



Sir/Madam
Loughs Agency
22 Victoria Road
Prehen
Derry, Londonderry
BT47 2AB

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').

You have received a copy of the application as you had previously engaged with the project during the remedial Environmental Impact Assessment/Environmental Impact Assessment Report scoping stage.

Proposed Project

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.

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

Dublin - MKO, 9C Beckett Way, Park West Business Park, Dublin, D12 XN9W

+353 (0)91 735 611 | mkoireland.ie | info@mkoireland.ie

McCarthy Keville O'Sullivan Ltd t/a MKO. Registered in Ireland No: 462657. VAT No: IE9693052R

MKO Water Limited t/a MKO. Registered in Ireland No: 338589. VAT No: IE6358589Q

MKO Estates & Project Management Ltd. Registered in Ireland No: 613029. VAT No: 3497897JH

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 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 (rEIAR) and a remedial Natura Impact Statement (rNIS) in relation to the Existing Development, and an Environmental Impact Assessment Report (EIAR) 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).

Contents of the Application

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
- Planning Report
- Planning Application Drawing Pack
- Environmental Impact Assessment Report (EIAR)
 - Volume 1 – Non-Technical Summary (NTS) and Main Report

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- 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)

Submissions or observations may be made on the application, including on the EIAR, rEIAR, NIS or rNIS, to An Coimisiún Pleanála, 64 Marlborough Street, Dublin 1, D01 V902 (www.pleanala.ie) without charge. Submissions or observations must be in writing and made within the period of 8 weeks beginning on the date of receipt of the application by An Coimisiún Pleanála and such submissions and observations will be considered by An Coimisiún Pleanála in making a decision on the application. An Coimisiún Pleanála may grant the consent subject to or without conditions, or may refuse to grant it. The application for consent, including the EIAR, rEIAR, NIS and rNIS, may be inspected, or purchased at a fee not exceeding the reasonable cost of making a copy, at the offices of An Coimisiún Pleanála, or the offices of Donegal County Council during its public opening hours. Any enquiries relating to the application process should be directed to An Coimisiún Pleanála (Tel. 01-8588100).

Yours sincerely,



Sean McCarthy
Project Director
MKO

Enclosed

- 1 x USB copy of Planning Application Pack

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