, Sracreeghan and Meenaphuill (County Leitrim), Barroe, Ballytivnan, Cartron, Cloontyprocklis, Doonally, Drumcliff South, Drumkilsellagh, Grange, Rathquarter, Tully, Willowbrook (County Sligo), and Aighan, Aghayeevoge, Ballymagowan, Beaugreen Glebe, Bruckless, Cashelreagh Glebe, Clarcarricknagun, Coolcholly, Darney, Doonan, Drumlonagher, Dunkineely, Finner, Killybegs, Magheracar, Mullans, Tullyearl, Tullygallan (County Donegal).

A 35-year operational life from the date of full commissioning of the entire wind farm is being sought for all works, and the subsequent decommissioning. The onsite substation and grid connection forming part of the separate grid connection application will remain permanent infrastructure and form part of the national grid network.

Certain details of the proposed development are unconfirmed in this planning application and an opinion on unconfirmed details from the Commission Case Reference: ACP Ref. 323910-25) pursuant to section 37CD of the Planning and Development Act 2000 (as amended) accompanies the planning application. The details unconfirmed in this application are the turbine tip height, rotor diameter and hub height. The range of parameters under which the turbine dimensions will fall are specified above.

This planning application is accompanied by an Environmental Impact Assessment Report (EIAR) and Natura Impact Statement (NIS) prepared in respect of the construction, operation and decommissioning of the Proposed Development, the grid connection and TDR accommodation areas.

A copy of the planning application, including the EIAR and NIS can be viewed on the following website: www.lissinagroaghplanning.ie

The Proposed Development is likely to have significant effects on the environment of Northern Ireland.

In considering this application, the Commission can decide to:

- a) (i) grant the permission, or



(ii) make such modifications to the proposed development as it specifies in its permission and grant permission in respect of the proposed development as so modified, or

(iii) grant permission in respect of part of the proposed development with or without specified modifications of it of the foregoing kind and any of the above decisions may be subject to or without conditions, or

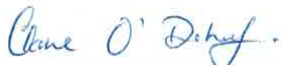
(b) refuse to grant permission.

Submissions or observations may be made in writing to the Commission at 64 Marlborough Street, Dublin 1, D01 V902 or online on the Commission's website www.pleanala.ie.

Submissions or observations may be made between 21st May 2026 and 5.30pm on the 10th July 2026.

Any enquiries relating to the application process should be directed to the Strategic Infrastructure Section of the Commission (telephone no. 01-8588100).

Yours faithfully,



Clare O'Doherty

Assistant Project Manager

For and on behalf of TOBIN (agent)

Clare.odoherty@tobin.ie

+353 (01) 803 0401



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Market Square
Castlebar
Mayo
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Tel: +353 (0)94 9021401
Email: info@tobin.ie

Unit 4, Crescent Court,
St. Nessian's Road,
Dooradoyle, Limerick
V94 V298
Tel: +353 (0) 976 262
Email: info@tobin.ie

First Floor,
Carroll House,
15/16 Stephen Street, Sligo
F91 ADK4
Tel: +353 (0)71 931 8844
Email: info@tobin.ie

Our Ref: 10955

12th May 2026

Loughs Agency
22 Victoria Road
Prehen
Derry~Londonderry
BT47 2AB
+44 (0) 28 7134 2100

Digital Copy provided to info@loughs-agency.org

Matter: Notification in relation to proposed development that is likely to have significant effects on the environment of a Member State of the European Union or a state that is a party to the Transboundary Convention (the United Nations Economic Commission for Europe Convention on Environmental Impact Assessment in a Transboundary Context, done at Espoo (Finland), on 25 February 1991) – Lissinagroagh Wind Farm

Dear Sir/Madam,

I write to inform you that FuturEnergy Lissinagroagh Designated Activity Company (the “**Applicant**”) intends to apply to An Coimisiún Pleanála (the “**Commission**”) under Section 37E of the Planning and Development Act 2000 (as amended) for permission for the proposed renewable energy development of a wind farm on a site area of 389 ha in the townlands of Boleyboy, Cashelaveela, Cherrybrook, Coolodonnell, Faughary, Killea, Lissinagroagh, Lisdarush, Lugasnaghta, Raheelin, Shasmore, Tawnyfeacle, and Tullysheherny, Co. Leitrim.

The Proposed Development for which permission is sought will comprise:

- Fourteen (14) wind turbines with a blade tip height range of 180 m to 185 m inclusive, a rotor diameter range from 149 m to 163 m inclusive, a hub height range from 101 m to 110.5 m inclusive, a minimum ground clearance of 22 m, and all associated foundations, hardstanding and assembly areas;
- A permanent meteorological mast with a height of 100 m, with a lightning finial extending above the mast;
- Modifications to an existing site access on the L61801 local road in the townland of Faughary in the west of the site, to be used as a permanent access during construction and operation;
- A new temporary access on the L6184 local road in the townland of Cherrybrook for use by turbine delivery vehicles during construction only, and subsequent reinstatement;
- Modifications to an existing site access on the L61844 local road in the townland of Lissinagroagh in the southeast of the site, to be used as a temporary access during construction phase only;
- Approximately 7.95 km of new internal access tracks to include passing bays and associated drainage;
- Upgrade of approximately 8.35 km of existing access tracks, to include passing bays and associated drainage;

Directors: M. Shelly (Chairman) C. McGovern (Managing Director) E. Connaughton (Company Secretary)
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Associate Directors: M. Casey E. Fenton L. Kennedy P. O’Connor B. Rudden M. Geraghty S. Ryan R. Murtagh K. Gallagher

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- Three (3) borrow pits with a total available area of 63,352 m² for temporary use during construction. The borrow pits will subsequently be used for storage of excavated material;
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- Seven (7) permanent controlled access points on the L61801 and L6184 Local Roads in the townlands of Faughary and Boleyboy to facilitate turbine delivery and construction works which will remain in place after the construction period;
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- All associated underground electrical and communications cabling connecting the wind turbines to the on-site substation (the substation is subject to a separate planning application, see details below);
- All related site works and ancillary development including landscaping and soil excavation;
- Biodiversity enhancement areas (218.5 ha) to provide nesting and foraging habitat for birds and other land improvements; and
- Ancillary forestry felling to facilitate construction and operation of the proposed project.

A separate application to obtain approval for a proposed grid connection and substation will be submitted to An Coimisiún Pleanála. This application, and the proposed grid connection application are functionally interdependent and constitute a single project. The proposed grid connection application will seek approval for a 110kV substation and grid connection within the townlands of Curraghfore, Skreeny, Faughary, Amorset, Clooneen, Milltown, Cornastauk, Srabrick, Cloonaquin, Carrigeencor, Boihy, Aghameelta, Kilcoosy, Corrudda, Cleen, Tully, Killeen, Killanummery, Cleighran, Fawn, Drumahaire, Drumlease, and Carrowcrin Co. Leitrim and Lavally, Drumee, and Ballysumaghan, Co. Sligo.

A Turbine Delivery Route (TDR) along which temporary accommodations may be required are considered in the accompanying EIAR and NIS, and these accommodations are located at the following townlands: Cherrybrook, Cornastauk, Diffreen, Donagh Beg, Donagh More, Knocknaclassagh, Manorhamilton, Moneenshinnagh, Lugnafeaghery, Sracreeghan and Meenaphuill (County Leitrim), Barroe, Ballytivnan, Cartron, Cloontyprocklis, Doonally, Drumcliff South, Drumkilsellagh, Grange, Rathquarter, Tully, Willowbrook (County Sligo), and Aighan, Aghayeevoge, Ballymagowan, Beaugreen Glebe, Bruckless, Cashelreagh Glebe, Clarcarricknagun, Coolcholly, Darney, Doonan, Drumlonagher, Dunkineely, Finner, Killybegs, Magheracar, Mullans, Tullyearl, Tullygallan (County Donegal).

A 35-year operational life from the date of full commissioning of the entire wind farm is being sought for all works, and the subsequent decommissioning. The onsite substation and grid connection forming part of the separate grid connection application will remain permanent infrastructure and form part of the national grid network.

Certain details of the proposed development are unconfirmed in this planning application and an opinion on unconfirmed details from the Commission Case Reference: ACP Ref. 323910-25) pursuant to section 37CD of the Planning and Development Act 2000 (as amended) accompanies the planning application. The details unconfirmed in this application are the turbine tip height, rotor diameter and hub height. The range of parameters under which the turbine dimensions will fall are specified above.

This planning application is accompanied by an Environmental Impact Assessment Report (EIAR) and Natura Impact Statement (NIS) prepared in respect of the construction, operation and decommissioning of the Proposed Development, the grid connection and TDR accommodation areas.

A copy of the planning application, including the EIAR and NIS can be viewed on the following website: <http://www.lissinagroaghplanning.ie>

The Proposed Development is likely to have significant effects on the environment of Northern Ireland.

In considering this application, the Commission can decide to:

- a) (i) grant the permission, or



(ii) make such modifications to the proposed development as it specifies in its permission and grant permission in respect of the proposed development as so modified, or

(iii) grant permission in respect of part of the proposed development with or without specified modifications of it of the foregoing kind and any of the above decisions may be subject to or without conditions, or

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Yours faithfully,



Clare O'Doherty

Assistant Project Manager

For and on behalf of TOBIN (agent)

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First Floor,
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Tel: +353 (0)71 931 8844
Email: info@tobin.ie

Our Ref: 10955

12th May 2026

Northern Ireland Environment Agency (NIEA)
17 Antrim Road
Tonagh, Lisburn
County Antrim
BT28 3AL
Telephone: 0300 200 7856

Digital Copy provided to nieainfo@daera-ni.gov.uk

Matter: Notification in relation to proposed development that is likely to have significant effects on the environment of a Member State of the European Union or a state that is a party to the Transboundary Convention (the United Nations Economic Commission for Europe Convention on Environmental Impact Assessment in a Transboundary Context, done at Espoo (Finland), on 25 February 1991) – Lissinagroagh Wind Farm

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The Proposed Development is likely to have significant effects on the environment of Northern Ireland.

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(ii) make such modifications to the proposed development as it specifies in its permission and grant permission in respect of the proposed development as so modified, or

(iii) grant permission in respect of part of the proposed development with or without specified modifications of it of the foregoing kind and any of the above decisions may be subject to or without conditions, or

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Any enquiries relating to the application process should be directed to the Strategic Infrastructure Section of the Commission (telephone no. 01-8588100).

Yours faithfully,



Clare O'Doherty

Assistant Project Manager

For and on behalf of TOBIN (agent)

Clare.odoherty@tobin.ie

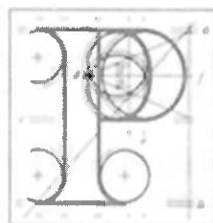
+353 (01) 803 0401



**Addendum 5: SID Determination letter, Design Flexibility Form &
Design Flexibility Opinion**

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.

Teil
Glaó Áitiúil
Facs
Láithreán Gréasáin
Ríomhphost

Tel
LoCall
Fax
Website
Email

(01) 858 8100
1800 275 175
(01) 872 2684
www.pleanala.ie
communications@pleanala.ie

64 Sráid Maoilbhríde
Baile Átha Cliath 1
D01 V902

64 Marlborough Street
Dublin 1
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

Teil
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Flexibility meeting request form

BEFORE FILLING OUT THIS FORM PLEASE NOTE THE FOLLOWING

Failure to complete this form or attach the necessary documentation, or the submission of incorrect information or omission of required information, will lead to the planning authority or An Coimisiún Pleanála refusing to deal with your request. Therefore, ensure that each section of this request form is fully completed and signed, entering n/a (not applicable) where appropriate, and that all necessary documentation is attached to the request form.

HOLDING OF MEETING WITH THE PLANNING AUTHORITY OR AN BORD PLEANÁLA

Under section 32J of the Planning and Development Act 2000, as amended, neither the taking place of a meeting under section 32H nor the provision of an opinion or notification under section 32I shall prejudice the performance by the planning authority of its functions under this Act or any regulations under this Act or any other enactment and cannot be relied upon in the formal planning process or in legal proceedings. Under section 37C of the Planning and Development Act 2000, as amended, the holding of consultations under section 37B shall not prejudice the performance by An Coimisiún Pleanála of any other of its functions under this Act or regulations under this Act and cannot be relied upon in the formal planning process or in legal proceedings.

Under section 182E of the Planning and Development Act 2000, as amended, neither the holding of consultations under subsection (1), nor the provision of an opinion under subsection (3), shall prejudice the performance by An Coimisiún Pleanála of any other of its functions under this Act or regulations under this Act, or any other enactment and cannot be relied upon in the formal planning process or in legal proceedings.

Under section 288(2) of the Planning and Development Act 2000, as amended, the performance by An Coimisiún Pleanála of functions under section 287 shall not prejudice the performance by it of any of its other functions in relation to the prospective applicant, proposed application or proposed development concerned, or be relied on by any person in relation to; an application or request under this Chapter, the consideration by An Coimisiún Pleanála of such application or request, or the making of a decision under this Chapter in respect of such application or request, or in proceedings before a court relating to, or in connection with, such application, request, consideration or decision.

DATA PROTECTION

It is the responsibility of persons or entities wishing to use any personal data on this form for direct marketing purposes to be satisfied that they may do so legitimately under the requirements of the Data Protection Acts 1988 to 2018.

The Office of the Data Protection Commissioner states that the sending of marketing material to individuals without consent may result in action by the Data Protection Commissioner against the sender including prosecution.

Flexibility Meeting Request to **An Coimisiún Pleanála** regarding the proposed wind farm development known as 'Lissinagroagh Wind Farm in Co. Leitrim.

Flexibility with regard to Proposed Application for Permission or Approval

1) Prospective Applicant's Name: Lissinagroagh Designated Activity Company

2) Request for meeting

- Section 32H(1) Request- section 34 application
- Section 37CC(1) Request- section 37E application (SID)**
- Section 182F(1) Request- section 182B Strategic Electricity Application
- Section 182F(1) Request- section 182D Strategic Gas Application
- Section 287A(1) Request- section 291 Maritime Area Application

3) Contact details of person authorised to operate on behalf of the Prospective Applicant (Applicant or Agent): (Not for Public release)

Name: Sinéad Ryan on behalf of TOBIN (agent)

Correspondence Address: Block 10-4, Blanchardstown Corporate Park, Dublin, D15 X98N

Telephone: +353-1-8030401

Email: sinead.ryan@tobin.ie

4) Proposed development

Address of the proposed development:

The site of the proposed Lissinagroagh Wind Farm is located approx. 3 km north east of Manorhamilton in north County Leitrim. The site is also located in close proximity to the border with County Fermanagh in Northern Ireland which is approximately 3km to the north.

For the purpose of this consultation, the proposed development will be located in the townlands of: Lisdarush, Shasmore, Faughary, Boleyboy, Cashelaveela, Tawnafeacle, Lissinagroagh and Tawnylust, County Leitrim.

Description of the proposed development:

The proposed Lissinagroagh Wind Farm will consist of the following project components (these details are provisional and subject to review as part of the design and EIA processes):

- Fourteen (14) 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. The proposed turbine envelope and tip height will be confirmed as part of the design and EIA processes;

The development will also include:

- Associated hardstandings at each turbine location;
- New access roads and upgrading of existing access roads;
- Construction of 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 associated works; and,
- New site entrances, related site works and ancillary works.

5) Declaration:

I hereby declare that, to the best of my knowledge and belief, the information given in this form is correct and accurate and fully compliant with the Planning and Development Act 2000, as amended, and the Regulations made thereunder.

6) Signature of person authorised to operate on behalf of the Prospective Applicant:



Date: 20/11/2025

7) Formal Request:

In accordance with section 37CC of the Planning and Development Act 2000, as amended*,* and article 15J of the Planning and Development Regulations 2001, as amended, **FuturEnergy Lissinagroagh Designated Activity Company** formally requests to enter into a meeting with **An Coimisiún Pleanála** regarding **the proposed wind farm development known as 'Lissinagroagh Wind Farm in Co. Leitrim.**

For the purpose of this consultation, the proposed development will be located in the townlands of: Lisdarush, Shasmore, Faughary, Boleyboy, Cashelaveela, Tawnafeacle, Lissinagroagh and Tawnylust, County Leitrim.

8) Information to be included where relevant, with a meeting request under section 32H, 37CC, 182F or 287A of the Planning and Development Act 2000 , as amended and article 15J the Planning and Development Regulations 2001, as amended.

Information

Enclosed with Request

(a) A site location map sufficient to identify the land on which the proposed development would be situated. Yes:[] No:[]

(b) A brief description of the nature and purpose of the proposed development and of its possible effects on the environment. **[Please see cover letter and details at end of this form]** Yes:[] No:[]

(c) A draft layout plan of the proposed development. Yes:[] No:[]

(d) A description of the details, or groups of details, of the proposed development that, owing to the circumstances set out in paragraph (e) below, are unlikely to be confirmed at the time of the proposed application. [Please see cover letter and details at end of this form] Yes:[] 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 paragraph (d) above. [Please see cover letter and details at the end of this form] Yes:[] No:[]

(f) An undertaking to provide with the proposed application, either Yes:[] No:[]

-

i. two or more options, in respect of each detail or group of details, referred to in paragraph (d) above, containing information on the basis of which the proposed application may be made and decided, or

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).

[Please see cover letter and details at the end of this form]

(g) Such other information, drawings or representations as the prospective applicant may wish to provide or make available. Yes:[] No:[] N/A:[]

(h) The appropriate fee. Yes:[] No:[] **N/A**

9) Official Use only:

Planning Reference:

Planning Authority/ An Coimisiún Pleanála Stamp:

Information to be supplied for Questions 8 (b), 8 (d), 8 (e) and 8 (f):

8 (b) A brief description of the nature and purpose of the proposed development and of its possible effects on the environment.

The proposed Lissinagroagh Wind Farm will comprise of 14 wind turbine structures and associated infrastructure including turbine foundations, hardstanding areas, borrow pits, access tracks and all other associated works including turbine delivery works and grid connection arrangements.

The purpose of the development is to generate renewable energy and the wind farm is estimated to provide between approximately 80 – 100 MW of renewable electricity, which will be exported to the national grid, for use by households and businesses.

The possible effects on the environment arising from the project are currently under assessment under an Environmental Impact Assessment Report and Natura Impact Statement and other related assessments, all of which will be supplied as part of the future planning application.

The possible effects are set out in Table A at the end of this document.

8 (d) A description of the details, or groups of details, of the proposed development that, owing to the circumstances set out in paragraph (e) below, are unlikely to be confirmed at the time of the proposed application.

The groups of details are as follows:

- Turbine Blade Tip Height of between 180-185m inclusive
- Turbine Rotor Diameter of between 149-163m inclusive
- Turbine Hub Height of between 98.5-110.5m inclusive

The purpose of the development is to generate renewable energy and the wind farm is estimated to provide between 80 – 100 MW inclusive of renewable electricity.

8 (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 paragraph (d) above.

The exact make and model of the turbine cannot be confirmed prior to making the application as this will be dictated by a competitive tender process of the various turbines on the market at the time of procurement and Construction.

A certain degree of future-proofing and flexibility for turbines is required to ensure the most up to date technology can be deployed. This is necessary as the preparation of any wind energy application can require in excess of 2 years of environmental and ecological monitoring and surveying whilst the planning consent process itself can take in excess of 2 years.

Further, due to the complexity and nature of wind farm developments including the need for other processes to be completed such as the Grid Application Process with EirGrid, 10 year permissions are generally sought. As the consenting processes are subject to their

own independent time frames and wind energy technology is also simultaneously changing and improving this means that turbines available at the time of the planning application may become obsolete or have ceased production by the time the permitted wind farm development is ready to procure them on the market and to move into the construction phase.

Thus, given the nature of wind farm developments, built in turbine flexibility is a key aspect of transitioning a grant of permission into an operational renewable energy generator. This necessitates the requirement for associated unconfirmed details to be included in the application.

8 (f) An undertaking to provide with the proposed application, either -

- i. two or more options, in respect of each detail or group of details, referred to in paragraph (d) above, containing information on the basis of which the proposed application may be made and decided, or**
- 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).**

FuturEnergy Lissinagroagh Designated Activity Company, as the prospective applicant undertakes to provide (ii) as set out above, with the proposed application. The Parameters as per (ii) are as follows:

- Turbine Blade Tip Height of between 180-185m inclusive
- Turbine Rotor Diameter of between 149-163m inclusive
- Turbine Hub Height of between 98.5-110.5m inclusive
- The wind farm is estimated to provide between 80 – 100 MW inclusive of renewable electricity to the National Grid.

Table A: A brief description of the possible effects on the environment of the proposed development

Discipline:	Overview:
Population and Human Health	<p>The proposed development could potentially result in effects on population and human health employment and economic activity, land- use, residential amenity, community facilities and services, tourism, property values and health and safety at international, national, regional or local scale.</p> <p>The proposed development has the potential to bring a number of socio-economic benefits, including contributing to tackling climate change, reducing carbon emissions, providing electricity and creating jobs.</p>
Landscape and Visual Impact	<p>Potential significant effects are considered most likely to occur in instances where highly sensitive landscape and visual receptors coincide with high order landscape and visual effects.</p> <p>In the case of this project, the area of study will be limited to a focused area, extending up to 20km from the proposed development site.</p> <p>Visual effects may be experienced at static locations, for example settlements or viewpoints and at transitional locations such as sequential views from routes, including roads, foot paths and cycle routes.</p> <p>Landscape character and visual amenity has the potential to be visually impacted by the proposed development from changes to the landscape fabric and setting impacts.</p> <p>Possible cumulative effects could arise from separate wind farm developments in the local area.</p>
Traffic Impact and Access Route Assessment	<p>Potential effects on the road network would be limited to the construction phase of the project through an increase in the overall traffic volumes associated with the delivery of materials to the proposed development site and an increase in the percentage of Heavy Goods Vehicles (HGVs), Light Goods Vehicles (LGVs) and abnormal loads using the road network. There is potential for cumulative effects due to other wind farm developments in the surrounding area.</p>

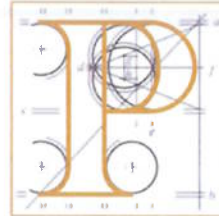
Biodiversity	<p>The proposed development could influence ecology both directly through habitat loss, and indirectly, through disturbance or displacement effects on habitats and species. The main potential effects are the following:</p> <ul style="list-style-type: none"> • Potential Effects on Rivers, Streams and Sensitive Aquatic Faunal Species. • Potential Effects on Peatlands and Associated Habitats. • Potential Effects on Woodland. • Potential Effects on Hedgerows/Tree lines. • Potential Effects via Spread of Invasive Species. • Potential Effects on Otter, Badger, Bats.
Ornithology	<p>The proposed development has the potential to affect the conservation status of bird species with statutory protection, or otherwise those of high conservation concern.</p> <p>Cumulative effects could arise from combined impacts between the Proposed development and other operational and consented wind farms which may affect the broader populations of birds identified as target species in the survey area.</p>
Soils, Geology and Hydrogeology	<p>The findings of the peat assessment showed that the wind farm site has a low risk of peat failure and is suitable for the proposed development.</p> <p>The primary risk to groundwater would be from oil spillage and leakages at turbine foundations or during construction plant refueling. These potential contamination sources are to be carefully managed at the proposed development site during the construction, operational and decommissioning phases of the development and measures will be proposed within the EIAR to deal with these potential minor local impacts.</p>
Hydrology, Water Quality and Flood Risk	<p>The proposed development has the potential to affect the water environment during the construction, operational and decommissioning phases. The potential effects could consist of increased sediment and suspended solids, hydrocarbon pollution, changes in runoff and flow patterns, and displacement of flood risk.</p> <p>However, no significant impacts to surface water (quality and flows) should occur where proposed mitigation measures are implemented.</p>

Air and Climate	<p>The proposed development has the potential to affect the air and climate during the construction, operational and decommissioning phases. The nature of the proposed development is such that, once operational, it will have a long-term positive effect on the air quality and the climate.</p>
Noise	<p>Noise during the construction period will potentially arise from the construction of the turbine foundations, the erection of the turbines, the excavation of trenches for cables, and the construction of associated hard standings and access tracks.</p> <p>Noise from vehicles on local roads and access tracks will also potentially arise resulting from the delivery of the turbine components and construction materials, notably aggregates, concrete and steel reinforcement.</p> <p>Potential construction noise impacts may occur if other developments are constructed at the same time as the proposed development.</p>
Cultural and Archaeological Heritage	<p>The proposed development has the potential to affect designated and non-designated cultural heritage assets within the proposed development site and local area.</p> <p>Cumulative cultural heritage setting impacts on designated and non-designated cultural heritage receptors are possible between the proposed development and other operational and consented wind farms.</p>
Shadow Flicker	<p>The proposed development has the potential to affect nearby dwellings due to shadow flicker effects from the sun passing behind the turbine blades relative to the observer, causing sweeping shadows to 'flicker' at regular intervals.</p>
Material Assets (incl. Telecommunications and Aviation)	<p>The proposed development has the potential to affect material assets. This includes aviation receptors aviation routes and telecommunication links which intersect the Proposed development Site, and resources and utility infrastructure such as electricity, water, waste and quarries.</p> <p>Cumulative effects are also possible from the proposed development and other proposed, permitted and existing wind farm developments.</p>
Vulnerability of the Project to Major Accidents and Natural Disasters major Accidents	<p>The risk of a major accident and/or disaster during the construction of the Proposed development is considered 'low' in</p>

	accordance with the 'Guide to Risk Assessment in Major Emergency Management' (DoEHLG, 2010).
Interactions of the Foregoing	Where any potential interactive negative effects have been identified in the EIA, a full suite of appropriate mitigation measures will be included in the relevant chapter of the EIA. The implementation of these mitigation measures will reduce or remove the potential for these effects.

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

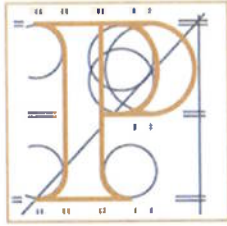
Teil
Glao Áitiúil
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Ríomhphost

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Website
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(01) 858 8100
1800 275 175
www.pleanala.ie
communications@pleanala.ie

64 Sráid Maoilbhríde
Baile Átha Cliath 1
D01 V902

64 Marlborough Street
Dublin 1
D01 V902



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

CMG

	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

Addendum 6: Letters to Prescribed Bodies

Fairgreen House
Fairgreen Road
Galway
H91 AXK8
Tel: + 353 (0)91
565211
Email: info@tobin.ie

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Park
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D15 X98N
Tel: + 353 (0)1 8030401
Email: info@tobin.ie

Market Square
Castlebar
Mayo
F23 Y427
Tel: +353 (0)94 9021401
Email: info@tobin.ie

Unit 4, Crescent Court,
St. Nessan's Road,
Dooradoyle, Limerick
V94 V298
Tel: +353 (0) 976 262
Email: info@tobin.ie

First Floor,
Carroll House,
15/16 Stephen Street, Sligo
F91 ADK4
Tel: +353 (0)71 931 8844
Email: info@tobin.ie

Our Ref: 10955

13th May 2026

Minister for Housing, Local Government and Heritage
Department of Housing, Local Government and Heritage (Development Applications Unit)
Custom House
Dublin 1
D01 W6X0

RE: Lissinagroagh Wind Farm – Strategic Infrastructure Development under S.37E of the Planning and Development Act 2000, as amended in relation to a proposed wind farm at Lissinagroagh, Co. Leitrim.

Dear Sir/Madam,

I write to inform you that FuturEnergy Lissinagroagh Designated Activity Company (hereafter referred to as the Applicant), is applying to An Coimisiún Pleanála for permission for development in respect of the above project, which is located in the townlands of Boleyboy, Cashelaveela, Cherrybrook, Coolodonnell, Faughary, Killea, Lissinagroagh, Lisdarush, Lugasnaghta, Raheelin, Shasmore, Tawnyfeacle, and Tullyskeherny, Co. Leitrim. This application is submitted under Section 37E of the Planning and Development Act 2000 (as amended). I attach a copy of the public notices.

This development is covered by the provisions of the Renewable Energy Directive III (Directive 2023/2413) and the planning application is subject to a completeness check under section 37JA of the Planning and Development Act 2000, as amended by the European Union (Planning and Development) (Renewable Energy) Regulations 2025.

Certain details of the proposed development are unconfirmed in this planning application and an opinion on unconfirmed details from the Commission Case Reference: ACP Ref. 323910-25) pursuant to section 37CD of the Planning and Development Act 2000 (as amended) accompanies this planning application. The details unconfirmed in this application are the turbine tip height, rotor diameter and hub height. The range of parameters under which the turbine dimensions will fall are specified on the site notice.

A separate application to obtain approval for a proposed grid connection and substation will be submitted to An Coimisiún Pleanála. This application, and the proposed grid connection application are functionally interdependent and constitute a single project. The proposed grid connection application will seek approval for a 110kV substation and grid connection within the townlands of Curraghfore, Skreeny, Faughary, Amorset, Clooneen, Milltown, Cornastauk, Srabrick, Cloonaquin, Carrigeencor, Boihy, Aghameelta, Kilcoosy, Corrudda, Cleen, Tully, Killeen, Killanummery, Cleighran, Fawn, Drumahaire, Drumlease, and Carrowcrin Co. Leitrim and Lavally, Drumee, and Ballysumaghan, Co. Sligo.

A Turbine Delivery Route (TDR) along which temporary accommodations may be required are considered in the accompanying EIAR and NIS, and these accommodations are located at the following townlands: Cherrybrook, Cornastauk, Diffreen, Donagh Beg, Donagh More, Knocknaclassagh, Manorhamilton, Moneenshinnagh,

Directors: M. Shelly (Chairman) C. McGovern (Managing Director) E. Connaughton (Company Secretary)
B. Downes D. Grehan M. McDonnell J. McGrath
B. Carroll S. Tinnelly J. O'Flaherty

Technical Directors: B. Gallagher B. Heaney C. Kelly T. Mackey D. Meade O. Fitzpatrick P. Cloonan P. Cunningham

Associate Directors: M. Casey E. Fenton L. Kennedy P. O'Connor B. Rudden M. Geraghty S. Ryan R. Murtagh K. Gallagher

Lugnafeighery, Sracreeghan and Meenaphuill (County Leitrim), Barroe, Ballytivnan, Cartron, Cloontyprocklis, Doonally, Drumcliff South, Drumkilsellagh, Grange, Rathquarter, Tully, Willowbrook (County Sligo), and Aighan, Aghayeevoge, Ballymagowan, Beaugreen Glebe, Bruckless, Cashelreagh Glebe, Clarcarricknagun, Coolcholly, Darney, Doonan, Drumlonagher, Dunkineely, Finner, Killybegs, Magheracar, Mullans, Tullyearl, Tullygallan (County Donegal).

A 35-year operational life from the date of full commissioning of the entire wind farm is being sought for all works, and the subsequent decommissioning. The onsite substation and grid connection forming part of the separate grid connection application will remain permanent infrastructure and form part of the national grid network.

Both applications are accompanied by an Environmental Impact Assessment Report (EIAR) and a Natura Impact Statement (NIS), which pertain to the overall project.

An Coimisiún Pleanála may in respect of an application for permission decide to

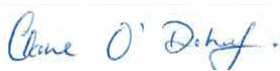
- (a) (i) grant the permission, or
 - (ii) make such modifications to the proposed development as it specifies in its decision and grant permission in respect of the proposed development as so modified or
 - (iii) grant permission in respect of part of the proposed development (with or without specified modifications of it of the foregoing kind) and any of the above decisions may be subject to or without conditions, or
- (b) refuse to grant permission.

Any submissions or observations must be accompanied by a fee of €50 (except for certain prescribed bodies) and must be received by An Coimisiún Pleanála not later than 5.30pm on 10th July 2026 and must include the following information: the name of the person making the submission or observation, the name of the person acting on his or her behalf, if any, and the address to which any correspondence relating to the application should be sent; the subject matter of the submission or observation, and the reasons, consideration and arguments on which the submission or observation is based in full (Article 217 of the Planning and Development Regulations 2001, as amended, refers).

Any submissions or observations which do not comply with the above requirements cannot be considered by An Coimisiún Pleanála. An Coimisiún Pleanála may at its absolute discretion hold an oral hearing on the application (For further details see 'A Guide to Public Participation in Strategic Infrastructure Development' on An Coimisiún Pleanála's website www.pleanala.ie).

The entire suite of application documents may be viewed at a dedicated website, www.lissinagroaghplanning.ie, and at the public offices of An Coimisiún Pleanála, 64 Marlborough Street, Dublin 1, D01 V902 and Leitrim County Council, St. Georges Terrace, Carrick on Shannon, Co Leitrim, N41 PF67 (9.30 am to 1.00 pm and 2.00 pm to 4.30 pm, Monday to Friday excluding Bank holidays).

Yours sincerely,



Clare O'Doherty

Assistant Project Manager

For and on behalf of TOBIN (agent)

Clare.odoherty@tobin.ie

+353 (01) 803 0401



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F91 ADK4
Tel: +353 (0)71 931 8844
Email: info@tobin.ie

Our Ref: 10955

13th May 2026

Minister for the Environment, Climate and Communications
Department of Environment, Climate and Communications
29-31 Adelaide Road
Dublin 2
D02 X285

RE: Lissinagroagh Wind Farm – Strategic Infrastructure Development under S.37E of the Planning and Development Act 2000, as amended in relation to a proposed wind farm at Lissinagroagh, Co. Leitrim.

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Lugnafeaghery, Sracreeghan and Meenaphuill (County Leitrim), Barroe, Ballytivnan, Cartron, Cloontyprocklis, Doonally, Drumcliff South, Drumkilsellagh, Grange, Rathquarter, Tully, Willowbrook (County Sligo), and Aighan, Aghayeevoge, Ballymagowan, Beaugreen Glebe, Bruckless, Cashelreagh Glebe, Clarcarricknagun, Coolcholly, Darney, Doonan, Drumlonagher, Dunkineely, Finner, Killybegs, Magheracar, Mullans, Tullyearl, Tullygallan (County Donegal).

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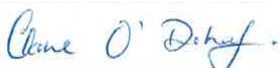
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Our Ref: 10955

13th May 2026

Minister for Transport
Department of Transport,
Leeson Lane,
Dublin 2,
D02 TR60

RE: Lissinagroagh Wind Farm – Strategic Infrastructure Development under S.37E of the Planning and Development Act 2000, as amended in relation to a proposed wind farm at Lissinagroagh, Co. Leitrim.

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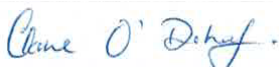
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Our Ref: 10955

13th May 2026

Leitrim County Council,
Áras An Chontae
St. Georges Terrace,
Carrick on Shannon,
Co Leitrim,
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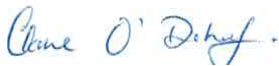
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Our Ref: 10955

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County Hall
Riverside
Sligo
Ireland
F91 Y763

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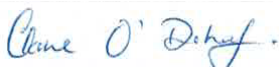
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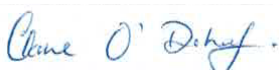
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Our Ref: 10955

13th May 2026

Transport Infrastructure Ireland
Parkgate Business Centre
Parkgate Street
Dublin 8
D08 DK10

RE: Lissinagroagh Wind Farm – Strategic Infrastructure Development under S.37E of the Planning and Development Act 2000, as amended in relation to a proposed wind farm at Lissinagroagh, Co. Leitrim.

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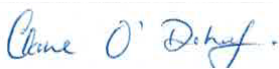
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Our Ref: 10955

13th May 2026

The Arts Council – An Comhairle Ealaíon
70 Merrion Square
Dublin 2
D02 NY52

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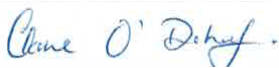
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Our Ref: 10955

13th May 2026

Fáilte Ireland
88 - 95 Amiens Street
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D01 WR86

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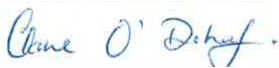
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E91 RD25

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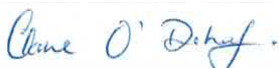
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For and on behalf of TOBIN (agent)

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Our Ref: 10955

13th May 2026

Waterways Ireland
2 Sligo Road, Enniskillen
Fermanagh
BT74 7JY

RE: Lissinagroagh Wind Farm – Strategic Infrastructure Development under S.37E of the Planning and Development Act 2000, as amended in relation to a proposed wind farm at Lissinagroagh, Co. Leitrim.

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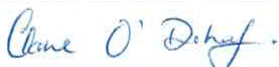
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Our Ref: 10955

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Irish Aviation Authority,
The Times Building,
11-12 D'Olier Street,
Dublin 2.
D02 T449

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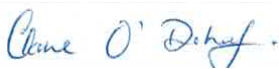
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Our Ref: 10955

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Dublin 8,
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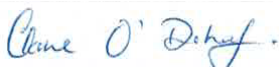
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Áras na hOidhreachta
Church Lane
Kilkenny
R95 X264

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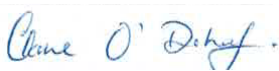
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Our Ref: 10955

13th May 2026

An Taisce - The National Trust for Ireland
Tailor's Hall
Back Lane
Dublin
D08 X2A3

RE: Lissinagroagh Wind Farm – Strategic Infrastructure Development under S.37E of the Planning and Development Act 2000, as amended in relation to a proposed wind farm at Lissinagroagh, Co. Leitrim.

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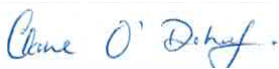
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Our Ref: 10955

13th May 2026

Health Service Executive,
National Business Service Unit,
National Environmental Health Service,
Second Floor Oak House,
Millennium Park, Naas,
Co. Kildare,
W91 KDC2

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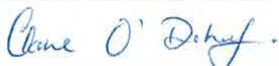
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Our Ref: 10955

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The Exchange,
Belgard Square North,
Dublin 24

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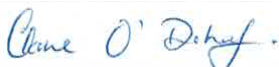
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Our Ref: 10955

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Colvill House,
24-26 Talbot St,
Mountjoy,
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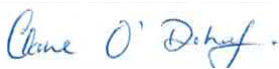
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The entire suite of application documents may be viewed at a dedicated website, www.lissinagroaghplanning.ie, and at the public offices of An Coimisiún Pleanála, 64 Marlborough Street, Dublin 1, D01 V902 and Leitrim County Council, St. Georges Terrace, Carrick on Shannon, Co Leitrim, N41 PF67 (9.30 am to 1.00 pm and 2.00 pm to 4.30 pm, Monday to Friday excluding Bank holidays).

Yours sincerely,



Clare O'Doherty

Assistant Project Manager

For and on behalf of TOBIN (agent)

Clare.odoherty@tobin.ie

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D15 X98N
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First Floor,
Carroll House,
15/16 Stephen Street, Sligo
F91 ADK4
Tel: +353 (0)71 931 8844
Email: info@tobin.ie

Our Ref: 10955

13th May 2026

Fermanagh and Omagh District Council
The Grange,
Mountjoy Road,
Lisnamallard,
Omagh,
Tyrone BT79 7BL

RE: Lissinagroagh Wind Farm – Strategic Infrastructure Development under S.37E of the Planning and Development Act 2000, as amended in relation to a proposed wind farm at Lissinagroagh, Co. Leitrim.

Dear Sir/Madam,

I write to inform you that FuturEnergy Lissinagroagh Designated Activity Company (hereafter referred to as the Applicant), is applying to An Coimisiún Pleanála for permission for development in respect of the above project, which is located in the townlands of Boleyboy, Cashelaveela, Cherrybrook, Coolodonnell, Faughary, Killea, Lissinagroagh, Lisdarush, Lugasnaghta, Raheelin, Shasmore, Tawnyfeacle, and Tullyskeherny, Co. Leitrim. This application is submitted under Section 37E of the Planning and Development Act 2000 (as amended). I attach a copy of the public notices.

This development is covered by the provisions of the Renewable Energy Directive III (Directive 2023/2413) and the planning application is subject to a completeness check under section 37JA of the Planning and Development Act 2000, as amended by the European Union (Planning and Development) (Renewable Energy) Regulations 2025.

Certain details of the proposed development are unconfirmed in this planning application and an opinion on unconfirmed details from the Commission Case Reference: ACP Ref. 323910-25) pursuant to section 37CD of the Planning and Development Act 2000 (as amended) accompanies this planning application. The details unconfirmed in this application are the turbine tip height, rotor diameter and hub height. The range of parameters under which the turbine dimensions will fall are specified on the site notice.

A separate application to obtain approval for a proposed grid connection and substation will be submitted to An Coimisiún Pleanála. This application, and the proposed grid connection application are functionally interdependent and constitute a single project. The proposed grid connection application will seek approval for a 110kV substation and grid connection within the townlands of Curraghfore, Skreeny, Faughary, Amorset, Clooneen, Milltown, Cornastauk, Srabrick, Cloonaquin, Carrigeencor, Boihy, Aghameelta, Kilcoosy, Corrudda, Cleen, Tully, Killeen, Killanummery, Cleighran, Fawn, Drumahaire, Drumlease, and Carrowcrin Co. Leitrim and Lavally, Drumee, and Ballysumaghan, Co. Sligo.

A Turbine Delivery Route (TDR) along which temporary accommodations may be required are considered in the accompanying EIAR and NIS, and these accommodations are located at the following townlands: Cherrybrook, Cornastauk, Diffreen, Donagh Beg, Donagh More, Knocknaclassagh, Manorhamilton, Moneenshinnagh,

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Lugnafeaghery, Sracreeghan and Meenaphuill (County Leitrim), Barroe, Ballytivnan, Cartron, Cloontyprocklis, Doonally, Drumcliff South, Drumkilsellagh, Grange, Rathquarter, Tully, Willowbrook (County Sligo), and Aighan, Aghayeevoge, Ballymagowan, Beaugreen Glebe, Bruckless, Cashelreagh Glebe, Clarcarricknagun, Coolcholly, Darney, Doonan, Drumlonagher, Dunkineely, Finner, Killybegs, Magheracar, Mullans, Tullyearl, Tullygallan (County Donegal).

A 35-year operational life from the date of full commissioning of the entire wind farm is being sought for all works, and the subsequent decommissioning. The onsite substation and grid connection forming part of the separate grid connection application will remain permanent infrastructure and form part of the national grid network.

Both applications are accompanied by an Environmental Impact Assessment Report (EIAR) and a Natura Impact Statement (NIS), which pertain to the overall project.

An Coimisiún Pleanála may in respect of an application for permission decide to

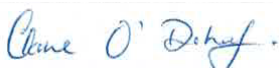
- (a) (i) grant the permission, or
 - (ii) make such modifications to the proposed development as it specifies in its decision and grant permission in respect of the proposed development as so modified or
 - (iii) grant permission in respect of part of the proposed development (with or without specified modifications of it of the foregoing kind) and any of the above decisions may be subject to or without conditions, or
- (b) refuse to grant permission.

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Yours sincerely,



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15/16 Stephen Street, Sligo
F91 ADK4
Tel: +353 (0)71 931 8844
Email: info@tobin.ie

Our Ref: 10955

13th May 2026

Donegal County Council
County House,
The Diamond,
Lifford,
Co. Donegal

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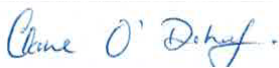
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Yours sincerely,



Clare O'Doherty

Assistant Project Manager

For and on behalf of TOBIN (agent)

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Addendum 7: EIA Portal Confirmation

EIA Portal Confirmation Number: 2026082

From Housing Eiaportal <EIAportal@housing.gov.ie>

Date Thu 5/7/2026 9:13 AM

To Daniel Nestor <Daniel.Nestor@tobin.ie>

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 spam@tobin.ie for verification.

Dear Daniel,

An EIA Portal notification was received on 07/05/2026 in respect of this proposed application. The information provided has been uploaded to the EIA Portal on 07/05/2026 under EIA Portal ID number 2026082 and is available to view at

<https://experience.arcgis.com/experience/a1a85d92623147b191dd25a14b2571da>

Portal ID: 2026082

Competent Authority: An Coimisiún Pleanála

Applicant Name: FuturEnergy Lissinagroagh Designated Activity Company

Location: Within the townlands of Boleyboy, Cashelaveela, Cherrybrook, Coolodonnell, Faughary, Killea, Lissinagroagh, Lisdarush, Lugasnaghta, Raheelin, Shasmore, Tawnyfeacle, and Tullysheherny, Co. Leitrim.

Description: The proposed development will comprise of the erection of 14 turbines, a 100m met mast, modifications to existing roads, temporary access roads, and internal access tracks

Linear Development: No

Date Uploaded to Portal: 07/05/2026

Kindest Regards,

Hugh Wogan,

EIA Portal team

Department of Housing, Local Government and Heritage

Teach an Chustaim, Baile Átha Cliath 1, D01 W6X0

Custom House, Dublin 1, D01 W6X0

T +353 (0) 1 888 2142

www.gov.ie/housing



**An Roinn Tithíochta,
Rialtais Áitiúil agus Oidhreachta**
Department of Housing,
Local Government and Heritage

Addendum 8: Confirmation of Payment

Danske Bank
Large Corporates & Institutions
7th Floor, The Shipping Office
20-26 Sir John Rogerson's Quay
Dublin 2, D02Y049
Telephone 01 484 2660
BIC/SWIFT: DABAIE2D
www.danskeci.com/ie

Payment - Account transfer - External

Payment type: Account transfer - External

Payment data

Sender's account number: FUTUREENERGY DEV DAC
IE23 DABA 9518 2320 0018 21 EUR
Beneficiary's name: AN COIMISIUN PLEANALA
Beneficiary's account number: IE70 AIBK 9310 5500 3160 67
Amount: 100,000.00 EUR
Transaction date: 04/24/2026
Message to beneficiary: FEI payment of ACP-323048-25
Beneficiary reference: FEI Payment
Text on sender's account statement: AN COIMISIUN PLEANAL

Status details

Payment status: Processed
Created: 04/23/2026 by 0W5654
Authorised: 04/23/2026 by 5E2291
Authorised: 04/24/2026 by 8D7173

Technical references

Bank's archive reference no.: 3845689186

Print from District 10:19 - 04/24/2026 by 0W5654

Addendum 9: Completeness Checklist

Plans and Particulars		
Public Notice	• Time Period for Consultation and Fee for Submissions	Yes
	• Standalone Website Address	Yes
	• EIAR and NIS referenced	Yes
	• Reference to Section 37JA	Yes
	• All townlands within the site boundary to be correctly referenced.	Yes
Prescribed Bodies	• Notification of All Prescribed Bodies and a copy of the correspondence sent to same.	Addendum 6 of Application Form
Land Ownership	• Interest in land	10 letters detailed in Addendum 2 of Application Form
	• Written consent of all other landowners (incl. legally binding agreement & land registry map if required & confirmation of measures proposed within blueline boundary).	Yes
Design Flexibility	• Information on Design flexibility sought.	Yes – Detailed in Appendix 1-4 of Chapter 1 of the EIAR and Addendum 5 of the Application Form
Fee	€100,000	Receipt provided in Addendum 8 of Application Form
EIA Portal	• Letter from Portal.	See Addendum 7 Application Form
Planning Statement	• Renewable Energy Designation Policy Statement	Standalone Planning Statement
	• Statement outlining compliance with all relevant policies and objectives in the County Development Plan including a justification for any material contravention of same if relevant.	Standalone Planning Statement
	• Consultation overview	Standalone Planning Statement & Section 1.8.2 of Chapter 1 EIAR
	• Community Benefit Fund	Refer to Appendix 1-5 of Chapter 1 of the EIAR
	• Planning history	Yes
Drawings	• Drawing Schedule	Refer submitted drawing schedule
	• Site location map	Refer submitted drawing schedule
	• Site layout plan	Refer submitted drawing schedule
	• Plans, elevations, sections and cross-sections	Refer submitted drawing schedule
	• Wayleaves shown	Refer submitted drawing schedule
	• Grid Connection Route	Refer submitted drawing schedule
	• Scales appropriate	Refer submitted drawing schedule, See Addendum 1 of Application Form
	• TDR Accommodation works	Refer submitted drawing schedule

EIAR		
Details of Design Flexibility	<ul style="list-style-type: none"> • 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 • Tip Height 180 m - 185 m • Rotor Diameter 149 m -163 m • Hub Height 101m - 110.5m 	Appendix 1-4 of Chapter 1 EIAR
Non-Technical Summary	<ul style="list-style-type: none"> • Provided as a standalone section. 	Refer NTS
Introduction	<ul style="list-style-type: none"> • Legislative context 	Chapter 1 of the EIAR
	<ul style="list-style-type: none"> • Scoping Consultation 	Yes
	<ul style="list-style-type: none"> • Community Engagement Report 	Yes
	<ul style="list-style-type: none"> • Methodology/methodologies for the assessment of the environmental factors and for the description and consideration of the significance of effects 	Yes
	<ul style="list-style-type: none"> • Study Area(s) and justification for same. 	Yes
	<ul style="list-style-type: none"> • Project Team (Author qualifications, experience and expertise) 	Yes
	<ul style="list-style-type: none"> • Technical Difficulties/Limitations 	Yes
Description of the Proposed Development	<ul style="list-style-type: none"> • Glossary of Terms 	Yes
	<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 	Chapter 2 EIAR
	<ul style="list-style-type: none"> • Forestry felling and management. 	Yes
	<ul style="list-style-type: none"> • Afforestation. 	Yes
	<ul style="list-style-type: none"> • Construction Environmental Management Plan 	Yes
	<ul style="list-style-type: none"> • GCR construction methodology 	Yes
	<ul style="list-style-type: none"> • Temporary works reinstatement plan 	Detailed in text in Chapter 2 EIAR
	<ul style="list-style-type: none"> • Decommissioning Plan 	Detailed in text in Chapter 2 EIAR
Consideration of Alternatives	<ul style="list-style-type: none"> • Waste & Resource Management Plan 	Detailed in text in Chapter 2 EIAR
	<ul style="list-style-type: none"> • Site selection & the iterative design process. 	Yes
	<ul style="list-style-type: none"> • Reasonable alternatives considered (layout; scale, technologies, grid connection, turbine delivery, substation infrastructure, construction methodology etc) 	Chapter 3 EIAR
Population and Human Health	<ul style="list-style-type: none"> • Population & Settlement Patterns 	Chapter 4 EIAR
	<ul style="list-style-type: none"> • Economic Employment 	Yes
	<ul style="list-style-type: none"> • Tourism & Amenities (incl. recreational trails/heritage sites/scenic view points) 	Yes
	<ul style="list-style-type: none"> • Human Health & Wellbeing (reference studies) 	Yes

	• Property Devaluation (reference studies)	Yes
	• Cumulative Assessment	Yes
Biodiversity	• Designated sites	Chapter 5 EIAR – all below detailed in text in chapter and any associated appendices
	• Habitat surveys (incl. detailed botanical survey and invasive species surveys)	Yes
	• Bat Surveys (full season and effort to reflect site, species and best practice)	Yes
	• Badger, otter, marsh fritillary, amphibians and other protective species surveys (reflect site, species, findings and best practice)	Yes
	• Aquatic Surveys (incl. aquatic habitat, macroinvertebrate, eDNA, electrofishing, river and fisheries assessment)	Y (exception was eDNA – not required)
	• Surveys of GCR/TDR.	Yes
	• Baseline changes, gaps incl. survey coverage and timing.	Yes
	• Derogations (if applicable)	N (not applicable)
	• Ecological Impact Assessment	Yes
	• Mitigation and Monitoring Strategy	Yes
	• Invasive Species Management Plan	Yes
	• Biodiversity Enhancement Areas/Management Plan	Yes
	• Cumulative Assessment	Yes
Ornithology	• 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)	Chapter 6 – All below detailed in text in chapter and any associated appendices
	• Baseline changes, gaps incl. survey coverage and timing.	Yes
	• Connectivity with European Sites	Yes
	• Ornithological impact assessment	Yes
	• Collision Risk Model (CRM) Assessment (include data spreadsheets)	Yes
	• Mitigation Strategy including specific Hen Harrier Mitigation Plan	Yes
	• Monitoring Programme	Yes
	• Cumulative Assessment	Yes
Noise and Vibration	• Noise monitoring locations	Chapter 9 EIAR - All below detailed in text in chapter and any associated appendices

	<ul style="list-style-type: none"> • Appropriate background noise levels (account for cumulative effects as per current best practice NPG, ETSU-R-97 GPG) and rationale for same. 	Yes
	<ul style="list-style-type: none"> • Noise Survey Results & Calibration Certificates 	Yes
	<ul style="list-style-type: none"> • Map of all sensitive receptors within Zol (ref. consistent with Shadow Flicker) 	Yes
	<ul style="list-style-type: none"> • Sensitive receptors GCR 	Yes
	<ul style="list-style-type: none"> • Predicted construction noise (incl. wind farm, GCR, accommodation works) 	Yes
	<ul style="list-style-type: none"> • Predicted operational noise levels (separate/cumulative for turbines, substation) 	Yes
	<ul style="list-style-type: none"> • Predicted Cumulative Noise Levels 	Yes
	<ul style="list-style-type: none"> • Proposed Noise Limits (cumulative) 	Yes
	<ul style="list-style-type: none"> • Operational Noise Monitoring proposal 	Yes
	<ul style="list-style-type: none"> • Mitigation Strategy for Operational Amplitude Modulation and Tonal Noises 	Yes
Shadow Flicker	<ul style="list-style-type: none"> • Map of all sensitive receptors within Zol (ref. consistent with Noise) 	Chapter 10 EIAR - All below detailed in text in chapter and any associated appendices
	<ul style="list-style-type: none"> • Shadow Flicker Analysis 	Yes
	<ul style="list-style-type: none"> • Wind Turbine Control Measures 	Yes
	<ul style="list-style-type: none"> • Cumulative Assessment 	Yes
Air and Climate	<ul style="list-style-type: none"> • Carbon Impact Assessment including Embodied Energy Assessment and Climate Change Vulnerability Assessment 	Chapters 11 and 12 EIAR – All below detailed in text in chapter and any associated appendices. GHG Assessment considers GHG emissions through the project stages. Yes to Climate Vulnerability Assessment
	<ul style="list-style-type: none"> • Dust Generation/Emissions and Management 	Yes
	<ul style="list-style-type: none"> • Vehicle Emissions and Management 	Yes
	<ul style="list-style-type: none"> • Cumulative Assessment 	Yes
Land, Soils & Geology	<ul style="list-style-type: none"> • Ground Conditions Assessment 	Chapter 7 EIAR - All below detailed in text in chapter and any associated appendices
	<ul style="list-style-type: none"> • Ground Investigations Report (incl. trial pit logs) 	Yes
	<ul style="list-style-type: none"> • Slope stability. 	Yes
	<ul style="list-style-type: none"> • Material Volume Calculations (incl. borrow pits) 	Yes
	<ul style="list-style-type: none"> • Spoil Management Plan 	Yes
	<ul style="list-style-type: none"> • Cumulative assessment 	Yes
	<ul style="list-style-type: none"> • Peat Stability Assessment 	Yes

Hydrology, Hydrogeology & Water Quality	• Hydrological Assessment	Chapter 8 EIAR - All below detailed in text in chapter and any associated appendices
	• Hydrogeological Assessment	Yes
	• Flood Risk Assessment	Refer Appendix 8-4 of EIAR
	• Water Quality Management Plan	Part of Surface Water Management Plan
	• Surface Water/Drainage Management Plan	Yes -Refer Appendix 2-7 of EIAR
	• Standalone Water Framework Directive Compliance Report	Yes – Refer Appendix 8-1 of EIAR
	• Emergency Response Plan	An Emergency Response Plan (ERP) has been developed as part of this EIAR and is included in the Construction Environmental Management Plan (CEMP, Appendix 2-4).
	• Fire safety management plan and Emergency Response Plan	Not applicable
	• Drinking Water Source (UE and GWSS) Assessment	Yes
	• Mitigation Strategy	Yes
Landscape & Visual	• Monitoring Programme	Yes – SWMP, refer as above
	• Cumulative assessment	Yes
	• LVIA baseline maps	Chapter 13 EIAR – All below detailed in text in chapter and any associated appendices.
	• Landscape Character Assessment	Yes
	• Visual impact assessment	Yes
	• Viewpoint selection and Photomontages	Yes
	• ZTV Analysis (20km radius from development site) including potential transboundary impacts in Northern Ireland	Yes
Traffic & Transportation	• Viewpoint Assessment	Yes
	• Cumulative landscape and visual impact assessment	Yes
	• Turbine Delivery Route & Swept Path Analysis	Chapter 16 EIAR - All below detailed in text in chapter and any associated appendices
	• Haul Route & Swept Path Analysis	Yes
	• Traffic Count Data	Yes
	• Road closure/diversions	Yes

	• Traffic and Transport Assessment	Yes
	• Traffic Management Plan (incl. public road crossings, haul routes, TDR and GCR)	Refer Appendix 16-1 of EIAR
	• TII Design Manual	Yes
	• Cumulative Assessment	Yes
Material Assets	• Gas/ESB networks/Uisce Éireann	Chapter 15 EIAR - All below detailed in text in chapter and any associated appendices
	• Iarnród Éireann	Yes
	• Telecommunications Impact Study	Yes
	• Aviation Review Statement	Yes
	• Any other relevant material assets identified in consultation process	Yes
	• Cumulative Assessment	Yes
Cultural Heritage	• Heritage Impact Assessment & Historic Landscape Character Assessment incl. ZTV analysis and viewpoints	Chapter 14 EIAR - All below detailed in text in chapter and any associated appendices
	• Archaeological Impact Assessment	Yes
	• Mitigation strategy	Yes
	• Cumulative assessment	Yes
Major Accidents and Disasters	• Construction and Decommissioning Stages	Chapter 17 - All below detailed in text in chapter and any associated appendices
	• Operational Stage	Yes
	• Impact of Climate Change	Yes
Cumulative Assessment	• Identification of relevant cumulative study area and/or Zol for the relevant technical chapters.	Detailed in respective EIAR chapters
	• Projects considered should be clearly identified and the location of the cumulative assessment clearly labelled within each technical chapter as relevant.	Yes
Interactions of the Foregoing	• Description of interactions between factors.	Chapter 18 EIAR
Schedule of Significant Effects (in Tabular Form)	• Concise tables summarising the significant effects from each topic including columns setting out the	Tables located within each topic chapter of the EIAR and associated appendix
	• Receptor/Feature/Activity/Assessment Matter/etc.	Yes
	• Feature Sensitivity	Yes
	• Impact Magnitude	Yes

signi	• Predicted Impact (Pre Mitigation and Monitoring)	Yes
	• Predicted Impact (Post Mitigation and Monitoring)	Yes
	• Significant Residual Impact	Yes
	• Other columns consider appropriate to give context/location/detail, etc.	Yes
	• Such tables may be located within each topic chapter or form a single chapter.	Yes
Compendium of Mitigation Measures	• Intent expressed for the implementation of mitigation measures to be clearly set out as – ‘shall’.	Yes
	• Commitments need to be expressed clearly and be specific.	Yes
Appendices	• All appendices and sub appendices to be submitted in hard and soft copy (incl. Statement of Competency and glossary of terms).	Yes
AA Screening report	• Author qualifications, experience and expertise	See AA Screening Report
	• Methodology	Yes
	• Zone of Influence (ZOI) and identification of relevant European Sites to be based on a Source-Pathway-Receptor Model using the precautionary principle	Yes
NIS	• Author qualifications, experience and expertise	Yes
	• Methodology	Yes
	• Collision Risk Modelling (CRM)	Yes
	• Biodiversity & Ornithology Surveys for QI & SCI species and habitats in accordance with Best Practice	Yes (detailed in the AA Screening)
	• Consideration of relevant Land, soils & geology reports/assessments*	Yes
	• Consideration of relevant Hydrological, hydrogeological & water reports/assessments*	Yes
	• Compendium of Mitigation Measures (Intent expressed for implementation of mitigation measures – ‘shall’)	Yes
	• Cumulative	Yes
	• * As stipulated above for EIAR.	Yes
Appendices	• All appendices and sub appendices to be submitted in hard and soft copy (incl. Statement of Competency and glossary of terms).	Yes

Civil Engineering Report	• Site Entrances	Detailed in text of Chapter 2 of EIAR and Appendix 2-3 of EIAR & full suite of submitted drawings and plans.
	• Access Tracks	Yes
	• Wind turbines	Yes
	• Cable routes & connections	Yes
	• Substation (Compound & Buildings)	Yes
	• Meteorological Mast	Yes
	• Temporary construction compounds	Yes
	• Borrow Pits & Deposition Areas	Yes
	• Haul Route	Yes
	• Turbine Delivery Route	Yes
	• Surface Water Design	Yes
	• Wastewater	Yes
	• Potable Water	Yes
• Decommissioning & Restoration	Yes	