



An Coimisiún Pleanála
64 Marlborough Street
Dublin 1
D01 V902

Our ref: 240505

Your ref:

Date: 3rd July 2026

Re: Section 177E(2A)(a) and (b) of the Planning and Development Act 2000, as amended – Planning Application to An Coimisiún Pleanála for a Substitute Consent Application for permitted Meenbog Windfarm Site development (ABP Ref. 300460) in the townlands of Meenbog, Croaghonagh, Cashelnavean, Tawnawully Mountains, Friarsbush, Ardinawark, Keadew Upper, Keadew Lower, Cullionboy and Tievecloghoge, Co. Donegal.

Dear Sir/Madam,

On behalf of our client, Planree Ltd, ('the Applicant'), with a registered address of Lissarda Business Park, Lissarda, Co. Cork, please find enclosed a planning application which will comprise of Existing Development for which substitute consent is being sought for and Prospective Development for which permission is being sought for, within the townlands of Meenbog, Croaghonagh, Cashelnavean, Tawnawully Mountains, Friarsbush, Ardinawark, Keadew Upper, Keadew Lower, Cullionboy and Tievecloghoge, in County Donegal.

The planning application is being made directly to An Coimisiún Pleanála (ACP) under the provisions of Section 177E(2A)(a) and(b) of the Planning and Development Act 2000, as amended, ('the Act').

Development Description

The Development Description, as per the public notices, is as follows:

'Planree Ltd, intends to apply for substitute consent for development at this site, in the townlands of Meenbog, Croaghonagh, Cashelnavean, Tawnawully Mountains, Friarsbush, Ardinawark, Keadew Upper, Keadew Lower, Cullionboy and Tievecloghoge, in County Donegal.

This application is made pursuant to Sections 177E(2A) and 177E(2B) of the Planning and Development Act 2000 (as amended) which enables an application to be made for retention and completion of development that requires a Remedial Environmental Impact Assessment and/or a Remedial Natura Impact Statement.

The development consists of the retention of the partial construction of a 19-turbine wind farm previously permitted under ABP 300460-17 (as amended by ABP-303729-19), which shall be referred to as the Existing Development, and the completion of construction, operation and subsequent decommissioning of that 19 turbine wind farm, which shall be referred to as

Galway - MKO, Tuam Road, Galway, H91 VW84 (**Correspondence address**)
Dublin - MKO, 9C Beckett Way, Park West Business Park, Dublin, D12 XN9W

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McCarthy Keville O'Sullivan Ltd t/a MKO. Registered in Ireland No: 462657. VAT No: IE9693052R
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the Prospective Development. The Wind Farm Site measures c. 892 hectares, the Grid Connection Site measures c. 9 hectares, the Biodiversity Management and Enhancement Plan Site measures c. 117 hectares, resulting in the overall Site measuring c. 1,018 hectares.

The Existing Development consists of the retention of the following:

- *Upgrading of access junctions, tracks and roads, and construction of new site access roads;*
- *18 no. wind turbine foundations and hardstand areas at various stages of development;*
- *A 110kV Electrical substation with 2 no. control buildings (with a combined floor area of 398.1 sqm) with welfare facilities, associated electrical plant and apparatus, security fencing and underground wastewater holding tank;*
- *110kV underground grid connection cabling (including joint bays, communication chambers, earth sheath links, and ancillary works along the underground electrical cabling route) connecting the wind farm 110kV substation to the Clogher Substation in the townland of Cullionboy. This cabling route is primarily located within the public road corridor;*
- *Internal wind farm underground cabling at various stages of development;*
- *2no. temporary construction compounds (including 4 no. temporary site offices with a combined floor area of 66 sqm and 1 no. temporary security cabin with a floor area of 30.5 sqm);*
- *3no. borrow pits;*
- *Peat and spoil management;*
- *Forestry felling;*
- *Site drainage and sediment control measures; and*
- *All associated site development works.*

The Prospective Development will consist of the provision of the following:

- *19 no. wind turbines, with an overall tip height of 156.5m, rotor diameter of 133m, and wind turbine hub height of 90m, and 1 no. meteorological mast with a height of 80m, and subsequent decommissioning of the wind turbines and meteorological mast, following a twenty five-year operational period from the date of full commissioning of the wind farm;*
- *The completion of upgraded access junctions, tracks and roads, and construction of new site access roads;*
- *The completion of construction of all 19 no. wind turbine foundations and hardstand areas, and the construction of a meteorological mast foundation;*
- *Completion of internal wind farm underground ducting and cabling;*
- *Continued use of and upgrade of 2 no. temporary construction compounds (including 3 no. temporary site offices with a combined floor area of 121.5 sqm);*
- *Continued use and extraction at the 3 no. borrow pits;*
- *Peat and spoil management, including site landscaping;*
- *Forestry felling;*
- *Site drainage and sediment control measures;*
- *Biodiversity enhancement measures (including peatland habitat restoration and Hen Harrier habitat areas);*

- *Recreation and amenity works (including carpark, play, picnic & amenity areas and pedestrian access paths to the wind farm roads);*
- *Operational stage site signage; and*
- *All associated site development works.*

The applicant is seeking an operational period of twenty-five-years for the wind turbines, meteorological mast and site signage from the date of full commissioning of the wind farm. Permanent planning permission is being sought for all other works.

The application is accompanied by a remedial Environmental Impact Assessment Report (rEIA) and a remedial Natura Impact Statement (rNIS) in relation to the Existing Development, and an Environmental Impact Assessment Report (EIA) and Natura Impact Statement (NIS) in relation to the Prospective Development.

Legislative Context

This planning application is made to the Commission pursuant to Section 177E of the Planning and Development Act, 2000 (as amended). Section 177E provides a statutory mechanism for seeking substitute consent in respect of development for which planning permission has been granted and permits such applications to relate to development that has been carried out and/or development that remains to be carried out.

This planning application relates to both the Existing Development and the Prospective Development, associated with the previously permitted Meenbog Wind Farm (ACP Ref: 300460) (the 'Permitted Development'), and therefore, constitutes a development 'for which planning permission has been granted', and therefore it is appropriately made in accordance with Section 177E (2A) and (2B) of the Planning and Development Act, 2000 (as amended).

Exceptional Circumstances

Subsection 177K(1A)(a) of the Act requires that, in any given case, the Commission must be satisfied that exceptional circumstances exist that would justify the grant of substitute consent. As set out in the enclosed Planning Report, it is clear that exceptional circumstances prevail in this particular case which meet the criteria necessary for the Commission to favourably issue the Applicant substitute consent for the works referred to above, as carried out at the Application Site.

Planning Application Contents

The following documents are included in the planning application pack:

- Planning Application Documents
 - Cover Letter
 - Appendix 1 – Agreement of Scales with ACP
 - Appendix 2 – Confirmation of Fee Calculation with ACP
 - Appendix 3 – Confirmation of Payment
 - Substitute Consent Application Form
 - Letters of Consent
 - EIA Portal ID Confirmation (Ref: 2026109)
 - Site Notice – Erected on 3rd July 2026
 - Newspaper Notice – Published in the Donegal Democrat on the 30th June 2026

Galway - MKO, Tuam Road, Galway, H91 VW84 (**Correspondence address**)

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- Planning Report
- Planning Application Drawing Pack
- Environmental Impact Assessment Report (EIAR)
 - Volume 1 – Non-Technical Summary (NTS) and Main Report
 - Volume 2 – Photomontage Booklet
 - Volume 3 – EIAR Appendices
- Remedial Environmental Impact Assessment (rEIAR)
 - Volume 1 – Non-Technical Summary (NTS) and Main Report
 - Volume 2 – rEIAR Appendices
- Natura Impact Statement (NIS)
- Remedial Natura Impact Statement (rNIS)

6 no. hard copies and 2 no. electronic copies of the planning application pack as outlined above are enclosed. Please note the hard copy and soft copy of the application match accordingly. Donegal County Council have also been furnished 1 no. hard copy and 1 no. electronic copy of the planning application pack, as agreed with them by phone call on the 24th of March 2026. In addition to the above, Loughs Agency and Department for Infrastructure Northern Ireland have been furnished with 1 no. electronic copy of the planning application pack.

Should further soft copies be required, please do not hesitate to contact this office.

All planning applications drawings are provided at scales which have been previously agreed with the Commission by email on the on the 24th June 2026 (see Appendix 1).

EIA Portal ID Confirmation

The EIA Portal was notified of this planning application on 29th June 2026. The EIA Portal ID Reference 2026109. The EIA Portal ID Confirmation is included with the Substitute Consent Planning Application Form.

Planning Fee

The planning fee has been calculated in accordance with Class 13 of Section 2, Schedule 9 of the Planning and Development Regulations 2001 (as amended), as confirmed by An Coimisiún Pleanála on 24th June (see Appendix 2).

Class	Calculation	Total
Class 13	€10 x 0.1ha = €100 x 1ha	€38,000
€80, or €10 for each 0.1 hectare of site area, whichever is greater	€100 x 1018ha = €101,800	
	Note the maximum fee payable to a Planning Authority by an applicant shall be €38,000	
	Application Fee Total	€38,000

This payment has been made by EFT by the Applicant on the 26th June 2026. Confirmation of payment is enclosed in Appendix 3 of this Cover Letter.

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We trust that the information provided meets the Commission's requirements and we look forward to hearing from the Commission in due course.

Yours sincerely,



Sean McCarthy
Project Director
MKO

Enclosed -

- Appendix 1 – Agreement of Scales with ACP
- Appendix 2 – Confirmation of Fee Calculation with ACP
- Appendix 3 – Confirmation of Payment

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Appendix 1: Agreement of Scales

Katie Fleming

From: Ronan Megannety <ronan.megannety@pleanala.ie>
Sent: Wednesday 24 June 2026 13:14
To: Katie Fleming
Cc: Evelina Sadauskaite; India Costello
Subject: RE: Agreement of Site Notice Wording, Site Notice Location & Planning Fee for a Substitute Consent Application - Meenbog, Co. Donegal - ACP pre-app ref: 321436
Attachments: 240505 - Meenbog Site Notice - F - 21.05.2025 MMM Comments.pdf

Caution: This is an external email and may be malicious. Please take care when clicking links or opening attachments.

Dear Katie,

I've been asked by An Coimisiún Pleanála to respond to your email.

Comments on site notice attached.

Please be advised these are only suggestions and do not prejudice the Commission in carrying out their assessment of the validity of the application.

The scale of the drawings are acceptable also.

Kind Regards,
Ronan Megannety
An Coimisiún Pleanála

From: Katie Fleming <kfleming@mkoireland.ie>
Sent: Monday 22 June 2026 17:01
To: Ronan Megannety <ronan.megannety@pleanala.ie>
Cc: Evelina Sadauskaite <esadauskaite@mkoireland.ie>; India Costello <icostello@mkoireland.ie>
Subject: RE: Agreement of Site Notice Wording, Site Notice Location & Planning Fee for a Substitute Consent Application - Meenbog, Co. Donegal - ACP pre-app ref: 321436

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

Hi Ronan,

Is it possible if the Commission could provide feedback on the Public Notice tomorrow morning as we need to advertise by 12pm tomorrow?

We appreciate your cooperation on this matter, and we are happy for the comments in relation to the drawings etc. to be received later.

Thanks again for all your help.

Appendix 2: Agreement of Fee Calculation

Katie Fleming

From: Ronan Megannety <ronan.megannety@pleanala.ie>
Sent: Wednesday 24 June 2026 16:39
To: Katie Fleming
Cc: Evelina Sadauskaite; India Costello
Subject: RE: Agreement of Site Notice Wording, Site Notice Location & Planning Fee for a Substitute Consent Application - Meenbog, Co. Donegal - ACP pre-app ref: 321436

Caution: This is an external email and may be malicious. Please take care when clicking links or opening attachments.

Hi Katie,

It would be under Schedule 9 - Column 2.

The onus is on the applicant to submit the correct fee.

Please be advised these do not prejudice the Commission in carrying out their assessment of the validity of the application.

Kind Regards,
Ronan Megannety
An Coimisiún Pleanála

From: Katie Fleming <kfleming@mkoireland.ie>
Sent: Wednesday 24 June 2026 15:39
To: Ronan Megannety <ronan.megannety@pleanala.ie>
Cc: Evelina Sadauskaite <esadauskaite@mkoireland.ie>; India Costello <icostello@mkoireland.ie>
Subject: RE: Agreement of Site Notice Wording, Site Notice Location & Planning Fee for a Substitute Consent Application - Meenbog, Co. Donegal - ACP pre-app ref: 321436

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Hi Ronan,

Would the Commission be able to confirm if the calculation of the fee should be made under Schedule 9 - Column 2 or Column 3?

Class 13:

Column 2 amount of fee = €80 or €10 for each 0.1 hectare of site area whichever is the greater;

Or

Column 3 amount of fee for retention permission: €240 or €30 for each 0.1 hectare of site area whichever is the greater.

Kind regards,
Katie.

Katie Fleming

Planner

MKO

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Offices in Galway and Dublin

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From: Ronan Megannety <ronan.megannety@pleanala.ie>

Sent: Wednesday 24 June 2026 15:05

To: Katie Fleming <kfleming@mkoireland.ie>

Cc: Evelina Sadauskaite <esadauskaite@mkoireland.ie>; India Costello <icostello@mkoireland.ie>

Subject: RE: Agreement of Site Notice Wording, Site Notice Location & Planning Fee for a Substitute Consent Application - Meenbog, Co. Donegal - ACP pre-app ref: 321436

Caution: This is an external email and may be malicious. Please take care when clicking links or opening attachments.

Hi Katie,

The Commission cannot confirm the fee at this stage.

Kind Regards,
Ronan Megannety
An Coimisiún Pleanála

From: Katie Fleming <kfleming@mkoireland.ie>

Sent: Wednesday 24 June 2026 14:21

To: Ronan Megannety <ronan.megannety@pleanala.ie>

Cc: Evelina Sadauskaite <esadauskaite@mkoireland.ie>; India Costello <icostello@mkoireland.ie>

Subject: RE: Agreement of Site Notice Wording, Site Notice Location & Planning Fee for a Substitute Consent Application - Meenbog, Co. Donegal - ACP pre-app ref: 321436

Appendix 3: Confirmation of Payment



Payment Confirmation

Payment details

Amount	EUR 38,000.00
My statement message	Comisiun Pleanala
Payee message	Meenbog WF SubCon
Payment option	Standard
AIB reference no	0N5H1EAHNDUNW0C8
Payment status	Completed
Date	26/06/2026
Fee CCY	EUR
AIB fee	0.00
AIB fees paid by	You
Other fees paid by	Payee

Payer details

Name	PLANREE LIMITED
Currency	EUR
Account	IE12AIBK93613824324071

Payee details

Name	An Comisiun Pleanala
Account	IE70AIBK93105500316067
Payee address	Rotunda, Dublin 1, Ireland
Payee bank details	IE70AIBK93105500316067 AIBKIE2DXXX Ireland
