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Our Ref: 10955

14th May 2026

Leitrim County Council
Áras an Chontae,
St. Georges Terrace,
Carrick on Shannon,
Co Leitrim
N41 PF67

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,

On behalf of our client FuturEnergy Lissinagroagh Designated Activity Company (hereafter referred to as the Applicant), please find enclosed a planning application for a 10-year permission for the proposed construction of a wind energy development and all associated infrastructure at a site located in Boleyboy, Cashelaveela, Cherrybrook, Coolodonnell, Faughary, Killea, Lissinagroagh, Lisdarush, Lugasnaghta, Raheelin, Shasmore, Tawnyfeacle, and Tullyskeherny, Co. Leitrim.

This application is being made directly to An Coimisiún Pleanála as 'Strategic Infrastructure Development' (SID) under the provisions of Section 37E of the Planning and Development Act 2000, as amended. This position was confirmed by An Coimisiún Pleanála to the applicant on 23rd April 2026 following pre-application consultation with the Commission (Case Number – ABP-323048-25), a copy of the noted correspondence is enclosed with the application form.

A detailed description of the proposed development is set out in the enclosed public notices, and a complete description is set out in the application documents.

This development is covered by the provisions of the Renewable Energy Directive III (Directive (EU) 2023/2413) and it is important to note that this planning application is subject to Section 34D of the Planning and Development Act 2000, as amended. Where a notice issues in accordance with Section 34D(b), the provisions of Article 26A of the Planning and Development Regulations 2001, as amended, shall apply. This application is subject to section 37JA of the Planning and Development Act 2000, as amended (completeness check).

Certain details of the proposed development are unconfirmed in this planning application and an opinion on unconfirmed details from An Coimisiún Pleanála (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

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

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 this site notice.

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. The planning application, including the EIAR and NIS may also be viewed on the following website: www.lissinagroaghplanning.ie

The proposed development 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;
- 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, banded 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, Drumeel, 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, Duffreen, 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.



The proposed development is likely to have significant effects on the environment of a Member State of the European Communities or other 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) i.e. Northern Ireland, an area of the United Kingdom of Great Britain and Northern Ireland.

Supporting Documentation

The following documents are included in the application pack:

- Planning Application Documentation
 - Planning Application Form
 - Addendum 1: Schedule of Drawings & Confirmation of Drawing Scales
 - Addendum 2: Landowner Letters of Consent
 - Addendum 3: Statutory Undertaker Letter
 - Addendum 4: Letter of Notification of Transboundary Effects
 - Addendum 5: Details of consultations with An Coimisiún Pleanála including SID Determination, Design Flexibility Form and Opinion on Unconfirmed Details
 - Addendum 6: Copies of Letters to Prescribed Bodies
 - Addendum 7: EIA Portal Confirmation
 - Addendum 8: Confirmation of payment of SID Planning Application Fee of €100,000.00
 - Addendum 9: Completeness Checklist
 - Site Notice
 - Newspaper Notices
 - Planning Cover Letter to An Coimisiún Pleanála
- Planning Application Drawings
- Environmental Impact Assessment Report (EIAR)
 - Volume 1- EIAR Non-Technical Summary (NTS)
 - Volume 2- EIAR Main Body
 - Volume 3- EIAR Appendices
 - Volume 4- Photomontages
- Appropriate Assessment Screening Report (AASR) and Natura Impact Statement (NIS)
- Planning Statement

All elements of the proposed development, including the associated grid connection and works required on public roads, have been considered and are assessed as part of the EIAR and NIS.

Please find the full planning application enclosed.

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).

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.

As required by An Coimisiún Pleanála, you are hereby requested to keep this planning application available for public inspection/purchase in accordance with the terms of the public notice attached with this application. It is

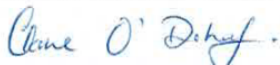


recommended that all of the application documentation will remain available for public inspection until a decision has been formally issued by An Coimisiún Pleanála.

I trust that you have all the information you require to progress the application. If, however, you have any queries or wish to discuss any matter in detail, please do not hesitate to contact me.

We look forward to your decision in due course.

Yours sincerely,



Clare O'Doherty

Assistant Project Manager

For and on behalf of TOBIN

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