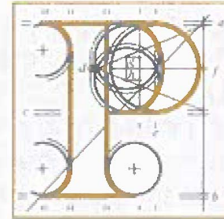


Our Case Number: ABP-311587-21

Your Reference: Bord na Móna Powergen Limited



An
Coimisiún
Pleanála

FEHILY TIMONEY & Co.

Fehily Timoney & Company
Rita Mansfield
Core House
Pouladuff Road
Cork
Co. Cork
T12 D773

Distribution *TB/JH*

25 MAR 2026

Job No: *PRO-211*

Correspondence No:

Comment:

Date: 24 March 2026

Re: Proposed development of between 14 and 18 no. wind turbines, 110kV on-site substation and associated connection to the national grid.
Littleton Wind Farm, Co. Tipperary.

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), (b) and (c) 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 1: Prescribed bodies to be notified of the application for the proposed development.
- Appendix 2: 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.

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).

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

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

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.

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,



Niamh Hickey
Executive Officer
Direct Line: 01-8737145

PC09

Teil	Tel	(01) 858 8100
Glaó Áitiúil	LoCall	1800 275 175
Facs	Fax	(01) 872 2684
Láithreán Gréasáin	Website	www.pleanala.ie
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64 Sráid Maoilbhríde	64 Marlborough Street
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Appendix 1 – Prescribed bodies

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- Department of Climate, Energy and the Environment
- Department of Transport
- Department of Tourism, Culture, Arts, Gaeltacht, Sports and Media
- Department of Agriculture, Food & Marine
- Roscommon County Council
- Tipperary County Council
- Kilkenny County Council
- Southern Regional Assembly
- Transport Infrastructure Ireland
- An Chomhairle Ealaíon (Arts Council)
- The Heritage Council
- Fáilte Ireland
- An Taisce
- Uisce Éireann
- Inland Fisheries Ireland
- Irish Aviation Authority
- Air Nav Ireland
- EPA
- HSE
- Health and Safety Authority
- The Commission for Regulation of Utilities
- ESB

- EirGrid

Further notifications should also be made, where deemed appropriate.

Appendix 2 – Schedule of Information to Inform Completeness Check

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

Details of Proposed Development at Closure

Pre-Application Ref.	ABP-311587-21
Prospective Applicant:	BnM SSE
Date of Final Meeting:	1 st December 2025
Number of Turbines:	11 no.
Design Flexibility opinion:	No
Is Grid Connection Included:	No
Is a BESS included:	No
Accommodating works for TDR:	No

Information

Plans and Particulars	
Public Notice	<ul style="list-style-type: none"> • Time Period for Consultation and Fee for Submissions • Standalone Website Address • EIAR and NIS referenced • Reference to Section 37JA • All townlands within the site boundary to be correctly referenced.
Prescribed Bodies	<ul style="list-style-type: none"> • Notification of All Prescribed Bodies and a copy of the correspondence sent to same.

Land Ownership	<ul style="list-style-type: none"> • Interest in land • Written consent of all other landowners (<i>Inc. legally binding agreement & land registry map if required</i>)
Design Flexibility	Design flexibility not sought.
Fee	
EIA Portal	Letter from Portal
Planning Statement	<ul style="list-style-type: none"> • Renewable Energy Designation Policy Statement • Statement outlining compliance with all relevant policies and objectives in the County Development Plan including a justification for material contravention of same if relevant. • Consultation overview • Community Benefit Fund • Planning history
Drawings	<ul style="list-style-type: none"> • Drawing Schedule • Site location map • Site layout plan • Plans, elevations, sections and cross-sections • Wayleaves shown • Grid Connection Route • Scales appropriate
EIAR	
No design Flex	One turbine type (<i>tip height of 200 m, a hub height of 119 m and a rotor diameter of 162 m</i>) and grid connection to be assessed.
Non-Technical Summary	Provided as a standalone section.
Introduction	<ul style="list-style-type: none"> • Legislative context • Scoping Consultation • Community Engagement Report • Methodology/methodologies for the assessment of the environmental factors and for the description and consideration of the significance of effects • Study Area(s) and justification for same. • Project Team (Author qualifications, experience and expertise)

	<ul style="list-style-type: none"> • Technical Difficulties/Limitations
Description of the Proposed Development	<ul style="list-style-type: none"> • Detailed description (all stages) of the characteristics of the proposed development including use of natural resources, production of waste, emissions & disturbances • Construction Environmental Management Plan • Decommissioning Plan • Waste & Resource Management Plan • IPC Licence, bogland rehabilitation and establishment of baseline environment for related environmental factors.
Consideration of Alternatives	<ul style="list-style-type: none"> • Site selection & design process • Reasonable alternatives considered (Layout, scale, technologies, grid connection, turbine delivery, substation infrastructure, construction methodology, bog rehabilitation, etc)
Population and Human Health	<ul style="list-style-type: none"> • Population & Settlement Patterns • Economic Activity & Employment • Tourism & Amenities (Inc. recreational trails/waterways) • Human Health & Wellbeing (Reference Studies) • Property Devaluation/House Prices
Biodiversity	<ul style="list-style-type: none"> • Derogations (Required/Obtained) • Ecological Impact Assessment • Biodiversity Enhancement Areas/Management Plan (<i>Proposed Peat Restoration</i>) • Bat Surveys (to include): <ul style="list-style-type: none"> ○ Preliminary Roost Assessment Surveys, ○ Bat activity transect surveys, ○ Static bat detector deployments, ○ Emergence/re-entry bat roost, ○ Hibernation ○ Survey data to include a min. of 30 days in each season, in a variety of weather conditions with detectors at different height levels. • Invasive Species Management Plan • Terrestrial Surveys (<i>Habitat & ecology (inc protected flora, invasive plant species, mammals, amphibians and reptiles)</i>)

	<ul style="list-style-type: none"> • Aquatic Surveys (<i>Habitat & ecology (inc river habitat, macroinvertebrate, electro-fishing, fisheries)</i>)
Ornithology	<ul style="list-style-type: none"> • Surveys (<i>Vantage Point, Breeding & non-breeding, hinterland, Dusk, Walkover, Roost & Winter surveys</i>) • Connectivity with European Sites • Collision Risk Model (CRM) Assessment • Monitoring Programme • Cumulative Assessment
Noise and Vibration	<ul style="list-style-type: none"> • Baseline Noise Levels • Map of all receptors within 4 x Tip of Turbines • Predicted Noise Levels • Proposed Noise Limits (cumulative) • Operational Noise Monitoring Proposal • Mitigation Strategy for Operational Amplitude Modulation and Tonal Noises • Cumulative Noise Assessment
Shadow Flicker	<ul style="list-style-type: none"> • Shadow Flicker Analysis • Wind Turbine Control Measures
Air and Climate	<ul style="list-style-type: none"> • Carbon Impact Assessment including Embodied Energy Assessment and Climate Change Vulnerability Assessment • Dust Generation/Emissions and Management • Vehicle Emissions and Management
Land, Soils & Geology	<ul style="list-style-type: none"> • Ground Condition Assessment (inc): <ul style="list-style-type: none"> ○ Ground Investigations Report ○ Site Investigations Report ○ LIDAR Survey ○ On site precipitation monitoring and use of climate data ○ Ground and surface water monitoring (<i>using piezometres</i>) and in-situ hydraulic conductivity testing. ○ Slope Stability Analysis (<i>Justification of model employed. Deterministic model recommended</i>). • Peat and Spoil Management Plan

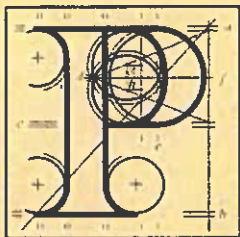
Hydrology, Hydrogeology & Water Quality	<ul style="list-style-type: none"> • Hydrological Assessment • Hydrogeological Assessment • Flood Risk Assessment • Surface water/Drainage Management Plan • Standalone Water Framework Directive Compliance Report • Emergency Response Plan • Water Quality Management Plan • Drinking Water Source (UE and GWSS) Assessment
Landscape & Visual	<ul style="list-style-type: none"> • Photomontages • ZTV Analysis (20km radius from development site) • Landscape Character Assessment • Viewpoint Assessment
Traffic & Transportation	<ul style="list-style-type: none"> • Turbine Delivery Route & Swept Path Analysis • Haul Route & Swept Path Analysis • Traffic and Transport Assessment • Traffic Management Plan (including Construction traffic) • Stage 1 Road Safety Audit • Design Report (TII requirements)
Material Assets	<ul style="list-style-type: none"> • Gas/ESB networks • Telecommunications Impact Study • Aviation Review Statement • Any other relevant material assets identified in consultation process
Cultural Heritage	<ul style="list-style-type: none"> • Heritage Impact Assessment & a Historic Landscape Character Assessment • Archaeological Impact Assessment
Major Accidents and Disasters	<ul style="list-style-type: none"> • Construction Stage • Operational Stage • Impact of Climate Change
Cumulative Assessment	<p>Projects considered should be clearly identified and the location of the cumulative assessment clearly labelled within each Chapter as relevant.</p>
Interactions of the Foregoing	<p>Description of interactions between factors.</p>

<p>Compendium of Mitigation Measures</p>	<p>Intent expressed for the implementation of mitigation measures to be clearly set out as – ‘shall’.</p> <p>Commitments need to be expressed clearly and be specific.</p>
<p>Appendices</p>	<p>All appendices and sub appendices to be submitted in hard and soft copy. To include:</p> <ul style="list-style-type: none"> • Glossary of Terms • Noise Survey Results & Calibration Certificates • Material Volume Calculations • Statement of Competency • Other relevant documents
<p>AA Screening report</p>	<ul style="list-style-type: none"> • Author qualifications, experience and expertise • Methodology • Zone of Influence (ZOI) and identification of relevant European Sites to be based on a Source-Pathway-Receptor Model using the precautionary principle • Must include consideration of: Lower River Suir SAC, River Barrow and River Nore SAC, and The Loughans SAC (grid connection).
<p>NIS</p>	<ul style="list-style-type: none"> • Author qualifications, experience and expertise • Methodology • Collision Risk Modelling (CRM) • Biodiversity & Ornithology Surveys for QI & SCI species and habitats in accordance with Best Practice • Consideration of relevant Land, soils & geology reports/assessments* • Consideration of relevant Hydrological, hydrogeological & water reports/assessments* • Compendium of Mitigation Measures (<i>Intent expressed for implementation of mitigation measures – ‘shall’</i>) <p>* As stipulated above for EIAR.</p>
<p>Appendices</p>	<p>All appendices and sub appendices to be submitted in hard and soft copy.</p>

Other Documents (To include):

Civil Engineering Report

- Site Entrances
- Access Tracks
- Wind turbines
- Cable routes & connections
- Substation (Compound & Buildings)
- Meteorological Mast
- Temporary construction compounds
- Borrow Pits & Deposition Areas
- Haul Route
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- Surface Water Design
- Wastewater
- Potable Water
- Decommissioning & Restoration



An
Coimisiún
Pleanála

Direction
CD-022034-26
ABP-311587-21

The submissions on file and the inspector's report were considered at a Commission Meeting held on the 23/03/2026. The Commission generally agreed with the Inspector's recommendation as indicated hereunder.

REASONS AND CONSIDERATIONS

Having regard to the size, scale and location of the proposed development and related development, and to the policy context, it is considered that the proposed development comprising the development of an 11 no. turbine wind farm, and all associated infrastructure including a 110kV on-site substation, located in the townlands of Littleton, Longfordpass North, Kilmakill, Longfordpass East, Longfordpass South, Leigh, Bawnreagh, Clonoura, Noard, Derryhogan, Derryvella, Ballybeg, Lanespark and Killeen, County Tipperary constitutes development that falls within the definition of energy infrastructure in the Seventh Schedule of the Planning and Development Act 2000, as amended, thereby satisfying the requirements set out in Section 37A(1) of the Act.

The proposed development is also considered to be of strategic importance by reference to the requirements of Section 37A(2)(a), 37A(2)(b) and 37A(2)(c) of the Planning and Development Act 2000, as amended.

An application for permission for the proposed development must therefore be made directly to An Coimisiún Pleanála under Section 37E of the Act.

Appendix 1 – Prescribed bodies

- Department of Housing and Local Government and Heritage
- Department of Climate, Energy and the Environment
- Department of Transport
- Department of Tourism, Culture, Arts, Gaeltacht, Sports and Media
- Department of Agriculture, Food & Marine
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- Tipperary County Council
- Kilkenny County Council
- Southern Regional Assembly
- Transport Infrastructure Ireland
- An Chomhairle Ealaíon (Arts Council)
- The Heritage Council
- Fáilte Ireland
- An Taisce
- Uisce Éireann
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- Air Nav Ireland
- EPA
- HSE
- Health and Safety Authority
- The Commission for Regulation of Utilities
- ESB
- EirGrid

Further notifications should also be made, where deemed appropriate.

Appendix 2 – Schedule of Information to Inform Completeness Check

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

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EIA Portal	Letter from Portal
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	<ul style="list-style-type: none"> • Peat and Spoil Management Plan
Hydrology, Hydrogeology & Water Quality	<ul style="list-style-type: none"> • Hydrological Assessment • Hydrogeological Assessment • Flood Risk Assessment • Surface water/Drainage Management Plan • Standalone Water Framework Directive Compliance Report • Emergency Response Plan • Water Quality Management Plan • Drinking Water Source (UE and GWSS) Assessment
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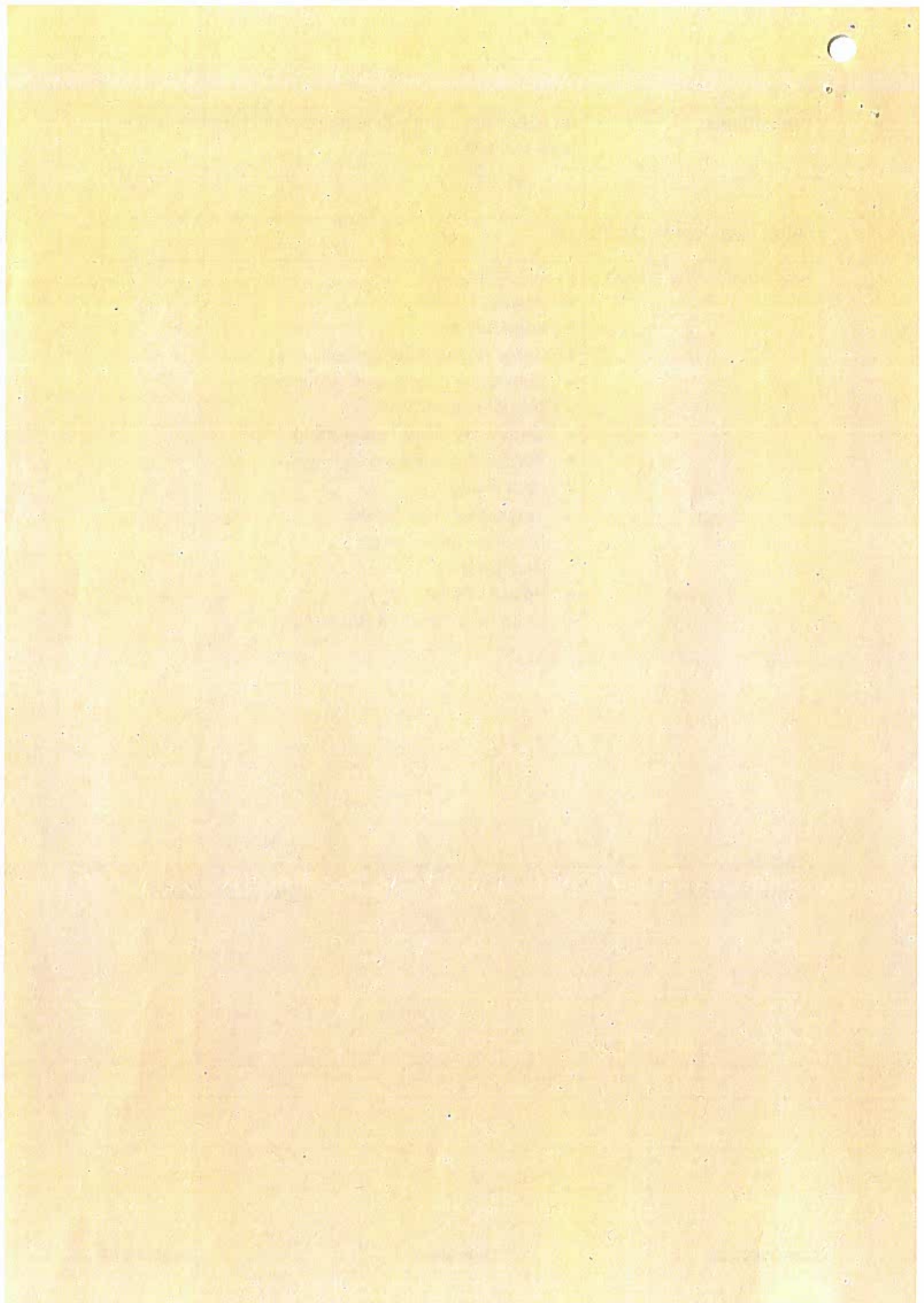
Appendices	All appendices and sub appendices to be submitted in hard and soft copy.
Other Documents (To include):	
Civil Engineering Report	<ul style="list-style-type: none"> • Site Entrances • Access Tracks • Wind turbines • Cable routes & connections • Substation (Compound & Buildings) • Meteorological Mast • Temporary construction compounds • Borrow Pits & Deposition Areas • Haul Route • Turbine Delivery Route • Surface Water Design • Wastewater • Potable Water • Decommissioning & Restoration

**Planning
Commissioner:**

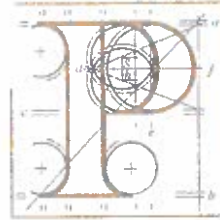


Tom Rabbette

Date: 23/03/2026



Our Case Number: ABP-311587-21
Your Reference: Bord na Mona Powergen limited



An
Coimisiún
Pleanála

Fehily Timoney & Company
Core House
Pouladuff Road
Co. Cork
T12 D773

Date: 23 December 2025

Re: Proposed development known as North Irish Sea Array ("NISA") Offshore Wind Farm Located off the coast of Counties Dublin, Meath and Louth (www.northirishseaarraysid.ie)

Dear Sir / Madam,

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

Please find enclosed a copy of the written record of the meeting of the 1st of December 2025.

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

Yours faithfully,

PP EGM

Ellen Moss
Executive Officer
Direct Line: 01-8737285

ADHOC

FEHILY TIMONEY & Co.

Distribution TB / JH / CA

05 JAN 2026

Job No: P20-211

Correspondence No:

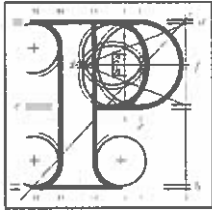
Comment:

Teil
Glao Áitiúil
Facs
Láithreán Gréasáin
Ríomhphost

Tel (01) 858 8100
LoCall 1890 275 175
Fax (01) 872 2684
Website www.pleanala.ie
Email communications@pleanala.ie

64 Sráid Maoilbhríde
Baile Átha Cliath 1
D01 V902

64 Marlborough Street
Dublin 1
D01 V902



An
Coimisiún
Pleanála

Record of Meeting ABP-311587-21 (PC)

Case Reference / Description	Proposed development of between 14 and 18 no. wind turbines, 110kV on-site substation and associated connection to the national grid. Littleton Wind Farm, Co. Tipperary.		
Case Type	Pre-Application Consultation		
1st / 2nd / 3rd / 4th Meeting	2 nd Meeting		
Date	01/12/2025	Start Time	14:30pm
Location	MS Teams	End Time	15:50pm

Representing An Coimisiún Pleanála

Una Crosse, Assistant Director of Planning, Chair

Donal Donnelly, Senior Planning Inspector

Maeve Flynn, Senior Ecologist

Emmet Smyth, Senior Environmental Scientist

Niamh Hickey, Executive Officer

Representing the Prospective Applicant

Laura Burke, SSE Renewables

Caroline Donnelly, SSE Renewables

Muriel Ennis, BnM

Trevor Byrne, Fehily Timoney and Company

Conor Auld, Fehily Timoney and Company
Cian Doughan, Macros Works
Tony Cummins, John Cronin and associates
Ben O'Dwyer, Fehily Timoney and Company
Doireann Tarrant, Fehily Timoney and Company
Michael Gill, Hydro Environmental
Maureen Marsden, Fehily Timoney and Company
Caitriona Carter, BnM

Introduction

The Commission referred to the email received from the prospective applicant on the 9th October 2025, requesting a 2nd pre-application consultation meeting with the first meeting held on the 15th February 2022. The Commission's representatives mentioned the general procedures outlined at the first meeting, noting they remain applicable and referenced the recent transposition of the RED III Directive.

Presentation

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

- Meeting Agenda,
- The applicant and project history,
- Development proposal,
- Comparative site boundary,
- Comparative site layouts,
- Grid connection route,
- Turbine delivery route,

- Amenity proposals,
- Policy context with National and Local Policy provisions,
- Habitats, Fauna and Key Ecological Receptors,
- Hydrology, hydrogeology, flooding and water framework directive
- Peat and landslide susceptibility,
- Sensitive receptors,
- Noise,
- Landscape visuals,
- Cultural heritage,
- Cumulative Assessment,
- Key studies and surveys,
- Consultations,
- Public consultations,
- Engagement with NPWS,
- Previous An Coimisiún Pleanála comments,
- Proposed planning documentation,
- Environmental Impact Assessment and supporting documents,
- Proposed development timelines.

Discussion

- The Commission's representatives began the discussion by asking the prospective applicant to submit the drawings presented at the meeting in an appropriate scale.
- The Commission's representatives advised the prospective applicant that they have no indication of when the relevant Chapter of the Planning and Development Act 2024 will commence.
- The Commission's representatives advised the prospective applicant to include a chapter on mitigation measures in the Environmental Impact Assessment Report. They also advised the prospective applicant to address alternatives as

they relate to site locations, design layouts, turbine configurations, access points, substation locations and grid connections.

- Following a query raised by the Commission's representatives the prospective applicant stated that it is not proposed to apply for design flexibility or incorporate a battery energy storage system within the proposed development.
- The Commission's representatives enquired about how decommissioning would be assessed in the Environmental Impact Assessment Report and the prospective applicant stated that it would be addressed within each chapter.
- The Commission's representatives advised the prospective applicant to undertake a comprehensive cumulative impact assessment including all relevant wind farm developments and other relevant development types. The prospective applicant confirmed there will be a full list of projects included within the zone of influence. It is proposed that each chapter of the EIAR would have a dedicated section on cumulative impacts.
- The prospective applicant responded to queries relating to the key species to be considered and the proposed monitoring of same. A query arose in respect of the presence of marsh fritillary and suitable habitat for same.
- Landowner consent was confirmed in response to a query on same.
- Consistency in respect of the hard and soft copy of documentation was advised as was the need to ensure all appendices and sub appendices were attached.
- The Commission's representatives noted that the prospective applicant has not had contact with the NPWS since 2023 and highlighted the importance of this engagement and encouraged them to request further consultation. The prospective applicant explained that engagement had been sought but no response had been received and stated that the engagement in 2023 was quite detailed and not much information in the proposed development has changed since.
- The Commission's representatives highlighted areas of Ornithology that the prospective applicant should ensure were thoroughly considered and noted the importance of comprehensive and appropriate survey work. The

Commission's representatives advised the prospective applicant to focus on key species of conservation concern.

- The Commission's representatives advised the prospective applicant to apply a consistent assessment methodology for the bird impact assessment and if multiple methods are used, to provide an appropriately detailed rationale for their incorporation.
- The Commission's representatives advised that the prospective applicant ensure that the appropriate population basis for the relevant bird species are incorporated into the collision risk model methodology.
- It was advised by the Commission's representatives that the rationale in respect of the location, composition and interactions of any proposed biodiversity enhancement measures should be clearly set out.
- Proposed mitigation to address water management at the location of the borrow pit was outlined by the prospective applicant in response to a query from the Commission's representative.
- The prospective applicant confirmed that amplitude modulation and tonal noise will be addressed by way of an operational mitigation strategy in the EIAR following a query from the Commission's representatives.
- The Commission's representatives enquired about the status of the IPC licence on the site and the rehabilitation proposed of the bog. The prospective applicant outlined that some parts of the bog have already undergone the rehabilitation process, while other parts are still subject to same. The prospective applicant confirmed that the Wind Farm infrastructure and the rehabilitation of the bog can run in parallel. The Commission's representatives advised to make sure this is addressed in the Environmental Impact Assessment Report particularly as it relates to the baseline environment.
- The prospective applicant outlined their intention to submit the substitute consent application in the first instance closely followed by the Section 37E application for the proposed windfarm.

- The Commission's representatives clarified information regarding the RED III process and advised the prospective applicant that a 'Schedule of Information to Inform the Completeness Check' when the application is lodged will be provided to the prospective applicant at the conclusion of the pre-application process.

Conclusion:

The Commission's representatives advised that the onus is on the prospective applicant to either request a further meeting or formal closure of the instant pre-application consultation process. The Commission's representatives advised that the record of this meeting will be issued in the meantime and that the prospective applicant can submit any comments it may have in writing or alternatively bring any comments for discussion at the time of any further meeting.

The meeting concluded at 15:50pm.

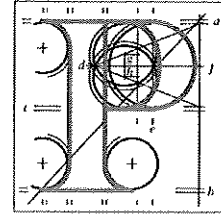


Una Crosse

Assistant Director of Planning.

Our Case Number: ABP-311587-21

Your Reference: Bord na Móna Powergen Limited



**An
Bord
Pleanála**

Fehily Timoney & Company
Core House
Pouladuff Road
Cork
Co. Cork
T12 D773

Date: 25th February 2022

Re: Proposed development of between 14 and 18 no. wind turbines, 110kV on-site substation and associated connection to the national grid.
Littleton Wind Farm, Co. Tipperary

Dear Sir / Madam,

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

Please find enclosed a copy of the written record of the first meeting of the 15th February.2022.

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

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

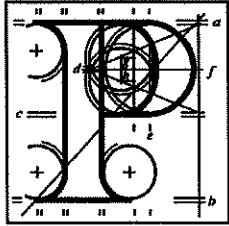
Yours faithfully,

Kieran Somers
Executive Officer
Direct Line: 01-8737250

PC07

Tel	Tel	(01) 858 8100
Glaó Áitiúil	LoCall	1890 275 175
Facs	Fax	(01) 872 2684
Láithreán Gréasáin	Website	www.pleanala.ie
Ríomhphost	Email	bord@pleanala.ie

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



An
Bord
Pleanála

Record of Meeting ABP-311587-21 1st meeting

Case Reference / Description	ABP-311587-21 Proposed development of between 10 to 14 wind turbines and associated works at Littleton Wind Farm, Co. Tipperary.		
Case Type	Pre-application consultation		
1st / 2nd / 3rd Meeting	1 st		
Date	15/02/22	Start Time	11 a.m.
Location	N/A	End Time	11.55 a.m.

Representing An Bord Pleanála
Staff Members
Ciara Kellett, Assistant Director of Planning (Chair)
Donal Donnelly, Senior Planning Inspector
Kieran Somers, Executive Officer
Representing the Prospective Applicant
Eamon Hutton, Fehily Timoney and Co
Vincent Doyle, Bord na Mona
Caitriona Carter, Bord na Mona
Sean Creedon, Bord na Mona
Trevor Byrne, Fehily Timoney and Co
Jim Hughes, Fehily Timoney and Co

The Board referred to the letter received from the prospective applicant requesting pre-application consultations and advised the prospective applicant that the instant meeting essentially constituted an information-gathering exercise for the Board; it also invited the prospective applicant to outline the nature of the proposed development and to highlight any matters it wished to receive advice on from the Board. The Board mentioned general procedures in relation to the pre-application consultation process as follows:

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

Presentation by the prospective applicant:

The prospective applicant provided the Board's representatives with a description of the proposed development which is intended to comprise of between 10 and 14 wind turbines with a tip height of 200 metres. The proposed development is proposed to be located on three bogs in the Littleton Bog Group, County Tipperary; the subject site is approximately 1,020 hectares in size. A 110kV substation is also proposed as part of the development, as well as associated connection to the National Grid and ancillary works. The prospective applicant said that the turbine delivery route will likely utilise the M8 west of the site for the purposes of transport of turbine components. Recreational and amenity facilities are also proposed. Bio-diversity enhancement is also being considered throughout the subject site.

With respect to the rationale of the proposed development, the prospective applicant referred to the Climate Action Plan 2021 which includes the key target to achieve 80% renewable electricity production by the year 2030.

The prospective applicant referred to the Seventh Schedule of the Planning and Development Act 2000, as amended, and, in particular, to the relevant threshold for proposed wind power projects. The prospective applicant pointed out that the proposed development would have a total power output of approximately between 40 to 80 megawatts and would thereby likely exceed the SID threshold of 50 megawatts.

With regard to the matter of impact assessment, the prospective applicant noted that the proposed development will require both EIA and Appropriate Assessment; it added that an EIAR and NIS will accompany the subsequent planning application. In relation to the EIA process, the prospective applicant advised that the EIAR Scoping Report for the proposed development has issued to both statutory and non-statutory consultees, including Tipperary County Council.

With respect to policy context, the prospective applicant referred to key plans/documents including the Draft Tipperary County Development Plan 2022-2028, the Tipperary Wind Energy Strategy and the Regional Spatial and Economic Strategy for the Southern Region. The prospective applicant noted that the County's policy generally supports renewable energy.

With regard to the existing environment and proposed grid route to facilitate the proposed development, the prospective applicant said that the subject site is located approximately 10 kilometres east of Thurles and it also noted proximate settlements such as Gortnahoe and Littleton. The prospective applicant said that the current draft layout for the proposed development provides for up to 14 wind turbines in two clusters; it noted that there are circa 30 residential dwellings within 1 kilometre of the subject site and circa 156 dwellings within 2 kilometres of the subject site. The prospective applicant noted permitted and existing wind farm developments in the vicinity of the proposed development; these include Gurteen Lower Wind Farm, Ballybay Wind Farm and Lisdowney Wind Farm.

With respect to the matter of cultural heritage, the prospective applicant noted the presence of a number of RMP sites within the boundary of the subject site; the prospective applicant said that these sites/monuments have been considered and appropriate setbacks applied at design stage.

In relation to biodiversity, the prospective applicant advised that survey work is ongoing and that surveys have been conducted with respect to wintering birds, breeding birds, bats, terrestrial habitats, aquatic ecology and invasive species. Further surveys will take place at proposed turbine locations during the summer of 2022. The prospective applicant also noted relevant European Sites in the vicinity of the proposed development; these included the Lower River Suir SAC, the Cullahill Mountain SAC and the Galmoy Fen SAC.

With regard to the proposed connection to the National Grid, the prospective applicant advised that it is currently assessing a range of different connection options. All options will be the subject of environmental assessments the prospective applicant added.

With respect to the proposed on-site 110kV substation, the prospective applicant advised that it is currently investigating a suitable location for this; a number of options are being explored in this regard.

In relation to the matter of visual impact and assessment, the prospective applicant presented a number of intended viewpoint locations for the proposed development (Viewpoint 1 – Longford Pass and Viewpoint 2 – Good Shepherd Cemetery, Gortnahoe).

With regard to consultations to date, the prospective applicant advised that the EIAR Scoping document was issued to 68 statutory and non-statutory and relevant stakeholders in September 2021. The prospective applicant reported that, to date, six responses have been received and that key issues raised related to cabling in the public road and ecological effects. The prospective applicant also advised that it held a pre-planning meeting with representatives of Tipperary County Council in December 2021. In relation to public consultations, the prospective applicant advised that there is a dedicated project community liaison officer for the project and that two phases of public consultations have been held to date.

With respect to project milestones, the prospective applicant advised of a substitute consent application which is due to be lodged in Quarter 2 2022 if leave to apply is granted. In relation to the instant project, the prospective applicant stated its current intention is to submit the planning application circa Quarter 3 2022.

Board's advice/queries:

With respect to the Board's query on the matter, the prospective applicant said that it was confident that the total power output for the proposed development would exceed 50 megawatts and that this would be confirmed at a second meeting.

The Board noted key considerations to the prospective applicant with respect to the draft County Development Plan and the wind energy strategy of the relevant local authority.

In response to the Board's query on the matter, the prospective applicant said that it would be considering other viewpoints and would generate photomontages with respect to visual amenity impacts.

With regard to the proposed hub heights for the turbines, the prospective applicant said that it would be in a position to indicate the range of these heights at a later stage in the pre-application consultation process. The Board noted that if a range of heights are proposed, it is critical that the various options are fully assessed in the EIAR.

The Board also noted the importance of peat stability assessment and peat depths in relation to the proposed turbines and their individual foundations. Other matters such as peat removal and the necessity for a chapter in the EIAR on climate were also noted by the Board. Cumulative effects should be robustly assessed the Board advised.

In response to the Board's query on the matter, the prospective applicant confirmed that the proposed grid connection would be included in the same planning application. The prospective applicant said that it would be in a position to indicate the preferred grid connection route at a later stage in the pre-application consultation process. The prospective applicant said that it would be consulting with and working with Eirgrid and the ESB with regard to this.

The Board representatives noted that ecological surveys are well underway for the proposed development and, with regard to any historical surveys, it referred the prospective applicant to the Advice Note on the Lifespan of Ecological Reports and Surveys (CIEEM).

In response to the Board's query on the matter, the prospective applicant said that it was seeking to have a meeting with the NPWS. The Board noted that, according to the current draft layout for the site, the Longford Pass site is not currently proposed for any turbines. The prospective applicant noted certain constraints with regard to this site and said that turbines may yet be sited there, but it would have to have regard to constraints with respect to this site.

The Board also advised that a shape file would be very useful with regard to matters such as environmental sensitivity mapping.

The Board enquired as to whether there was any update on the permitted casino in the vicinity; the prospective applicant replied that it has engaged with the landowners and noted that the planning consent for this is due to expire sometime in 2023.

With respect to the Littleton Labyrinth project by the local authority, the prospective applicant said that it has engaged with the local authority in relation to this. The prospective applicant said that the local authority is seeking to bring the project forward and is aware of the instant proposed development with regard to this (matters such as interconnections between the projects).

The prospective applicant said that it is engaging with the EPA with respect to the project. With regard to third parties, the prospective applicant said that feedback has been positive generally; some concerns have been raised with respect to proposed heights of the turbines and visual impacts arising from the proposed development generally. The prospective applicant noted public amenities to be provided such as walkways and public access paths.

With regard to the matter of substitute consent, the prospective applicant said that the relevant application is imminent (for historical peat extraction in relation to the subject site).

Conclusion:

The record of the instant meeting will issue shortly and it will then be open to the prospective applicant to request a further meeting or formal closure of the pre-application consultation process. The prospective applicant indicated that it may seek a further meeting prior to the closure of the pre-application process. The Board said that this can be facilitated.

The meeting concluded at 11.55 a.m.

Ciara Kellett 16/2/22

Ciara Kellett

Assistant Director of Planning