

Tushaline Sahseetharan

From: Keaveney, AnnMarie <annmarie.keaveney@tipperarycoco.ie>
Sent: Tuesday, September 22, 2026 1:51 PM
To: SIDS
Cc: Kiely, Teresa
Subject: CE Report ACP-324370-26 Littleton Wind Farm
Attachments: [External] RE_ An Coimisiún Pleanála - Case reference_ PAX92.324370.eml; CE Report SID Littleton Wind Farm with Council Meeting Record.pdf

Follow Up Flag: Follow up
Flag Status: Completed

Categories: Niamh

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,
Please find attached a copy of the CE report on the above subject, we received a time extension to submit this report, please see email attached.
Can you confirm receipt at your convenience.
Thanks,
Ann-Marie

Tipperary County Council Disclaimer <https://www.tipperarycoco.ie/governance-and-administration/data-access-request/disclaimer-email>



Comhairle Contae Thiobraid Árann
Tipperary County Council

Chief Executive's Report

In accordance with the requirements of Section 37E (4) and 37E (5) of the Planning and Development Act 2000 (as amended)

July 2026

An Coimisiún Pleanála Reference. No:	ACP-324370-26
Applicant:	Littleton Wind Farm DAC
Site Location:	Longfordpass North, Longfordpass South, Leigh, Bawnreagh, Clonoura, Noard, Derryhogan, Derryvella, Ballybeg, Lanespark, Newhill and Killeen in County Tipperary
Proposed Development:	Proposed renewable energy development including 11 wind turbines and associated infrastructure, a meteorological mast , borrow pit, on site substation underground cabling and associated site works.



Table of Contents

INTRODUCTION & PURPOSE OF THE REPORT	1
Introduction	1
The Purpose of this Report.....	1
SITE LOCATION & DEVELOPMENT DESCRIPTION OVERVIEW	2
Site location	2
Proposed Development	6
POLICY CONTEXT & GUIDANCE	8
EU Directives and Policies	8
EU Renewable Energy Directive 2009/28/EC	8
Revised Renewable Energy Directive II (2018/2001/EU)	8
European Union (Planning and Development) (Renewable Energy) Regulations 2025 (S.I. No. 274 of 2025)	8
European 2020 Strategy for Growth	8
2030 Climate and Energy Framework	9
Energy Roadmap 2050	9
European Green Deal	9
National Policy	9
Climate Action and Low Carbon Development (Amendment) Act 2021	9
Climate Action Plan 2023	10
Climate Action Plan 2024	10
Climate Action Plan 2025	10
Project Ireland 2040: The National Planning Framework 2018	11
Project Ireland 2040: The National Planning Framework: First Revision April 2025	11
Section 28 Ministerial Guidelines	12
Wind Energy Development Guidelines 2006	12
Draft Wind Energy Development Guidelines 2019	12



Regional Level	12
Southern Regional Spatial and Economic Strategy (RSES)	12
County Development Plan.....	13
Tipperary County Development Plan 2022-2028	13
Tipperary Renewable Energy Strategy (Appendix 2 Volume 3 of TCDP 2022-2028)	19
Local Authority Climate Action Plan 2024	21
INTERNAL DEPARTMENT REPORTS	22
Introduction	22
KEY ISSUES AND OVERALL CONSIDERED VIEW	23
Introduction	23
Principle of Development.....	23
Traffic Impacts	24
Soils, Hydrology and Hydrogeology	27
Visual Impact	28
Noise Impacts	28
Shadow Flicker Impacts	29
Conclusion	29
CONDITIONS AND CONTRIBUTIONS	30
Conditions	30
General Contributions	30
Other	31
Appendix 1 – Internal Reports	32
Appendix 2 – Recommendations of the Elected Members	33





INTRODUCTION & PURPOSE OF THE REPORT

Introduction

On the 23/3/2026 An Coimisiún Pleanála (ACP) determined that a proposal for a proposed renewable energy development including 11 wind turbines and associated infrastructure would be strategic infrastructure within the meaning of Section 37E of the Planning and Development Act 2000 (as amended), hereafter referred to as the Act.

An application for permission for the proposed development was therefore submitted directly to An Coimisiún Pleanála available to view at [An Coimisiún Pleanála - Case reference: PAX92.324370](#)

This report is submitted to ACP in accordance with Section 37E(4) of the Act.

The Purpose of this Report

As provided for under Section 37E(4) of the Act, the Chief Executive is required to submit a report to An Coimisiún Pleanála setting out the views of the Planning Authority on the effects of the proposed development on the environment and the proper and sustainable development of the area. The report is also required to address all the issues identified in the (former) An Bord Pleanála “*Guidelines for Planning Authorities*” in respect of Strategic Infrastructure. Accordingly, all the relevant issues to the proposed development have been identified and are assessed below in the report.

Section 37E (5) of the 2000 Act requires that before this report is submitted to the Coimisiún, the Chief Executive shall submit it to the elected members, in order to seek their views on the proposed development. The members may, by resolution, decide to attach recommendations to the report (Section 37E (6) of the Act refers).

Section 37E (6) of the 2000 Act also provides that the views expressed by the members on the proposed development during the Council meeting, can also be attached to this report i.e. the ‘meetings administrator’s record’.

This report was presented to the Elected Members at the Council Meeting on the 14th September 2026. The recommendations of the Elected Members are attached as Appendix 2.



SITE LOCATION & DEVELOPMENT DESCRIPTION OVERVIEW

Site location

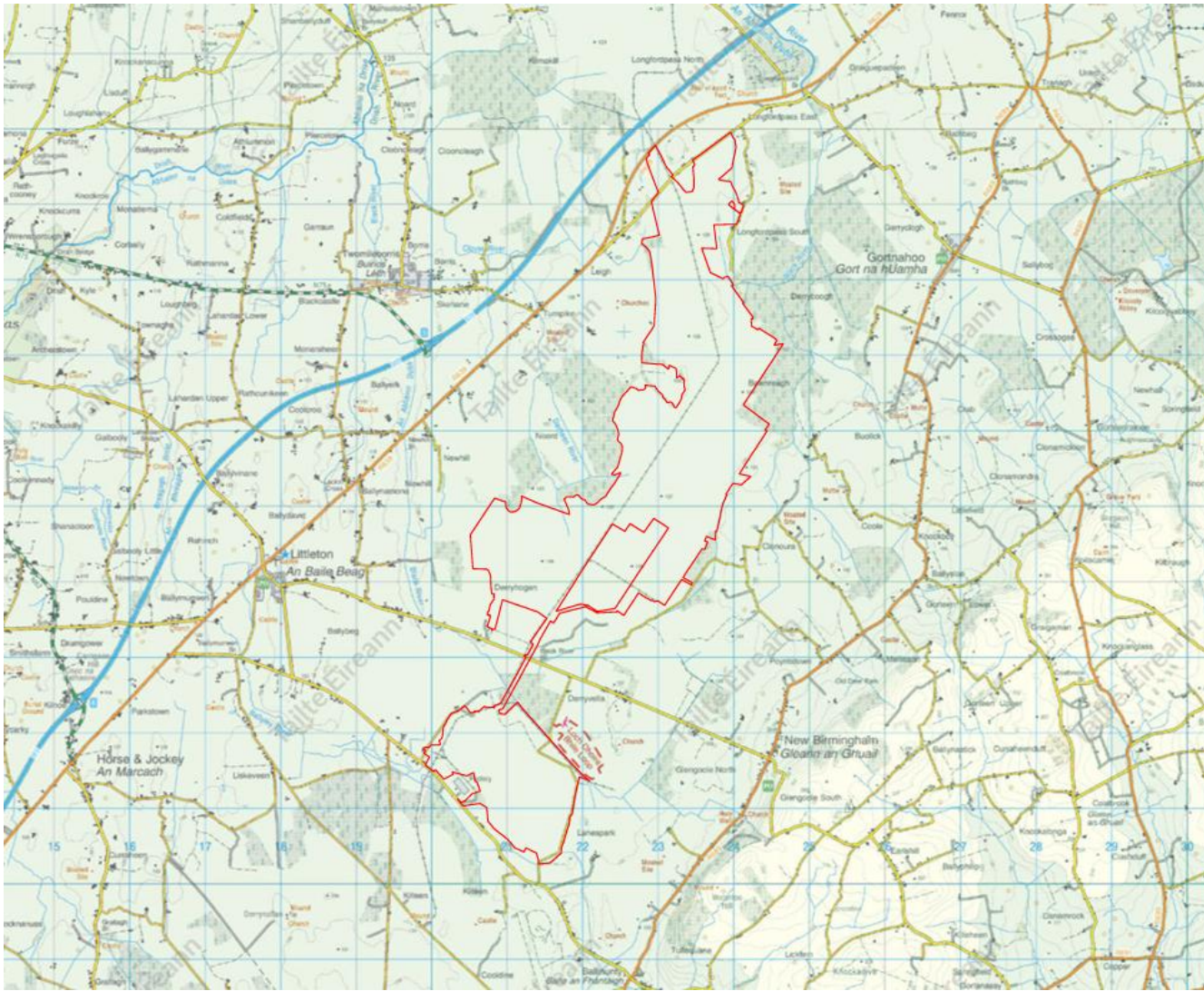
The wind farm site (1,177ha) is located on former peat bog lands located northeast and east of Twomileborris and Littleton and west of Glengoole and Gortnahoo.

The site extends north from the L-2201-1 at the former briquette factory at its southern end, intersects with the L-2111-1 (Glengoole to Littleton Road), intersects with the L4114 and adjoins the R639 at its southern end.

The proposed grid connection infrastructure extends from the site to the national grid transmission station Balyragget in Co. Kilkenny. The grid connection infrastructure does not form part of the proposal but is considered in the EIAR.



Figure 1 Site location





Proposed Development

The Development Description (as per Chapter 2 of the EIAR) is set out hereunder:

The Proposed Development for which consent is being sought will consist of the following:

- *Construction of 11 no. wind turbines with a blade tip height of 200 m, a hub height of 119 m and a rotor diameter of 162 m.*
- *Construction of permanent turbine foundations and crane pad hard standing and assembly areas including associated drainage infrastructure;*
- *Construction of 15.45 km of new internal access tracks and associated drainage infrastructure;*
- *Upgrading of 2.95 km existing tracks and associated drainage infrastructure;*
- *Creation of 3 no. new site accesses (2 no. on the Local Road L4114 and 1 no. on the Regional Road R639) to serve as construction and operation accesses to the Proposed Wind Farm Site*
- *Upgrading of 3 no. existing site entrances (1 no. on the L2201 and 2 no. on the Local Road L4153) to serve as construction and operation accesses to the Proposed Wind Farm Site;*
- *Installation of new pipe culverts within the Proposed Wind Farm Site where proposed infrastructure crosses existing drains;*
- *All associated drainage and sediment control including interceptor drains, cross drains, sediment ponds and swales;*
- *Development of 1 no. on-site construction borrow pit and associated ancillary drainage;*
- *5 no. temporary construction site compounds and associated ancillary infrastructure including parking,*
- *2 no. temporary security cabins;*
- *Erection of 1 no. permanent meteorological mast to a height of 120 m above ground level, with an approximately 1 m long lightning protection rod protruding above this;*
- *Construction of 1 no. permanent onsite 110 kV electrical substation to EirGrid specifications, including an associated compound and ancillary infrastructure comprising:*
 - *Control buildings, equipment storage and welfare facilities*
 - *Electrical infrastructure*
 - *10no. Car Parking spaces (of which 4no. are EV Parking with chargers)*
 - *2 no. Wastewater holding tanks*
 - *2 no. Rainwater harvesting tanks*
 - *2 no. Water supply bored wells*
 - *Telecommunications tower to a height of 36m (with an approximately 1 m long lightning protection rod protruding above this) and associated fencing, foundation and hard-standing area*
 - *Lightning masts and lighting poles*
 - *Security fencing and stock proof fencing*
- *Installation of medium voltage underground electrical and communication cabling connecting the wind turbines to the proposed on-site substation and associated ancillary works;*
- *All associated infrastructure, services and site works including excavation, earthworks, peat and spoil management;*



- *Creation of 6 no. dedicated peat and spoil deposition areas and berms for the management of peat and spoil within the Site;*
- *Vegetation clearance to facilitate construction and operation of the proposed development;*
- *Provision of onsite recreation and amenity facilities to include a 4km walking/cycling trail and associated car park;*
- *Biodiversity enhancements measures to include tree planting, drain blocking, wetland retention, ponds, eucalyptus removal, nest boxes, log piles, refugia / hibernacula, calcareous grassland and Marsh Fritillary habitat within the Wind Farm Site.*

A 10-year permission and an operational period of 35 years from the date of commissioning of the proposed development is being sought. Permission is sought in perpetuity for the operation of the Substation as this will become an asset of the national grid under the management of EirGrid and ESB Networks and will remain in place upon decommissioning of the Proposed Wind Farm

An Environmental Impact Assessment Report (EIAR) and Natura Impact Statement (NIS) have been prepared in respect of the proposed development and accompany the planning application.



POLICY CONTEXT & GUIDANCE

EU Directives and Policies

EU Renewable Energy Directive 2009/28/EC

This directive promotes the use of energy from renewable resource and sets targets for each EU member state that are to be achieved by 2020. Ireland has legally binding targets to meet 16 % of its energy consumption by 2020 from renewable sources. It sets a target of 20% of EU energy consumption from renewable sources by 2020 and a 20% cut in greenhouse gas emissions by 2020. The Directive also outlines methods by which member states can coordinate their activities/policies on achieving targets.

Revised Renewable Energy Directive II (2018/2001/EU)

This directive is an extension of the RED for the periods 2021 to 2030 and it introduced mandatory criteria for solid and gaseous biomass.

European Union (Planning and Development) (Renewable Energy) Regulations 2025 (S.I. No. 274 of 2025)

On 6th August 2025, the European Union (Planning and Development) (Renewable Energy) Regulations 2025 (S.I. No. 274 of 2025) were adopted for the purpose of giving effect to Articles 15e(5), 16, 16b, 16c(2), 16d, 16e and 16f of the RED III Directive.

The legislation introduces new decision timelines based on a “completeness check” (ss.34E, 37JB, 295B): 52 weeks for new wind farms, 30 weeks for repowering projects, and one to two years for IROPI cases (two years for projects over 150 kW, one year for projects under 150 kW or repowering). Importantly, renewable energy developments, including related grid and storage infrastructure, are now presumed to be in the overriding public interest.

European 2020 Strategy for Growth

Europe 2020 is the EU’s ten year growth strategy which identifies five headline targets.

One of these targets is Climate Change and Energy Sustainability:

A reduction in greenhouse gas emissions of 20% (or even 30%, if conditions are right);



- 20% of energy from renewables;
- 20% increase in energy efficiency.

Ireland's mandatory national target is to supply 16% of its overall energy needs from renewable sources by 2020.

2030 Climate and Energy Framework

In October 2014 EU leaders adopted the 2030 Climate and Energy Framework (European Commission 2014) which was subsequently updated in 2018. The framework provides a long-term perspective beyond 2020 targets. The 2030 Climate and Energy Framework sets out three key targets for the year 2030:

- At least 40% cuts in greenhouse gas emissions (from 1990 levels);
- At least 32% share of renewable energy;
- At least 32.5% improvement in energy efficiency.

In 2016 the European Commission published its 2030 emissions targets break down for each state. Ireland is to reduce its emissions by 30% relative to its 2005 emissions.

Energy Roadmap 2050

Energy 2050 roadmap sets out a number of different scenarios for developing a decarbonised energy sector over the coming decades. It is clear under all of these scenarios that, subject to agreement between the Member States, there will be a significant increase required in renewable energy deployment in Europe well over and above the 2020 target levels.

European Green Deal

The European Green Deal is a growth strategy for the EU. The EU aim to become climate neutral by 2050.

National Policy

Climate Action and Low Carbon Development (Amendment) Act 2021

Climate Action and Low Carbon Development (Amendment) Act 2021 commits Ireland to a legally binding target of net-zero greenhouse gas emissions no later than 2050, and a reduction of 51% by 2030. These targets are a key pillar of the Programme for



Government and the Government Ministers will be responsible for achieving these targets for their own sectoral area.

The Climate Action Plan originally published in 2019 and subsequently revised in 2021, 2023, 2024 and 2025

Climate Action Plan 2023

The Climate Action Plan 2023 provides a detailed plan for taking decisive action to achieve a 51% reduction in overall greenhouse gas emissions by 2030 and setting the country on a path to reach net-zero emissions by no later than 2050, as committed to in the Programme for Government and set out in the Climate Act 2021.

It is intended to put Ireland on a more sustainable path; cut emissions; create a cleaner, greener economy and society; and protect from the devastating consequences of climate change. It is considered a huge opportunity to create new jobs and grow businesses in areas like offshore wind; cutting-edge agriculture; and retrofitting, making our homes warmer and safer.

Climate Action Plan 2024

The Climate Action Plan 2024 (CAP24) is the third annual update to Ireland's Climate Action Plan. The Plan was approved by Government on 20 December 2023, subject to Strategic Environmental Assessment and Appropriate Assessment.

CAP24 reiterates the European Green Deal commitment to delivering net-zero GHG emissions at EU level by 2050; with Ireland committed to achieving a 51% reduction in emissions from 2021 to 2030, and to achieving net-zero emissions no later than 2050 and the need for action to reduce emissions to be significantly accelerated in the period to 2030.

Climate Action Plan 2025

The National Climate Action Plan 2025 (CAP 2025) was launched in April 2025. CAP 2025 marks the fourth update to the Climate Action Plan 2019, and the third to be prepared under the Climate Action and Low Carbon Development (Amendment) Act 2021, and the introduction of the 2022 Sectoral Emissions Ceilings (SEC) and the establishment of economy-wide carbon budgets.



CAP 2025 seeks to build on the progress made under Climate Action Plan 2024 by delivering policies, measurements and actions that will support the achievement of Ireland's carbon budgets, sectoral emission ceilings, and 2030 and 2050 climate targets; while further enabling the closure of identified emissions gaps and the allocation of unallocated emission savings associated with each carbon budget period.

Project Ireland 2040: The National Planning Framework 2018

The National Planning Framework is a planning framework to guide development and investment over the coming years. It sets out key goals and objectives for the state. One of the themes is the transition to a low carbon energy future.

Project Ireland 2040: The National Planning Framework: First Revision April 2025

The National Planning Framework underwent its first revision which was published in April 2025.

National Policy Objective 55 To support, the progressive development of Ireland's offshore renewable energy potential, the sustainable development of enabling onshore and off-shore infrastructure including domestic and international grid connectivity enhancements, non-grid transmission infrastructure, as well as port infrastructure for the marshalling and assembly of wind turbine components and for the operation and maintenance of offshore renewable energy projects.

National Policy Objective 69 Reduce our carbon footprint by integrating climate action into the planning system in support of national targets for climate policy mitigation and adaptation objectives, as well as targets for greenhouse gas emissions reductions as expressed in the most recently adopted carbon budgets.

National Policy Objective 70 Promote renewable energy use and generation at appropriate locations within the built and natural environment to meet national objectives towards achieving a climate neutral economy by 2050.

National Policy Objective 71 Support the development and upgrading of the national electricity grid infrastructure, including supporting the delivery of renewable electricity generating development.



National Policy Objective 75 Local Authorities shall plan for the delivery of Target Power Capacity (MW) allocations consistent with the relevant Regional Spatial and Economic Strategy, through their City and County Development Plans.

Section 28 Ministerial Guidelines

Wind Energy Development Guidelines 2006

Published the Wind Energy Development Guidelines (the Guidelines (DoEHLG, 2006)) under Section 28 of the Act. The aim of the Guidelines (DoEHLG, 2006) was to assist the proper planning of wind power projects.

Draft Wind Energy Development Guidelines 2019

The Department of Housing, Planning and Local Government (DoHPLG) published the draft Revised Wind Energy Development Guidelines (the Draft Guidelines (DoHPLG, 2019)) in December 2019. A consultation process in relation to the Draft Guidelines concluded on the 19th February 2020. A further review of the Draft Guidelines is currently underway by the Department of Housing, Local Government and Heritage (DoHLGH) and the Department of Environment, Climate and Communications (DoECC).

Regional Level

Southern Regional Spatial and Economic Strategy (RSES)

The Regional Spatial and Economic Strategy sets out a strategy to implement the NPF in the Southern Region.

The most relevant objectives of the Strategy are:

PRO 99 Renewable Wind Energy: It is an objective to support the sustainable development of renewable wind energy (on shore and off shore) at appropriate locations and related grid infrastructure in the Region in compliance with national Wind Energy Guidelines.



County Development Plan

Tipperary County Development Plan 2022-2028

Tipperary County Development Plan 2022-2028	
Volume 1 Written Statement	
Section 2.6	Strategic Objective SO-1 To support the just transition to a climate resilient, biodiversity-rich, environmentally sustainable and climate-neutral economy. Strategic Objective SO-2 To promote, support and enable sustainable and diverse economic development, and foster new and innovative opportunities, harnessing the talent of our workforce and communities. Strategic Objective SO-3 To support a sustainable, diverse and resilient rural economy, whilst integrating the sustainable management of land and natural resources.
3 - 1	Promote and facilitate renewable energy development, in accordance with the policies and objectives of the Tipperary Renewable Energy Strategy 2016 (and any review thereof), and the Tipperary Climate Adaptation Strategy 2019.
9-1	Encourage and support tourism development, including accommodation and related facilities, to locate within existing settlements, subject to normal planning and environmental considerations, where they can support compact growth and regeneration, provision of services and the general economic vitality of settlements. New development will be required to relate sympathetically to the scale, capacity and level of development and facilities in the settlement.
10 -1	Support and facilitate new development that will produce energy from local renewable sources such as hydro, bioenergy, wind, solar, geothermal and landfill gas, subject to compliance with normal planning and environmental criteria, in co-operation with statutory and other energy providers.
10 - 5	Support and facilitate the co-location of renewable energy development and technologies to ensure the most efficient use of land identified as suitable for renewable energy generation. <u>Section 10.2.2.</u> Review of the Wind Energy Guidelines: The National Wind Energy Development Guidelines (DEHLG, 2006) are currently under review. The review focuses on several areas including new mechanisms for local community engagement with consideration to investment/benefit, setback from turbines and noise limits. The Council will seek to apply the Wind Energy Development Guidelines, and any review thereof, in assessing proposals for wind energy developments. <u>Section 10.4.1</u> Renewable Energy Targets: In line with the Core Strategy, and the Interim Guidelines for Planning Authorities on Statutory Plans, Renewable Energy and Climate Change (DHPCLG, 2017) the Council has considered how the implementation of the Plan to 2028 will contribute to realising overall



national targets on renewable energy and climate change mitigation, and in particular wind energy production.

Table 10.1 Renewable Energy Targets for County Development Plan period

Resource	Approved/Operational (MW)	2028 target-approx. 25% increase over permitted capacity
Wind	475 Operational	600MW Operational
Solar	117 Permitted	150MW Operational

Objective 10- A Support the Climate Action Plan (DECC, 2019) as it relates to renewable energy production, having consideration to the strategic importance and potential benefits of renewable energy investment to rural communities.

Objective 10- C To continue to support renewable energy development and to maintain a positive framework for development through the review of the Renewable Energy Strategy over the lifetime of the Plan.

- 11 - 1** In assessing proposals for new development to balance the need for new development with the protection and enhancement of the natural environment and human health. In line with the provisions of Article 6(3) and Article 6 (4) of the Habitats Directive, no plans, programmes, etc. or projects giving rise to significant cumulative, direct, indirect or secondary impacts on European sites arising from their size or scale, land take, proximity, resource requirements, emissions (disposal to land, water or air), transportation requirements, duration of construction, operation, decommissioning or from any other effects shall be permitted on the basis of this Plan (either individually or in combination with other plans, programmes, etc. or projects).
- 11 - 2** Ensure the protection, integrity and conservation of European Sites and Annex I and II species listed in EU Directives. Where it is determined that a development may individually, or cumulatively, impact on the integrity of European sites, the Council will require planning applications to be accompanied by a NIS in accordance with the Habitats Directive and transposing Regulations, 'Appropriate Assessment of Plans and Projects, Guidelines for Planning Authorities', (DEHLG 2009) or any amendment thereof and relevant Environmental Protection Agency (EPA) and European Commission guidance documents.
- 11 - 3** Ensure the conservation and protection of existing, and proposed NHAs, and to ensure that proposed developments within or in close proximity to an existing or proposed NHA would not have a significant adverse impact on the status of the site as described.
- 11 - 4**
 - (a) Conserve, protect and enhance areas of local biodiversity value, habitats, ecosystems and ecological corridors, in both urban and rural areas, including rivers, lakes, streams and ponds, peatland and other wetland habitats, woodlands, hedgerows, tree lines, veteran trees, natural and semi-natural grasslands in accordance with the objectives of the National Biodiversity Plan (DCHG 2017) and any review thereof.
 - (b) Safeguard, enhance and protect water bodies (rivers/canals/lakes) and river walks and to provide links, where possible, to wider green infrastructure networks as an essential part of the design process.
 - (c) Require an 'Ecosystems Services' approach for new development to incorporate nature-based solutions to SUDS, in so far as practical, as part of water



management systems, public realm design and landscaping, in line with best practice.

- (d) Where trees or hedgerows are of particular local value, the Council may seek their retention, or where retention is not feasible, their replacement and will seek a proactive focus on new tree-planting as part of new development

11 - 7 (a) Ensure the protection of water quality in accordance with the EU WFD and support the objectives and facilitate the implementation of the associated Programme of Measures of the River Basin Management Plan 2018-2021 and any successor. This includes contributing towards the protection of Blue-Dot catchments and drinking water resources. Also, have cognisance of the EU's Common Implementation Strategy Guidance Document No. 20 and 36 which provide guidance on exemptions to the environmental objectives of the WFD.

- (b) Support an integrated and collaborative approach to catchment management in accordance with the River Basin Management Plan 2018-2021 and any successor.

- (c) Require an undisturbed edge or buffer zone to be maintained, where appropriate, between new developments and riparian zones of water bodies to maintain the natural function of existing ecosystems associated with water courses and their riparian zones, and to enable sustainable public access.

11 - 9 (a) Require the submission of site-specific Flood Risk Assessments for developments undertaken within Flood Zones A & B and on lands subject to the mid-range future scenario floods extents, as published by the OPW. These Flood Risk Assessments shall consider climate change impacts and adaptation measures including details of structural and non-structural flood risk management measures, such as those relating to floor levels, internal layout, flood-resistant construction, flood-resilient construction, emergency response planning and access and egress during flood events.

- (b) SFRAs and site-specific flood risk assessments shall provide information on the implications of climate change with regard to flood risk in relevant locations. The 2009 OPW Draft Guidance on Assessment of Potential Future Scenarios for Flood Risk Management (or any superseding document) shall be consulted with to this effect.

- (c) Ensure each flood risk management activity is examined to determine actions required to embed and provide for effective climate change adaptation as set out in the OPW Climate Change Sectoral Adaptation Plan for Flood Risk Management applicable at the time.

- (d) Applications for development on land identified as 'benefitting land' may be prone to flooding, and as such site-specific flood risk assessments may be required in these areas.

- (e) Require applications for new development, or for an extension to an existing development on land zoned for 'Social and Public' or 'Amenity' use and where a potential flood risk is identified, and where the proposed use might be vulnerable, to be subject to site-specific flood risk assessment to the satisfaction of the Council.

11 - 12 In assessing proposals for new development to seek to protect, support and conserve the geological heritage sites of Tipperary and their value as outlined in the Tipperary Audit of Geological Heritage Sites, (GSI/TCC, 2019).

11 - 16 Facilitate new development which integrates and respects the character, sensitivity and value of the landscape in accordance with the designations of the Landscape



Character Assessment, and the schedule of Views and Scenic Routes (or any review thereof). Developments which would have a significant adverse material impact on visual amenities will not be supported.

- 11 - 18** Ensure that new development does not result in significant noise disturbance and to ensure that all new developments are designed and constructed to minimise noise disturbance in accordance with the provisions of the Noise Action Plan 2018 and relevant standards and guidance that refer to noise management.
- 11 - 19** Ensure that new development does not result in significant disturbance as a result of light pollution and to ensure that all new developments are designed and constructed to minimise the impact of light pollution on the visual, environmental and residential amenities of surrounding area
- 13 - 4** Safeguard sites, features and objects of archaeological interest, including Recorded Monuments, National Monuments and Monuments on the Register of Historic Monuments, and archaeological remains found within Zones of Archaeological Potential located in historic towns and other urban and rural areas. In safeguarding such features of archaeological interest, the Council will seek to secure their preservation (i.e. in situ or in exceptional circumstances preservation by record) and will have regard to the advice and recommendation of the Department of Arts, Heritage and the Gaeltacht.

Where developments, due to their location, size or nature, may have implications for archaeological heritage, the Council may require an archaeological assessment to be carried out. This may include for a requirement for a detailed Visual Impact Assessment of the proposal and how it will impact on the character or setting of adjoining archaeological features. Such developments include those that are located at, or close to an archaeological monument or site, those that are extensive in terms of area (1/2 ha or more) or length (1 kilometer or more), those that may impact on the underwater environment and developments requiring EIA.

- 15 - 7** Require all new development to provide a separate foul and surface water management system and to incorporate nature-based water sensitive urban design, where appropriate, in new development and the public realm. New developments, or retrofit/upgrading works, including those contributing to combined drainage systems where streetscape enhancement programmes or resurfacing programmes are planned, will incorporate measures to reduce the generation of storm water run-off, and to ensure that all storm water generated is managed on-site, or is attenuated and treated prior to discharge to an approved storm water system, with consideration to the following:
 - (a) Nature-Based Solutions to the Management of Rainwater and Surface Water Runoff in Urban Areas (water sensitive urban design) Best Practice Interim Guidance Document (DHLGH, 2001) and any review thereof,
 - (b) The infiltration into the ground through the development of porous pavement such as permeable paving, swales and detention basis,
 - (c) The holding of water in storage areas through the construction of green roofs, rainwater harvesting, detention basis, ponds and wetlands etc.
 - (d) The slow-down in the movement of water.



Volume 3 Appendix 6 Development Management Standards

1.0 Habitats Directive Assessment

Habitats Directive Assessment (HDA), also known as Appropriate Assessment (AA), is a requirement under the Habitats Directive 92/43/EEC. Plans and projects which have potential to impact on Natura 2000 designated sites must be screened for AA, and a full AA must be carried out, unless it can be established through screening that the plan or project in question will not have a significant effect on any Natura 2000 Site(s).

The planning authority will require, as appropriate, AA to be prepared in accordance with Article 6(3) and Article 6(4) of the Habitats Directive, and in accordance with the 'Appropriate Assessment of Plans and Projects in Ireland – Guidance for Planning Authorities' (DEHLG, 2009) and relevant EPA and European Commission guidance documents. AA shall be carried out in respect of any plan or project likely to have a significant effect on a European site(s), either individually or in combination with other plans or projects, in view of the site's conservation objectives.¹

1.2 Environment Assessment

The Environmental Impact Assessment Directive (Directive 2011/92/ EU as amended by 2014/52/EU on the assessment of the effects of certain public and private projects on the environment) requires an assessment of the environmental impact of certain projects. An Environmental Impact Assessment Report (EIAR) is required to accompany a planning application for development of a class set out in Schedule 5 of the Planning and Development Regulations 2001 (as amended) (the Regulations) which exceeds a limit, quantity or threshold set for that class of development. Environmental Impact Assessment (EIA) is the process by which the anticipated effects on the environment of a proposed development or project are measured, and if the likely effects are unacceptable, design measures or other steps can be taken to avoid, reduce or mitigate against those effects.

An EIA may be required for development proposals below statutory thresholds outlined in the Regulations. If the proposed development is sub-threshold, and the planning authority considers that the proposal is likely to have significant effects on the environment, then an EIA must be submitted to the planning authority. The planning authority will have regard to Schedule 7 of the Regulations, and the associated 'Guidelines for Planning Authorities, and An Bord Pleanála on carrying out EIA' (DHPLG, 2018), in deciding whether a proposed development is likely to have significant effects on the environment along with 'Environmental Impact Assessment Guidance for Consent Authorities' (DEHLG, 2003) (and any amendment thereof) regarding sub threshold development. Prospective developers are advised to have regard to the supporting 'Guidelines on the Information to be contained in EIAs', (EPA, 2002) (and any amendment thereof) for further details on schedule six of the Regulations.

3.6 Noise

The Council may require new commercial and industrial developments to submit a Noise Impact Assessment and appropriate mitigation measures as part of their planning application. This provision will apply to the following:

- a) For new developments that are likely to generate noise nuisance or an unacceptable impact on sensitive receptors;
 - b) For new developments proposed within the current Action Planning Area as set out in the Tipperary County Council Noise Action Plan, 2018;
- or
- c) For developments proposed near major roads (i.e. traffic volumes in excess of 3 million vehicles per annum or otherwise on a case by case basis). Where developments are planned



adjacent to major roads, the planning application shall incorporate acoustical planning into the development design e.g. designing the development so that the access road is adjacent to the major road noise source (subject to an analysis of the potential traffic safety implications). It may also involve the use of buffer zones and/or noise barriers and traffic calming measures.

6.1 Road Design & Visibility at a Direct Access

A direct access is a vehicular access from any residential, commercial or agricultural property to and from a public road. New direct accesses shall not be permitted within 90m of the exit of a roundabout on a national road, or within 50m of the exit on a non-national road.

Any direct access to a rural national primary or rural national secondary road shall comply with the visibility parameters contained in Section 5.6.3 of TII Publication DN-GEO-03060, Geometric Design of Junctions, which is available for download from the TII Publications website (<https://www.tiipublications.ie/>).

Any direct access to an urban national primary or national secondary road shall comply with the visibility parameters contained in Section 4.4.5 of the Design Manual for Urban Roads published by the Department of Transport, Tourism and Sport, which is available for download from the following website (<https://www.gov.ie/en/publication/3360b1-design-manual-for-urban-roads-and-streets/>).

On all national and non-national roads, the full 'Y – Distance' shall be to an object height of 1.05m above the road surface level measured at the near edge of the travelling lane (the yellow line, or if none exists, the edge of the paved surface). Forward visibility equal to the Y-Distance shall also be provided along the public road on the approaches from each side of an access.

The distance back along the minor road or direct access from which the full visibility is measured is known as the 'X-Distance'. It is measured back along the centreline of the minor road or direct access from the continuation of the line of the nearside edge of the paved surface (including hardstrip or hard shoulder) of the major road. The 'X-Distance' on the minor road for visibility measurements shall be as defined in Table 6.1 below.

Table 6.1: X-Distance Requirements		
Major Road Use	Minor Road use/Direct Access	X-Distance
National Roads	Simple Junctions, Stop control	2.4m
Regional & Local Roads	All junctions and accesses, Stop control	2.4m
Regional & Local Roads	All junctions and accesses, Yield control	3.0m
National Regional & Local Roads	Multiple residential, Commercial, Agricultural or other	4.5m
Regional & Local Roads	Accesses lightly trafficked (single residence)	2.0m



For direct access to a non-national road, the same principles apply as for national roads. Where posted mandatory speed limits are provided the design speeds and associated Y-Distances in Table 6.2 shall apply:

Table 6.2: Design Speeds and associated Y-Distances			
Mandatory Speed Limit	Design Speed (operational Speed)	Rural Non-National Road	Urban Non-National Road
km/h	km/h	Y-Distance (m)	Y-Distance (m)
30	40	N\A	33
40	50	70	45
50	60	90	59
60	70	120	72
80	85	160	N\A
100	100	215	N\A

On non-national roads, in cases of particular difficulty, the use of a lower design speed for a given mandatory speed limit (as set out in table 6.2) may be accepted by the Council. In such a case, the applicant must demonstrate to the satisfaction of the Council that the 'operational speed' of the road is less than the specified design speed. In such cases, the Council may accept the use of the lower speed than identified in column 2 of Table 6.2 above.

6.1.1 Measuring 'Operational' Speed

The operational speed shall be determined by measurement of actual speeds between 07:00 am and 07:00 pm over a period of three days, excluding weekends or public holidays. It represents the 85th percentile speed of the traffic travelling on that section of road during that period. The 85th percentile speed is the speed at or below which 85% of the traffic is travelling.

As an alternative, the applicant may use the methodology described in Section 10.2 of TII publication DN GEO 03031: Rural Road Link Design to determine a design speed based on the physical characteristics of the road section.

The minimum design or operating speed that will be allowable under any circumstances for a rural non-national road shall be 50kph, and for an urban non-national road it shall be 40kph. The Council's decision on the appropriate design or operating speed shall be final.

Tipperary Renewable Energy Strategy (Appendix 2 Volume 3 of TCDP 2022-2028)

- **TWIND 4:** Policy Areas for Wind Energy Development: Areas 'Open for Consideration' – wind energy development in these areas may or may not be appropriate, depending on the character of the landscape and the potential impact of the proposed development. Any impact on the environment must be low and subject to proper planning and sustainable development, and the guidelines set out in this policy document.
- **Policy RE1:** Protection of the Environment: It is the policy of the Council that renewable energy developments and associated supporting infrastructure shall be assessed for compliance with the environmental standards and policies as set out in



the County Development Plan (as varied) and the Development Management standards set out in Chapter 10.

- **Policy RE2: Landscape Capacity and Renewable Energy Development:** It is the policy of the Council to facilitate new development which integrates with and respects the character, sensitivity and value of the landscape in accordance with the guidelines set out in the Tipperary Landscape Character Assessment 2016 and the policies as set out in the County Development Plan (as varied) and the Development Management standards set out in Chapter 10.

Areas Open for Consideration	
TWIND 4.1	Proposals shall demonstrate conformity with existing and approved wind farms to avoid visual clutter. In this respect, developers should consider the cumulative impact of new development in the context of the location of both existing and permitted developments.
TWIND 4.2	Proposals in Areas 'Open for Consideration' shall be sited having consideration to the landscape sensitivity and capacity analysis set out in the Tipperary Landscape Character Assessment 2016 and the provisions of the County Development Plan (as varied) in relation to landscape (Chapter 7). All applications shall have regard to the visual impact of turbines and ancillary development (such as access roads, boundary fencing, control buildings and grid connections).
TWIND 4.3	Within Areas 'Open for Consideration', proposed development within areas which already accommodate turbines, sub-stations and powerlines shall be considered appropriate from a sequential approach to the development of infrastructure, until these areas reach capacity.
TWIND 4.4	All Projects are required to be screened for Appropriate Assessment Screening in accordance with Article 6(3) of the Habitats Directive and the provisions of the County Development Plan (as varied).
TWIND 4.5	Applications for wind development shall be accompanied by a technical assessment in relation to the slope stability, landslide susceptibility of the development site and the proposed project. This assessment shall incorporate slope stability mapping and groundcover assessment in the context of potential cumulative effects arising from multiple developments.
TWIND 4.6	All proposals for wind energy development will have regard to the cumulative effect of the development on the environment when considered in conjunction with other existing and permitted wind energy developments in the area.
TWIND 4.7	All applications will have regard to the impact on existing built environment, particularly neighbouring residential properties and other sensitive amenity areas.



Areas Open for Consideration	
TWIND 4.8	All applications will have regard to the impact of any proposal for wind energy development on surrounding tourism and recreational related activities and the compatibility of same will be carefully considered in the assessment of any planning application.
TWIND 4.9	All applications will have regard to the impact of any proposal for wind energy development in the context of any flood risk in the area. A comprehensive flood risk assessment for proposals in an area at risk of flooding, adjoining same or where cumulative impacts may result in a flood risk elsewhere, in low lying areas or in areas adjacent to streams.
TWIND 4.10	All applications will ensure that details of the proposed grid connection and all associated infrastructure are considered in the Environmental Impact Statement (EIA) and Natura Impact Statement as may be required.
TWIND 4.11	All applications will have regard to the impact on rivers and streams and will demonstrate compliance with the Water Framework Directive.
TWIND 4.12	Wind energy development proposed in areas of lowland raised bog/peatland shall ensure that negative impacts including habitat disturbance and loss, and avoidance of hydrological disruption and risk of erosion are avoided or mitigated through design. Site specific geo-technical investigations shall be submitted as part of EIA unless otherwise agreed with the council.

Local Authority Climate Action Plan 2024

- **Strategic Goal 4** Through our spatial planning policy and objectives support the Core Strategy of the Tipperary County Development Plan (and any review thereof), having consideration to core objectives as they relate to sustainable development and a Just Transition, including aspects such as Town Centre First, Active Travel, Sustainable Energy and Compact Development etc
- **Strategic Goal 5** Promote and protect our environment, and its biodiversity and water catchments as key enablers of climate adaptation and mitigation across the county through the delivery of sustainable services, including those with a focus on nature-based solutions, in collaboration with sectors and communities.



INTERNAL DEPARTMENT REPORTS

Introduction

The SID application was referred to the following internal departments within Tipperary County Council.

- Tipperary-Cahir-Cashel Municipal District Engineer
- Roads Capital
- Environment and Climate Action Section

A copy of each of the internal department reports received are attached as Appendix 1.



KEY ISSUES AND OVERALL CONSIDERED VIEW

Introduction

This section of the report sets out hereunder the views of the Planning Authority on the effects of the proposed development on the environment and the proper and sustainable development of the area. This section follows an assessment of the EIAR and NIS and supporting documentation and drawings submitted with the application.

Principle of Development

The development (in Tipperary) is located on lands designated as Open for Consideration for Wind Energy Development under Tipperary Renewable Energy Strategy.

TWIND4-Policy Areas for Wind Energy Development of the of the Tipperary Renewable Energy Strategy states:

Areas 'Open for Consideration' – wind energy development in these areas may or may not be appropriate, depending on the character of the landscape and the potential impact of the proposed development. Any impact on the environment must be low and subject to proper planning and sustainable development, and the guidelines set out in this policy document.

The Council request An Comisuin Pleanala to engage fully with this matter in considering the acceptability of the development. Should permission be considered An Comisuin Pleanala must be satisfied that any impact on the environment arising from the development is low.



Traffic Impacts

1. Page 39, Chapter 15 Material Assets of the EIAR indicates the construction phase will generate 13,777 HGV trips over a 24 month period on L-4153 & L-4114. This will have a major impact on the road structure, including bridges and culverts, to handle this volume of heavy traffic due to the nature of the roads and ground conditions.

2. Calculations of HGV movements associated with the construction of the Proposed Development indicate an average daily increase of 22 HGV trips per day. This increases to a peak of 64 HGV trips per day during the peak month which occurs in month 7 of the programme for HGV traffic.

Noting the above a special contribution is required to carry out resurfacing works once the construction phase is complete. The calculation is based as follows:

- $4.8\text{km} \times 3.5\text{m wide} = 16,800\text{m}^2 \times \text{€}30/\text{m}^2 = \text{€}504,000$.

3. The developer must also cut back grass margins and provide temporary pull in bays at strategic locations during the construction period to ensure safe movement of traffic along the haul route. A detailed plan for the construction period to maintain the haul routes will be required for agreement with the District Engineer prior to commencement on site.

4. Alternatively, the developer can access the site via the R639 as the single point of entry for all HGV traffic to the complete site and thereby have limited impact on the local road network and minimize the requirement for road repairs – $1.5\text{km} \times 3.5\text{m wide} = 5,250\text{m}^2 \times \text{€}30/\text{m}^2 = \text{€}157,500$. Again, a detailed plan and maintenance measures will need to be agreed with the District Engineer prior to commencement on site.

5. An Comisuin Pleanála is requested to take due consideration of the matters raised in the report from Roads (See summary hereunder). The matters relate to the overall development and all may not be applicable to the development for which permission is sought.

- i. No works shall commence within the public road corridor until the required Road Opening Licence(s) have been granted by the relevant Municipal District Office(s). All reinstatement works shall be completed in accordance with the conditions of these Licences and to the satisfaction of the Roads Authority.



- ii. Prior to the commencement of development, the developer shall submit for the written agreement of Tipperary County Council, a detailed Grid Connection Construction Methodology and Road Asset Protection Plan covering all roads under the jurisdiction of Tipperary County Council affected by the proposed grid connection.
- iii. A Construction Traffic Management Plan shall be submitted and agreed prior to commencement of development. The Plan shall identify construction traffic routes, abnormal load movements, delivery schedules, temporary traffic management arrangements and measures to protect road users and road infrastructure.
- iv. The location of all cables, ducts and associated infrastructure shall be designed so as not to prejudice the future improvement, widening, maintenance or realignment of public roads.
- v. Within three months of completion of the grid connection works, the developer shall submit accurate georeferenced as-built drawings showing the final location, depth and alignment of all ducts, cables, chambers and associated infrastructure within the public road corridor. The as-built records shall be provided in GIS compatible digital format to the requirements of Tipperary County Council.
- vi. The design, installation and future operation of all medium and high-voltage electricity infrastructure within public roads shall comply fully with the current Department of Transport Interim Guidance to Road Authorities regarding the proposed placement of Medium or High Voltage electricity assets including ducts, cables and associated infrastructure under public roads, and any subsequent revisions issued during the life of the development.
- vii. Prior to commencement of any works within or adjacent to public roads, a complete condition survey of all affected roads, bridges, culverts, drainage infrastructure, verges and ancillary road assets shall be undertaken and submitted to Tipperary County Council. The methodology shall be agreed in advance with Tipperary County Council and shall include geo-referenced photographic and video records.
- viii. Details of all proposed crossings of bridges, culverts and other road structures shall be submitted to and agreed in writing with the Roads Authority prior to commencement of works. No works affecting such structures shall proceed without the prior written agreement of the Roads Authority. Where crossings of



bridges or culverts are proposed, a structural assessment, prepared by a suitably qualified engineer, shall be submitted for the agreement of the Roads Authority.

- ix. On completion of the construction phase, the developer shall undertake a repeat condition survey. Any deterioration attributable to the development shall be repaired at the developer's expense or the developer shall reimburse Tipperary County Council for the full cost of remedial works. This shall include roads, bridges, culverts, drainage systems, signs, markings and associated infrastructure.
- x. Detailed cross-sections shall be submitted and agreed in writing with the Roads Authority, showing the exact location, depth and separation distances of all ducts and cables within the public road corridor. The final layout shall be designed to minimise future operational and maintenance constraints on the Roads Authority.
- xi. Joint bays, chambers or similar structures shall, wherever practicable, be located outside the public road corridor. Any proposal to locate such infrastructure within the public road corridor shall require the prior written agreement of Tipperary County Council.
- xii. Cables shall not be installed through, attached to, or immediately adjacent to bridges or culvert structures unless otherwise agreed in writing by Tipperary County Council. Where crossings are required, directional drilling or alternative engineering solutions shall be employed wherever practicable.
- xiii. The developer and / or infrastructure owner shall bear all costs associated with any future protection, relocation, modification or removal of the electrical infrastructure required as a consequence of road maintenance, improvement, reconstruction or other works carried out by Tipperary County Council.
- xiv. Detailed traffic management proposals for all road crossings, road closures, lane closures and temporary traffic arrangements shall be submitted and agreed with Tipperary County Council prior to commencement of works. The Traffic Management Plan shall include traffic phasing proposals, proposed diversion routes, emergency service access arrangements, public notification measures and details of any proposed road closures with durations.



- xv. The developer shall maintain a register of all complaints and incidents relating to traffic management, road closures and road safety during construction and shall make such records available to Tipperary County Council upon request.
- xvi. The developer shall notify Tipperary County Council not less than 14 days in advance of commencement of any works within the public road corridor and shall nominate a suitably qualified liaison representative for the duration of the works.
- xvii. The Roads Authority reserves the right to require the developer to fund independent supervision and inspection of works within the public road corridor, including reinstatement works.
- xviii. A security or bond, the nature and value of which shall be agreed with Tipperary County Council, shall be provided by the developer prior to commencement of development to cover any damage to public roads, bridges, culverts, drainage infrastructure and associated road assets arising from the development.

Impact on Tourism Assets

Chapter 5 of the EIAR notes the tourism amenities (existing and planned) within and near to the development site:

- Littleton Labrinth-Partly within.
- Planned Midland Trail Network-Partly within.
- Lough Derryvilla -150 metres from the site.

The Planning Authority request An Comisuin Pleanla to ensure the development does not impact on the existing and planned tourism assets outlined above. In particular the Planning Authority request that access to the Littleton Labyrinth trail and Lough Derryvilla is maintained throughout all stages of the project.

Soils, Hydrology and Hydrogeology

1.The applicant shall appoint a geotechnical supervisor who shall oversee excavation, backfilling and floating road construction. The geotechnical supervisor shall prepare and submit a Spoil and Peat Management Plan (SPMP) that includes defined threshold values for triggering action. The SPMP shall also include an emergency response procedure. Is it recommended that peat stability monitoring is carried out daily. Records of monitoring shall be made available for inspection.



It is recommended that peat stability monitoring is carried out for a period of 2 years post construction.

2. The applicant shall specify if all new drains will be covered under the current IPCC licence. If the new drainage network will not be covered by the existing IPCC licence, the applicant shall provide information pertaining to the suitability of the settlement ponds.

Discharges to waters from the construction settlement ponds shall meet the following criteria:

- PH: 6.0-9.0
- Suspended solids: <25mg/ml

There should be no visible oil film in any discharges from construction works to waters.

It is recommended that monitoring of settlement ponds is carried out daily for the duration of their use. Records of monitoring shall be made available for inspection.

3. It is recommended that the applicant seeks a consultation with Inland Fisheries Ireland to advise on in-stream and works adjacent to watercourses. *Guidelines on Protection of Fisheries During Construction Works in and Adjacent to Waters (2016)*.

4. It is recommended that all mitigation measures as specified in Ch 9 Hydrology and Hydrogeology shall be made a condition subject to approval, to ensure all surface water runoff generated within the boundary of this development is treated and attenuated prior to discharge.

Visual Impact

The proposed wind turbines will be significant features in the landscape particularly to nearby residents and will alter the landscape character. The Planning Authority request that An Comisuin Pleanála, should permission be considered, be fully satisfied with the visual and landscape impact of the development.

Noise Impacts

Comparison of the projected noise levels from the turbine type against prevailing background noise levels during daytime and nighttime periods (Tables 11-5 and 11-6 of the EIAR) shows that the noise environment in the area will change as a result of



the development with an increase above existing noise levels, particular during night time.

The Planning Authority request that An Comisuin Pleanala consider fully the change to the noise environment that will arise as a result of the development and the impact of operational noise on effected residents.

Expert review of this chapter of the EIAR is recommended noting the projected noise and existing baseline noise levels.

Shadow Flicker Impacts

The EIAR has identified that shadow flicker impacts may occur at up to 18 receptors. The shadow flicker modelling is undertaken on a worst case scenario basis – the modelling assumes the sky is always clear, the turbines are always spinning, the turbines and receptors are aligned face-on to each other, and that there is a clear and undisturbed line of sight between the receptors and the turbines (except where this is prevented due to topography).

In order to mitigate shadow flicker impact turbine control measures are proposed, this involves modelling of when shadow flicker is likely to arise and curtailment of turbines giving rise to shadow impacts during these period to prevent shadow flicker occurrence.

The Planning Authority note the proposals and request that An Comisuin Pleanala ensure the measures are implemented and their efficacy monitored such permission be granted.

Conclusion

Tipperary County Council request that An Coimisiún Pleanála engage fully with the foregoing in consideration of the application.



CONDITIONS AND CONTRIBUTIONS

Conditions

Attachment of the following conditions to be considered in the event of a grant of permission.

- Implementation of mitigation and monitoring measures in EIAR and NIS and associated reports.
- Condition limiting operational time to 35 years from commissioning.
- Agreement of final turbine type.
- Requirement for monitoring of relevant construction elements by geo technical engineer.
- Limits on Noise levels at the operational stage with monitoring programme.
- Limit on construction days/times.
- Limit on shadow flicker.
- Surface water and ground water protection measures and monitoring are to be included.
- Pre-construction Biodiversity surveys and Bird and Bat mitigation measures and monitoring.
- Access to the Littleton Labyrinth trail and Lough Derryvilla is maintained throughout all stages of the project
- Compensatory planting.
- Measures to ensure telecommunication signals are not impacted.
- Compliance with any requirements of the Irish Aviation Authority.
- Traffic Management measures.
- Cultural heritage impact measures.
- Community gain requirements
- Decommissioning and reinstatement and associated bond.

General Contributions

The relevant sections of the Tipperary County Council Development Contribution Scheme 2020 are as follows;

- **Class 21** – The provision of energy development. The rate is €15,000 per MW capacity.
- **Section 10** (Exemptions and Reductions), states under Energy Development that energy developments have differing demands on public infrastructure and as such the base levy will be applied at differing rates. Wind is levied at 70% of the base levy.

[Tipperary County Council Development Contribution Scheme 2020.pdf](#)



Other

- Financial surety should be put in place to ensure adequate road reinstatement. This can be addressed through the Road Opening Licence process.

Signed: 

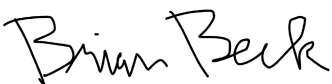
Date: 8/9/2026

Senior Executive Planner

Signed: 

Date: 08/09/2026

Senior Planner

Signed: 

Date: 8.9.2026

Director of Services



Appendix 1 – Internal Reports

Tipperary County Council
Report of Jim Ryan Executive Engineer

Planning Ref.:	ACP 324370-26
Applicant:	Littleton Wind Farm
Application Type:	Permission
Development Address:	Littleton
Proposed Development:	Windfarm
Date of Site Visit:	17/07/2026

Item	Detail	Comment
Road Schedule Reference		L-4114 L-4153 R-639
Sightlines¹ & entrance arrangements²		
Forward Stopping sight lines		
Surface Water		
Road Drainage³		
History of Flooding⁴		
Lighting⁵		
Footpaths		
Road/traffic Safety		

¹ As per County Development Plan Requirements

Roads with 100 Kmph Speed Limits 215 m

Regional Roads 160 m

Local Roads Greater than 4.25m wide 90m

Local Roads 4.25m or less and all local tertiary roads 70m

² 2.3m setback for domestic rural access. 4.5m if shared, commercial or agricultural.

³ If in existence advise of measures required to retain/improve functionality.

⁴ Local knowledge that may not be reflected in CFRAM/OPW mapping

⁵ Impact on existing or requirement for additional

Car Parking⁶		
Truck Turning		N/a
Other Issues		

Conditions

Page 39 Chapter 15 Material Assets indicated the construction phase will generate 13,777 HGV trips over a 24 month period on L-4153 & L-4114. This will have a major impact on the road structure including bridges and culverts to handle this volume of heavy traffic due to the nature of the roads and ground conditions.

Calculations of HGV movements associated with the construction of the Proposed Development indicate an average daily increase of 22 HGV trips per day. This increases to a peak of 64 HGV trips per day during the peak month which occurs in month 7 of the programme for HGV traffic.

Therefore noting the above extract a special contribution is required to carry out resurfacing works once the construction phase is complete. The calculation is based as follows:
 $4.8\text{km} \times 3.5\text{m wide} = 16,800\text{m}^2 \times \text{€}30/\text{m}^2 = \text{€}504,000$. The developer must also cut back grass margins and provide temporary pull in bays at strategic locations during the construction period to ensure safe movement of traffic along the haul route. A detailed plan for the construction period to maintain the haul routes will be required for agreement with the District Engineer prior to commencement on site

Alternatively, the developer can access the site via the R639 as the single point of entry for all HGV traffic to the complete site and thereby have limited impact on the local road network and minimize the requirement for road repairs – $1.5\text{km} \times 3.5\text{m wide} = 5,250\text{m}^2 \times \text{€}30/\text{m}^2 = \text{€}157,500$. Again, a detailed plan and policing measures will need to be agreed with the District Engineer prior to commencement on site

1. Details of where within the road cross section cables are to be placed so as to minimise the effect on the Roads Authority in its role of construction and maintenance.
2. Indemnity letter – Confirmation TCC not liable for shut down costs in the future and details of requirements when working around/near the cable in the future.
3. Joint bays – Elimination of permanent jointing bays from the public road and verge
4. Directional drill or divert all cables away from bridge structures and culverts.

Department of Transport Interim Guidance to Road Authorities regarding the proposed placement of Medium or High Voltage electricity assets, including ducts, cables, and associated infrastructure under public roads shall be applied.

Recommendation

Approved

⁶ As per relevant Development Plan standards.

District Engineer

Date

A handwritten signature in blue ink, appearing to be 'T. Duffy', with a stylized flourish at the end.

Thomas Duffy 31.07.26

From: Fahy, David <david.fahy@tipperarycoco.ie>
Sent: Tuesday, August 4, 2026 4:59 PM
To: Planning <planning@tipperarycoco.ie>
Cc: Nolan, John <John.Nolan@tipperarycoco.ie>; Tierney, Oliver <oliver.tierney@tipperarycoco.ie>; Woulfe, Michael <mwoulfe@tipperarycoco.ie>; Farrell, Louise <louise.farrell@tipperarycoco.ie>; Duffy, Thomas <thomas.duffy@tipperarycoco.ie>
Subject: Re: Littleton Wind Farm-ACP-324370-26 - Referral

Nenagh Roads Capital Office has reviewed the planning documentation submitted in respect of the proposed Littleton Wind Farm and the Roads report prepared by Thurles Municipal District.

It is noted that the proposed development includes significant medium and high-voltage electrical infrastructure within public roads under the control of Tipperary County Council. The proposed grid connection traverses a substantial length of the public road network (28.4km) and will require trenching, duct installation, joint bays and associated reinstatement works. The applicant indicates that road closures, lane closures and traffic management arrangements will be required during construction.

Nenagh Roads Capital Office concurs with the observations and recommendations contained within the Thurles Municipal District report, particularly in relation to the protection of public roads, bridges and culverts, the requirement for pre- and post-construction condition surveys, the avoidance of permanent joint bays within public roads, the protection of road structures and the application of Department of Transport guidance relating to the placement of medium and high-voltage electricity infrastructure within public roads.

In relation to this application, particular regard should be given to:

- Long-term access requirements for maintenance and repair of the electrical infrastructure.
- Future road improvement and maintenance works by Tipperary County Council.
- Protection of strategic and local transport infrastructure.
- Avoidance of unnecessary disruption to road users during construction and operation.
- Preservation of the structural integrity of bridges, culverts and drainage assets.

Recommendation

Nenagh Roads Capital Office has no objection to the proposed Littleton Wind Farm development subject to the following conditions:

1. No works shall commence within the public road corridor until the required Road Opening Licence(s) have been granted by the relevant Municipal District Office(s). All reinstatement works shall be completed in accordance with the conditions of these Licences and to the satisfaction of the Roads Authority.
2. Prior to the commencement of development, the developer shall submit for the written agreement of Tipperary County Council, a detailed Grid Connection Construction Methodology and Road Asset Protection Plan covering all roads under the jurisdiction of Tipperary County Council affected by the proposed grid connection.

3. A Construction Traffic Management Plan shall be submitted and agreed prior to commencement of development. The Plan shall identify construction traffic routes, abnormal load movements, delivery schedules, temporary traffic management arrangements and measures to protect road users and road infrastructure.
4. The location of all cables, ducts and associated infrastructure shall be designed so as not to prejudice the future improvement, widening, maintenance or realignment of public roads.
5. Within three months of completion of the grid connection works, the developer shall submit accurate georeferenced as-built drawings showing the final location, depth and alignment of all ducts, cables, chambers and associated infrastructure within the public road corridor. The as-built records shall be provided in GIS compatible digital format to the requirements of Tipperary County Council.
6. The design, installation and future operation of all medium and high-voltage electricity infrastructure within public roads shall comply fully with the current Department of Transport Interim Guidance to Road Authorities regarding the proposed placement of Medium or High Voltage electricity assets including ducts, cables and associated infrastructure under public roads, and any subsequent revisions issued during the life of the development.
7. Prior to commencement of any works within or adjacent to public roads, a complete condition survey of all affected roads, bridges, culverts, drainage infrastructure, verges and ancillary road assets shall be undertaken and submitted to Tipperary County Council. The methodology shall be agreed in advance with Tipperary County Council and shall include geo-referenced photographic and video records.
8. Details of all proposed crossings of bridges, culverts and other road structures shall be submitted to and agreed in writing with the Roads Authority prior to commencement of works. No works affecting such structures shall proceed without the prior written agreement of the Roads Authority. Where crossings of bridges or culverts are proposed, a structural assessment, prepared by a suitably qualified engineer, shall be submitted for the agreement of the Roads Authority.
9. On completion of the construction phase, the developer shall undertake a repeat condition survey. Any deterioration attributable to the development shall be repaired at the developer's expense or the developer shall reimburse Tipperary County Council for the full cost of remedial works. This shall include roads, bridges, culverts, drainage systems, signs, markings and associated infrastructure.
10. Detailed cross-sections shall be submitted and agreed in writing with the Roads Authority, showing the exact location, depth and separation distances of all ducts and cables within the public road corridor. The final layout shall be designed to minimise future operational and maintenance constraints on the Roads Authority.
11. Joint bays, chambers or similar structures shall, wherever practicable, be located outside the public road corridor. Any proposal to locate such infrastructure within the public road corridor shall require the prior written agreement of Tipperary County Council.
12. Cables shall not be installed through, attached to, or immediately adjacent to bridges or culvert structures unless otherwise agreed in writing by Tipperary County Council. Where

crossings are required, directional drilling or alternative engineering solutions shall be employed wherever practicable.

13. The developer and / or infrastructure owner shall bear all costs associated with any future protection, relocation, modification or removal of the electrical infrastructure required as a consequence of road maintenance, improvement, reconstruction or other works carried out by Tipperary County Council.
14. Detailed traffic management proposals for all road crossings, road closures, lane closures and temporary traffic arrangements shall be submitted and agreed with Tipperary County Council prior to commencement of works. The Traffic Management Plan shall include traffic phasing proposals, proposed diversion routes, emergency service access arrangements, public notification measures and details of any proposed road closures with durations.
15. The developer shall maintain a register of all complaints and incidents relating to traffic management, road closures and road safety during construction and shall make such records available to Tipperary County Council upon request.
16. The developer shall notify Tipperary County Council not less than 14 days in advance of commencement of any works within the public road corridor and shall nominate a suitably qualified liaison representative for the duration of the works.
17. The Roads Authority reserves the right to require the developer to fund independent supervision and inspection of works within the public road corridor, including reinstatement works.
18. A security or bond, the nature and value of which shall be agreed with Tipperary County Council, shall be provided by the developer prior to commencement of development to cover any damage to public roads, bridges, culverts, drainage infrastructure and associated road assets arising from the development.

Regards,

David Fahy, EE

David Fahy,

Executive Engineer, Roads Capital Office,

Tipperary County Council, Civic Offices, Nenagh, Co. Tipperary. E45 A099.

T: 0818 06 5000 / 6000

E: david.fahy@tipperarycoco.ie

W: www.tipperarycoco.ie



27th February 2026

Circular RW 05 of 2026

**Interim Guidance for the placement of Medium or High Voltage Electricity
Infrastructure beneath public roads**

Dear Chief Executive,

To support a low carbon, climate-resilient future, the Programme for Government commits Ireland to making a 51% reduction in overall greenhouse gas emissions by 2030 and sets us on a path to reach net-zero emissions by no later than 2050. The Climate Action Plan (CAP) provides the roadmap to meet this goal, seeking to transform Ireland into an international leader in the development and generation of high-quality renewable energy to promote sustainable social and economic development.

The CAP includes a series of measures to support Ireland's renewables programme, including the accelerated delivery of onshore wind, offshore wind, and solar through a competitive framework to reach 80% of electricity demand from renewable energy by 2030. It reflects the Government's commitment to develop transformational policies, measures, and actions required to meet the electricity sector's carbon budget programme and sectoral emissions ceilings, while also recognising the critical role electricity will play in the decarbonisation of other sectors including heat, transport and industry.

To achieve these objectives, the 'CAP' states: - *"All relevant public bodies will carry out their functions in a manner which supports the achievement of the renewable electricity targets, including, but not limited to, the use of road and rail infrastructure to provide a route for grid infrastructure where this is the optimal solution."*



Roads and Transportation stakeholders, including the Department of Transport, Transport Infrastructure Ireland, and the Road Management Office, produced '*Interim Guidance*', to assist with the efficient delivery of grid infrastructure by the energy sector, whilst also seeking to mitigate the potential impact of electricity infrastructure beneath public roads and ensure the continued proper management of the road network.

The '*Interim Guidance*' was issued to Road Authorities under '*Department of Transport Circular RW07 2025*', on 14th March 2025. Its primary purpose was to support Road Authorities in their role licensing road openings or making submissions to Planning Authorities for the placement of Medium or High Voltage infrastructure under public road network. This '*Interim Guidance*' has now been updated to provide additional clarity and information on their application. The updated version is titled '*Interim Guidance to Road Authorities regarding the proposed placement of Medium or High Voltage electricity assets, including ducts, cables, and associated infrastructure under public road – Version 2*', a copy of which is attached to this Circular and is available for download from roadguidelines.ie.

Please note the following key points regarding the '*Interim Guidance – Version 2*':

- It applies to all projects that concern the proposed placement of Medium or High Voltage electricity assets i.e. infrastructure associated with cables used to transmit or distribute electrical energy at voltages greater than 1kV, including ducts, cables, and associated infrastructure under public roads.
- It applies to rural roads only, which for the purpose of this '*Interim Guidance*' are defined as any public road with a speed limit greater than or equal to 60km/h.
- It applies to all such projects that are either submitted for planning and/ or submitted for a Road Opening Licence from 1st March 2026.
- It incorporates '*NOTIF34025: Clarification regarding the placement of 10kV and 20kV cables in the public road network*', that issued from the Road Management Office on 2nd October 2025.
- Low Voltage Cables (1kV and less) and associated electricity asset installations under public roads are to be addressed through established licensing processes, in consultation with the Road Authority.
- Proposed electricity asset installations under urban roads, roads with a speed limit of less than 60km/h, are to be addressed through established licencing procedures, in consultation with the Road Authority.



- It supersedes the '*Interim Guidance - Version 1*', issued to Road Authorities under '*Department of Transport Circular RW07 2025*', issued 14th March 2025.
- '*Interim Guidance - Version 1*' continues to apply to all projects either submitted for planning and/ or applied for road opening licence, during the period 14th March 2025 to 28th February 2026.
- It should be read in conjunction with the published '*Electricity Transmission Infrastructure Development - Roads Sector Engagement Framework*', published February 2025, and available for download from roadguidelines.ie.

Work is presently ongoing on the establishment of the Local Authority Central Support Unit. It is intended that this will be a new Division within the Road Management Office, with responsibility for supporting Road Authorities with issues concerning the proposed placement of MV and HV infrastructure beneath public roads, including route selections, conditions to be applied to planning submissions and road opening licences, and procedures in respect of abnormal and exceptional abnormal loads licencing. A further update will issue to Road Authorities on this matter in due course.

Should there be any queries in relation to the '*Interim Guidance - Version 2*' these should be addressed to the Road Management Office, contact@rmo.ie. Any queries in relation to this circular should be addressed to techqueriesrlr@transport.gov.ie or your Departmental Inspector.

Yours sincerely,

Brian Barrett
Assistant Principal Officer
Regional and Local Roads Division

CC. All Director of Services - Roads and Transportation
All Senior Engineers - Roads and Transportation
Road Management Office
Transport Infrastructure Ireland
Local Government Management Agency

To: Senior Executive Planner
From: Colette Moloney / Robert O'Brien - Environment
Re: **Littleton Windfarm Project project.**
Date: 27/07/2026

Regarding the proposed development, I wish to report as follows.

Description of Development:

The application has been made directly to An Coimisiún Pleanála reference ACP-92.324370 Strategic Infrastructure Development (SID) Planning Application for the development of a Wind Farm comprising of 11 no. turbines (and all associated works) in the townlands of Longfordpass North, Longfordpass South, Leigh, Bawnreagh, Clonoura, Noard, Derryhogan, Derryvella, Ballybeg, Lanespark, Newhill and Killeen in County Tipperary.

Ch 8 Land Soils and Geology

The Site and proposed infrastructure locations are exclusively within an area mapped as having a 'Low' landslide susceptibility.

However, during the construction phase, both temporary and permanent earthworks arising from the excavation and placement of peat (114,146m³) and mineral spoil (283,849m³) along access tracks and at proposed infrastructure locations will introduce manmade slopes that may be susceptible to instability. A Spoil and Peat Management Plan (SPMP) is recommended for outlining the management of spoil movement and monitoring of these slopes during the construction phase. This (SPMP) should also include a contingency plan should peat instability/failure occur at the proposed wind farm.

A drainage system will be installed adjacent to the internal access tracks.

"Drainage infrastructure will be put in place in advance of excavations. Drains will divert surface water and groundwater away from excavations into the existing and proposed surface drainage network."

"The drainage system has been operating in accordance with this existing Integrated Pollution Control licence, with all drainage water being discharged from the bogs passing through an appropriately designed silt pond treatment arrangement prior to discharge."

The applicant has not specified if this new drainage network will be covered under the existing IPC Licence P0499-01 for the site. If the applicant proposes to discharge all site drainage to existing silt ponds, it is recommended that the applicant shall determine if the receiving ponds will have suitable capacity to accommodate load from the new drains and that that quality of the water leaving the ponds will not negatively impact surface and groundwater.

Ch 9 Hydrology and Hydrogeology

The Site is located in the Suir_040 WFD sub-catchment (Suir_SC_040) and is drained by the Drish River and its tributaries. This Site is mapped within a total of 8 no. WFD river sub-basins: Drish_050, Drish_020, Drish_010, Clover_010, Clover_020, Black (Twomileborris)_010, North Gengoole_010, Breagagh_010.

Within the River Suir Catchment, there is 1 no. watercourse crossing proposed over an EPA mapped watercourse. This is situated at an existing crossing where a local road passes over the Drish River (EPA Code: 16D02) within the Drish_020 WFD river sub-basin.

It is recommended that the applicant seeks a consultation with Inland Fisheries Ireland to advise on in-stream and works adjacent to watercourses. *Guidelines on Protection of Fisheries During Construction Works in and Adjacent to Waters (2016)*.

The proposed windfarm site is underlain by the Templemore and Thurles GWBs.

The Templemore GWB is comprised of Locally Important Aquifers associated with the Ballysteen Formation, the Lisduff Oolite Member and the Aghmacart Formation.

The Thurles GWB is comprised of a Regionally Important Aquifer (Waulsortian Limestones) and a Locally Important Aquifer (Crosspatrick Formation).

Groundwater strikes were recorded in several of the exploratory holes at depths ranging from 0.7 to 4.5mbgl. The site investigations completed at the site indicate that the hydrological regime is typically dominated by high rates of surface water runoff and very low rates of groundwater recharge due to the low permeability of the subsoil peat and the underlying cohesive clay and silt deposits. Groundwater recharge rates will be slightly higher where the peat is underlain directly by granular deposits and at the borrow pit location where peat is absent.

Leigh GWS is located approximately 850m to the northwest of the site. The proposed borrow pit location is separated from this GWS by Littleton Bog.

There are several dwellings and farmhouses located to the east of the proposed borrow pit which may have private groundwater well supplies. However, temporary reductions in groundwater levels by temporary dewatering will be very localised and of small magnitude due to the nature and permeability of the local subsoil and bedrock geology

It is recommended that all mitigation measures as specified in Ch 9 Hydrology and Hydrogeology shall be made a condition subject to approval, to ensure all surface water runoff generated within the boundary of this development is treated and attenuated prior to discharge.

Recommendation:

The applicant shall appoint a geotechnical supervisor who shall oversee excavation, backfilling and floating road construction. The geotechnical supervisor shall prepare and submit a Spoil and Peat Management Plan (SPMP) that includes defined threshold values for triggering action. The SPMP shall also include an emergency response procedure. It is recommended that peat stability monitoring is carried out daily. Records of monitoring shall be made available for inspection.

It is recommended that peat stability monitoring is carried out for a period of 2 years post construction.

The applicant shall specify if all new drains will be covered under the current IPCC licence. If the new drainage network will not be covered by the existing IPCC licence, the applicant shall provide information pertaining to the suitability of the settlement ponds.

Discharges to waters from the construction settlement ponds shall meet the following criteria:

PH: 6.0-9.0

Suspended solids: <25mg/ml

There should be no visible oil film in any discharges from construction works to waters.

It is recommended that monitoring of settlement ponds is carried out daily for the duration of their use. Records of monitoring shall be made available for inspection.

It is recommended that the applicant seeks a consultation with Inland Fisheries Ireland to advise on in-stream and works adjacent to watercourses. *Guidelines on Protection of Fisheries During Construction Works in and Adjacent to Waters (2016)*.

It is recommended that all mitigation measures as specified in Ch 9 Hydrology and Hydrogeology shall be made a condition subject to approval, to ensure all surface water runoff generated within the boundary of this development is treated and attenuated prior to discharge.

Signed:

Grace Casey

Date: 27/07/2026

**Grace Casey, Environmental
Technician, Robert O'Brien
Executive Scientist
Environment**

Signed

Colette Moloney

Date: 28/07/2026

**Colette Moloney
SES, Environment**



Appendix 2 – Recommendations of the Elected Members

**MINUTES OF PROCEEDINGS OF MONTHLY MEETING OF TIPPERARY COUNTY COUNCIL
HELD IN THE COUNCIL CHAMBER, CIVIC OFFICES, CLONMEL
AND REMOTELY VIA MS TEAMS
AT 10.00 AM
ON MONDAY 14TH SEPTEMBER 2026**

Item No. 5.13

Section 37E of the Planning and Development Act 2000, as amended - Renewable Energy Development Longfordpass North, Longfordpass South, Leigh, Bawnreagh, Clonoura, Noard, Derryhogan, Derryvella, Ballybeg, Lanespark, Newhill and Killeen Co. Tipperary

Present

Cllr. Fiona Bonfield, Cathaoirleach

In person

Cllrs. Acheson, T; Ambrose, S; Anglim, M; Bourke, K; Brennan, Ml; Browne, L; Cahill Skehan, K; Carroll, J; Crosse, J; Dennehy, N; Dunne, D; English, P; FitzGerald, J; Fitzgerald, M; Hannigan, J; Kennedy, R; Kennedy, Wm; Lee, S; Lowry, M; McGrath, M; Molloy, R; Moloney, A; Moran, E; Morgan Walsh, L; Murphy, M; O'Meara, JP, Quirke O'Meara, P; Ryan, S.

Remote

Cllr. Bugler, P; Burgess, D; Goldsboro, A; Hourigan, MH, Morris, S; O'Meara, Ml; S; Ryan, AM; Ryan, J; Ryan, P; Smith, Ml.

Apologies

Cllr. O'Heney, J;

Also Present

Ms. Sinéad Carr, Chief Executive

Mr. Brian Beck, Mr. Anthony Coleman, Mr. Jonathan Cooney, Mr. Damien Ginty, Mr. Eamon Lonergan, Director of Services

Mr. Denis Holland S.E. Mr. Robert Johnston S.E.E.

Mr. John Shinnors, Chief Fire Officer, Ms. Carol Kennedy A/CFO, Ms. Anne-Marie Devaney, Senior Planner, Mr. Fergal O'Donnell, Mr. Jonathan Flood, Senior Executive Planner. Mr. Shane O'Dwyer S.E.O. Ms. Deirdre Flannery A.O.

Mr Ger Walsh, Meetings Administrator

Item No. 5.13
Section 37E of
the Planning
and
Development
Act 2000, as
amended -
Renewable
Energy
Development

The Cathaoirleach invited the Planning Section to address the meeting and handed over to Mr. Jonathan Flood, Senior Executive Planner to brief the members on the proposed renewable energy development at Longfordpass North, Longfordpass South, Leigh, Bawnreagh, Clonoura, Noard, Derryhogan, Derryvella, Ballybeg, Lanespark, Newhill and Killeen, Co. Tipperary.

Members were advised that the matter concerned Tipperary County Council's Chief Executive's Report to An Coimisiún Pleanála in respect of a Strategic Infrastructure Development (SID) application for a wind farm

Longfordpass
North,
Longfordpass
South, Leigh,
Bawnreagh,
Clonoura,
Noard,
Derryhogan,
Derryvella,
Ballybeg,
Lanespark,
Newhill and
Killeen Co.
Tipperary

comprising 11 wind turbines and associated infrastructure in accordance with Section 37E of the Planning and Development Act 2000 (as amended). The purpose of the item was to seek the views of the Elected Members for attachment to the Chief Executive's Report before its submission to An Coimisiún Pleanála.

Mr. Flood outlined that the proposal constituted a direct application to An Coimisiún Pleanála and that the Chief Executive's Report had been circulated to Members in advance. He advised that the report had been prepared in accordance with the requirements of Section 37E of the Planning and Development Act and would be submitted to the Commission as the Planning Authority's assessment of the proposed development. He further explained that, under the legislation, any views or recommendations of the Elected Members could only be appended to the report by way of a formal resolution of the Council. Accordingly, Members were invited to make observations or propose recommendations for inclusion.

During the discussion, Cllr. Séan Ryan thanked the Planning Section for its engagement on the proposal and referred to discussions he had held with planning officials in advance of the meeting. He stated that the principal concern raised with him by local residents related to the proximity of certain proposed turbines to dwellings in the Clonoura area. He noted that, in some instances, the separation distance appeared to be approximately 700 metres from existing houses and expressed the view that the issue warranted further examination.

Cllr. Ryan acknowledged that the developer, Bord na Móna, had undertaken public consultation events at two separate locations and observed that the concerns regarding setback distances and proximity to residential properties were the main issues raised with him following those consultation processes.

He requested that the concern be conveyed to An Coimisiún Pleanála as part of the Council's submission.

Cllr. David Dunne sought clarification regarding whether a statutory setback distance between wind turbines and residential properties existed in planning legislation or national policy. In response, Mr. Flood advised Members that no mandatory setback distance for wind turbines was currently prescribed in law. He noted that the Chief Executive's Report already highlighted several matters requiring detailed consideration by An Coimisiún Pleanála, including operational noise impacts, shadow flicker impacts, visual impact and potential effects on residential amenity. He added that, should Members wish, an additional recommendation concerning the proximity of turbines to residential properties could be attached to the report by formal resolution.

In responding to the issues raised, Mr. Flood reminded Members that the Chief Executive's Report specifically requested that An Coimisiún Pleanála consider the potential impacts of the development, including noise and shadow flicker effects on nearby residents. He noted that the report identified shadow flicker impacts at several residential receptors and requested that the Commission ensure mitigation measures are fully implemented and monitored should permission be granted. The report also requested detailed consideration of changes to the local noise environment arising from the operation of the turbines.

Following the discussion, Sean Ryan proposed that the Council note the Chief Executive's Report and recommend to An Coimisiún Pleanála that

consideration be given to the proximity of the proposed wind turbines to existing residential properties, specifically in the Clonoura area. The proposal was seconded by David Dunne. No further observations were made by Members.

It was proposed by **Cllr. Séan Ryan**, seconded by **Cllr. David Dunne**, and agreed: -

"That the Council notes the Chief Executive's Report prepared in respect of An Coimisiún Pleanála Reference ACP-324370-26 relating to the proposed renewable energy development comprising 11 wind turbines and associated infrastructure, including a meteorological mast, borrow pit, on-site substation, underground cabling and associated site works at Longfordpass North, Longfordpass South, Leigh, Bawnreagh, Clonoura, Noard, Derryhogan, Derryvella, Ballybeg, Lanespark, Newhill and Killeen, Co. Tipperary, in accordance with Section 37E of the Planning and Development Act 2000 (as amended).

The Council further resolves that the views expressed by the Elected Members during consideration of the item be appended to the Chief Executive's Report and submitted to An Coimisiún Pleanála, including a recommendation that particular consideration be given to the proximity of certain proposed wind turbines to nearby residential properties, particularly in the Clonoura area, as part of its assessment of the Strategic Infrastructure Development application."

Signed/



Meetings Administrator

Date 14th September 2026

