An Coimisiún Pleanála
64 Marlborough Street,
Dublin 1,
D01 V902

Our ref: 250708

Date: 30th October 2026

Re: Section 37E of the Planning and Development Act 2000, as amended - Planning Application to An Coimisiún Pleanála for a Renewable Energy Development which will comprise 46 no. wind turbines, an onsite 220kV substation, an offsite 220kV substation, and associated infrastructure at Ballydermot (and other townlands), County Offaly and County Kildare.

To whom it may concern,

On behalf of our client, Bord na Móna Powergen Ltd. ('the Applicant'), with a registered address of Main Street, Newbridge, Kildare, Ireland, please find enclosed a planning application for a proposed renewable energy development which will comprise 46 no. wind turbines, an onsite 220kv substation, an offsite 220kV substation, and associated infrastructure and works located in the townlands of townlands of Cushaling, Ballina, Ballinrath, Ballydermot, Ballykilleen, Ballynakill, Clonbrown, Cloncanon, Cloncant, Clonmel, Clonroosk Big, Clonroosk Little, Codd, Coolygagan, Derries, Esker More, Kilcumber and Shean, Co. Offaly and Allenwood Middle, Allenwood North, Allenwood South, Ballinure, Ballysooghan North, Barnaran, Blackwood, Brockagh, Cappanargid, Clonkeen, Coolree, Curryhills, Cushaling, Derrybrennan, Derrymullen, Downings North, Drumsru, Goatstown, Graigues, Killinagh Lower, Killinagh Upper, Killinthomas, Killybegs, Killyguire, Kilpatrick, Lullybeg, Lullymore East, Lullymore West, Rathangan, Ticknevin and Ballybrack, Co. Kildare.

This planning application is being made directly to An Coimisiún Pleanála ('ACP' or 'the Commission') as 'Strategic Infrastructure Development' (SID) under the provisions of Section 37E of Planning and Development Act 2000, as amended ('the Act'). The SID status of the Proposed Development was confirmed by the Commission by letter dated 12th October 2026 following pre-application consultations with the Commission (ACP pre-app ref: PC19.310143). A copy of the SID Determination letter is enclosed with the Planning Application Form.

Please note that this development is covered by the provisions of the Renewable Energy Directive III (Directive 2023/2413) (RED III) and the planning application is subject to a completeness check under section 37JA of the Planning and Development Act 2000, as amended by the European Union (Planning and Development) (Renewable Energy) Regulations 2025. A RED III completeness checklist is provided for information purposes and is enclosed with this letter.

The Applicant wishes to highlight that this application for the Proposed Project, follows a separate application for substitute consent (Planning Ref. SU09.324604) which was submitted to An Coimisiún Pleanála on 20th August 2026 under the provisions of Section 177E of the Planning and Development Act 2000, as amended. The application for substitute consent seeks to regularise peat extraction and all

ancillary activities. The Proposed Project is located on lands which are the subject of the application for substitute consent.

Proposed Project

The Proposed Project description, as per the public notices is as follows:

The proposed development will comprise:

(i) *46 no. wind turbines and 2 no. meteorological masts with a height of 40m, and subsequent decommissioning of the wind turbines and meteorological masts, following a thirty five-year operational life from the date of full commissioning of the wind turbines. The 46 no. wind turbines (18 no. located in Co. Offaly, 28 no. located in Co. Kildare) comprise:*
   - *a. 19 no. wind turbines with turbine tip height of 200m, hub height of 115m, and blade rotor diameter of 170m; and*
   - *b. 27 no. wind turbines with turbine tip height of 220m, hub height of 135m, and blade rotor diameter of 170m.*

(ii) *Turbine and meteorological mast foundations, hard-standing and assembly areas;*

(iii) *Underground electrical and communications cabling connecting the proposed turbines and meteorological mast to the proposed 220kV onsite electrical substation;*

(iv) *An onsite electrical substation compound (c. 25,615m^2) in the townland of Lullymore East, Co. Kildare, consisting of 1 no. 220kV Gas-Insulated Substation (GIS) building (75m x 22m, with a height of 24m), 1 no. 110kV GIS building (51m x 15.88m, with a height of 16.5m), 1 no. Independent Power Producer (IPP) control building (44.4m x 12.8m, with a height of 7.1m), all associated electrical and communications plant and equipment, access roads, security fencing and gates, lightning masts, signage, landscaping, drainage infrastructure and all other ancillary works;*

(v) *An offsite electrical substation compound (c. 9,307m^2) in the townland of Killybegs, Co. Kildare consisting of 1 no. 220kV GIS building (75m x 22m, with a height of 24m), 2 no. new gantry structures and ancillary apparatus, access roads, security fencing and gates, lightning masts, signage, landscaping, drainage infrastructure and all other ancillary works;*

(vi) *All works associated with the connection of the wind farm to the national electricity grid, including underground electrical (220kV) grid connection cabling, c. 18 no. joint bays, communication chambers and earth sheath links extending for c. 13.1 km primarily located in the public road corridor connecting the proposed onsite substation to the proposed offsite substation, and all associated site development and reinstatement works;*

(vii) *A 220kV loop-in grid connection at the offsite substation consisting of c. 120m of new overhead line (OHL) and the decommissioning / removal of 65m of existing OHL, 2 no. new steel masts, temporary tower build areas and crane pads, and associated hard-standing areas to facilitate the connection into the existing 220kV Maynooth–Dunstown 220kV OHL in the townland of Killybegs, Co. Kildare;*

(viii) *2 no. telecommunications towers with a height of 36m and 1 no. relay telecommunication mast with a height of 60m and associated foundation and hard-standing areas;*

(ix) *The upgrade of c.2.8km of existing internal site roads/tracks and the provision of c.60 km of new internal site access roads, passing bays, layby areas and set down areas;*

(x) *The provision of c.14.4km of new tracks and c.844m of boardwalk for the purposes of amenity, seating areas, and amenity signage;*

(xi) *Upgrade to 4 no. existing site entrances (1 no. site entrance on R401 regional road, 1 no. site entrance on L3001 local road, 2 no. site entrances on R414 regional road);*

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(xii) *8 no. new site entrances (3 no. site entrances on L3001 local road, 3 no. site entrances on L1001 local road, 1 no. site entrance on R414 regional road, 1 no. site entrance on L6002 local road);*

(xiii) *Widening and upgrade of wind farm access roads within the existing Cloncreen Wind Farm to facilitate the delivery of turbine components and other abnormal loads;*

(xiv) *Temporary works between the R420 regional road to R402 regional road at Ballina Co. Offaly and along the R402 at Ballingar, Co. Offaly to facilitate the delivery of turbine components and other abnormal loads;*

(xv) *10 no. temporary construction compounds with temporary offices, containers and staff facilities;*

(xvi) *4 no. permanent amenity car parks comprising 132 no. spaces for private vehicles, 12 no. spaces for accessible parking, parking for buses and bicycle rack facilities;*

(xvii) *10 no. temporary Security Cabins;*

(xviii) *Watercourse crossings;*

(xix) *Peat and Spoil Areas;*

(xx) *Site Drainage;*

(xxi) *Tree felling and vegetation removal;*

(xxii) *Biodiversity mitigation and enhancement measures;*

(xxiii) *Operational stage site signage; and*

(xxiv) *All ancillary apparatus and site development works above and below ground, including hard and soft landscaping and drainage infrastructure.*

The applicant is seeking a ten-year permission and an operational period of thirty-five-years for the wind turbines and meteorological mast from the date of full commissioning of the wind turbines. A permanent planning permission is being sought for all other works.

An Environmental Impact Assessment Report (EIAR) and Natura Impact Statement (NIS) have been prepared and accompany this planning application. The EIAR and NIS assess both the full extent of the proposed development as described above in I – XXIV, as well as assessment of temporary accommodation works to facilitate the delivery of turbine components from the Port of Galway to the site entrances via the Motorway (M6), National (N6 and N52), Regional (R336, R339, R865, R420, R402 and R401) and Local (L5048, L5034 and L1003) public road network.

Planning Application Contents

The following documents are included in the planning application pack:

- Planning Application Documents
  - Cover Letter
    - Appendix 1: RED III - Compliance with Schedule of Information to inform the Completeness Check
    - Appendix 2: Correspondence on Drawing Scales with ACP
    - Appendix 3: Confirmation of Planning Fee Payment
  - SID Planning Application Form
    - Addendum 1: Schedule of Drawings
    - Addendum 2: Landowner Letters of Consent & Support
    - Addendum 3: Consultation
    - Addendum 4: SID Status Confirmation and Prescribed Body Letters
    - Addendum 5: EIA Portal ID Confirmation
  - Site Notice – Erected on site on 29th October 2026

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- Newspaper Notices – Published in the Leinster Leader and the Leinster Express on 27th October 2026. Published in the Irish Independent on 28th October 2026.

- Planning Report
- Planning Application Drawings
  - SID Planning Application Red Line Boundary in DWG format
- Environmental Impact Assessment Report (EIAR)
  - Volume 1 – Non-Technical Summary (NTS) and Main Report
  - Volume 2 – Photomontage Booklet
  - Volume 3 – EIAR Appendices
- Natura Impact Statement (NIS)

EIA Portal ID Confirmation

The EIA Portal was notified of this planning application on 27th October 2026. The EIA Portal ID reference is 2026175. The EIA Portal ID Confirmation is included with the SID Planning Application Form.

Other Details

1 no. hard copies and 9 no. electronic copies of the planning application pack as outlined above are enclosed. Offaly County Council have been furnished 2 no. hard copy and 1 no. electronic copy of the planning application pack, as previously agreed. Kildare County Council have also been furnished 1 no. hard copy and 1 no. electronic copy of the planning application pack, as previously agreed. The planning application will be available for inspection at the respective main offices between 9:30am and 4pm, Monday to Friday. All prescribed bodies set out in the Commission's SID Status Confirmation issued in respect of the Section 37B consultations have also been furnished with a copy of the planning application pack.

All planning application drawings are provided at scales which have been previously agreed with the Commission by email on the on 16th September 2026.

All documentation and drawings associated with the planning application can be found at the dedicated project website: www.ballydermotwindfarmplanning.ie

Payment of the required fee of €100,000 has been paid to the Commission on 22nd October 2026 with the following details:

- Sender's Name: Bord na Mona Plc
- Payment Reference: Ballydermot Wind Farm SID Planning

Confirmation of this payment is enclosed with this letter. I trust that the Commission now have all the information required to progress the application. If however, there is anything further or you have any query on any matter in relation to this application, please do not hesitate to contact me.

Yours sincerely,



Ronan Dunne

Project Planner

MKO

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Enclosed

- **Appendix 1** - RED III - Compliance with Schedule of Information to inform the Completeness Check
- **Appendix 2** - Correspondence on Drawing Scales with ACP
- **Appendix 3** - Confirmation of Planning Fee Payment

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Appendix 1 - RED III - Compliance with Schedule of Information to inform the Completeness Check

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Table 1 Compliance with Schedule of Information to Inform the Completeness Check as provided by An Coimisiún Pleanála

Requirement	N/A	Yes	No	Note
Plans and Particulars				
Public Notice				
Time Period for Consultation and Fee for Submissions		✓		Time Period for Consultation and Fee for Submissions have been included on the public notices.
Standalone website address		✓		Reference to the standalone website has been included on the public notices.
EIAR and NIS referenced		✓		Reference to the EIAR and NIS has been included on the public notices.
Reference to Section 37JA		✓		Reference to RED III and Section 37JA has been included on the public notices.
All townlands within the site boundary to be correctly referenced		✓		All townlands within the planning application boundary have been correctly referenced on the public notices.
Prescribed Bodies				
Notification of All Prescribed Bodies and a copy of the correspondence sent to same		✓		Prescribed Bodies specified at conclusion of pre-application consultation have been notified and a copy of correspondence sent to same is included as Addendum 4 of the SID Application Form.
Land Ownership				

Interest in land		✓		The land within the redline boundary is under the ownership of Bord Na Móna Powergen Ltd (t/a BnM) and third-party landowners. All necessary letters of consent have been provided for all land included within the redline boundary, please see Addendum 2 of the SID Application Form.
Written consent of all other landowners *(Inc. legally binding agreement & land registry map if required)*		✓		All necessary letters of consent have been provided for all land included within the redline boundary, please see Addendum 2 of the SID Application Form.
Design Flexibility				
Design flexibility not sought	✓			Design flexibility not sought.
Fee				
€100,000		✓		The correct fee of €100,000 has been paid to An Coimisiún Pleanála. See Cover Letter for further details.
EIA Portal				
Letter from Portal		✓		Confirmation of EIA Portal ID 2026175 has been included with this application in Addendum 5 of the SID Application Form.
Planning Statement				
Renewable Energy Designation Policy Statement		✓		This is addressed in Section 7.2 of the accompanying Planning Report.

Statement outlining compliance with all relevant policies and objectives in the County Development Plan including a justification for material contravention of same if relevant.		✓		All Relevant Policies and Objectives are covered throughout the Planning Report and EIAR Chapter 2: Background. Section 7.2 of the Planning Report includes policy compliance tables addressing all relevant policies objectives in the Offaly and Kildare County Development Plans.
Consultation overview		✓		This is addressed in Section 4.4 of the Planning Report and Section 2.9 of EIAR Chapter 2: Background. Consultation details are also provided in Addendum 3 of the SID application form.
Community Benefit Fund		✓		This is addressed in Section 4.5 of the Planning Report and Section 2.9.5 of EIAR Chapter 2: Background. A Community Engagement Report is also provided as Appendix 2-2 of the EIAR.
Planning history		✓		This is addressed in Section 3.3 of the Planning Report and Section 2.7 of EIAR Chapter 2: Background.
Drawings				
Drawing Schedule		✓		A Drawing Schedule has been provided with the application drawings pack and as Addendum 1 of the SID application form.
Site location map		✓		A Site Location Map has been provided with the application drawings pack. Please see drawings 250708-02, 250708-02A, 250708-02B and 250708-2.01 to 250708-2.48.

Site layout plan		✓		A Site Layout Plan has been provided with the application along with a Layout plan series at 1:5,000 and 1:2,500. Please see drawings 250708-03 to 250708-4.17.
Plans, elevation, sections and cross-sections		✓		Plans, elevations, sections and cross-sections have been provided with the application drawings pack, as necessary.
Wayleaves shown		✓		All relevant wayleaves have been provided on the site location plans (as shown in yellow) in the application drawings pack. Please see drawings 250708-02, 250708-02A, 250708-02B and 250708-2.01 to 250708-2.48.
Grid Connection Route		✓		The proposed grid connection is shown on the site layout plans. Detail drawings for the grid connection cable (250708-44), joint bays (250708-40) and watercourse crossings (250708-43, 250708-45) have also been provided with the application drawings pack, as necessary.
Scales appropriate		✓		All scales are appropriate and have been agreed with An Coimisiún Pleanála. Please see Appendix 2 to the Cover Letter accompanying this application.
EIAR				
No design flexibility				
Two turbine types *(19 no. wind turbines with turbine tip height of 200m, hub height of 115m, and blade rotor diameter of 170m; and 27 no. wind turbines*	✓			Detail on the Proposed Project which has facilitated assessment is included within

with turbine tip height of 220m, hub height of 135m, and blade rotor diameter of 170m) and grid connection to be assessed.				Section 1.5 of Chapter 1 Introduction of the EIAR Section 4.4.1, Section 4.4.2, Section 4.4.3, and Section 4.5 of Chapter 4 Description of the Proposed Project of the EIAR.
Non-Technical Summary				
Provided as a standalone section		✓		The Non-Technical Summary (NTS) of the EIAR has been provided in a standalone section.
Introduction				
Legislative context		✓		The legislative context has been provided throughout EIAR Chapter 1: Introduction and EIAR Chapter 2: Background to the Proposed Project.
Scoping Consultation		✓		Included in Section 2.8 of Chapter 2: Background of the Proposed Project and copies of scoping responses and meeting minutes with statutory consultees (i.e., Inland Fisheries Ireland, National Parks and Wildlife Service, EirGrid and the Department of Defence / Irish Air Corp) are included in Appendix 2-1 of the EIAR.
Community Engagement Report		✓		A Community Engagement Report is provided as Appendix 2-2 of the EIAR.
Methodology/methodologies for the assessment of the environmental factors and for the description and consideration of the significance of effects		✓		The description of likely significant effects methodology is detailed Section 1.8.2 of EIAR Chapter 1: Introduction, and the methodologies for the impact assessment topics of the EIAR are detailed in a

				dedicated methodology section in the relevant EIAR Chapters and Appendices.
Study Area(s) and justification for same		✓		The justification and description of each discipline study area and associated justifications is detailed in a dedicated study area section in the relevant EIAR Chapters, Appendices, and NIS. The cumulative study area and justification are contained in Section 2.10.1 of Chapter 2: Background of the EIAR and detailed in all chapters of the EIAR.
Project Team (Author qualifications, experience and expertise)		✓		Detailed Statements of Authorities for all members of the project team are provided in Section 1.9.2 of Chapter 1: Introduction with each discipline specific EIAR chapter further providing the required statement of authority.
Technical Difficulties/Limitations	✓			Included in Section 1.10 of Chapter 1: Introduction of the EIAR and outlines that there were no difficulties encountered during the preparation of this EIAR. Any technical limitation or difficulty, if experienced, is detailed in the relevant EIAR Chapter.
Description of the Proposed development				
Detailed description (all stages) of the characteristics of the proposed development including use of natural resources, production of waste, emissions & disturbances		✓		Provided in Chapter 4: Description of the Proposed Project of the EIAR and its 7 no. Supporting Appendices.

Table of Turbine Location Details		✓		A Table of Turbine Location Details has been included as Table 4-1 in Chapter 4: Description of the Proposed Project of the EIAR.
Construction Environmental Management Plan		✓		Provided as Appendix 4-4 to the EIAR
Decommissioning Plan		✓		Provided as Appendix 4-7 to the EIAR
Waste & Resource Management Plan		✓		Provided in Section 3.8 of Appendix 4-4 and Section 3.9 of Appendix 4-7 to the EIAR
IPC Licence, bogland rehabilitation and establishment of baseline environment for related environmental factors.		✓		The EPA Licence is detailed in Section 4.6.7 of Chapter 4 Description of the Proposed Project. The establishment of the baseline environment, with assessment of the anticipated material alterations to this baseline at the commencement of the construction phase (i.e., 'Likely Future Receiving Environment' and following implementation of targeted rehabilitation under the IPC Licence throughout the operational phase (i.e., 'Future Environmental Trends') is detailed in a dedicated 'Baseline', 'Likely Future Receiving Environment' and 'Future Environmental Trends' sections in the relevant EIAR impact assessment chapters, i.e., Chapter 5 to Chapter 17 of the EIAR, and NIS. Section 1.8.4 and Table 1-3 of Chapter 1 outlines the approach for the

				EIAR impact assessment chapters with relevant sections included.
Consideration of Alternatives				
Site selection & design process		✓		Provided in Section 3.2.3 of Chapter 3: Site Selection and Reasonable Alternatives of the EIAR
Reasonable alternatives considered (Layout, scale, technologies, grid connection, turbine delivery, substation infrastructure, construction methodology, bog rehabilitation, etc.)		✓		Provided in Section 3.2.2, 3.2.4, 3.2.5, and 3.2.6 of Chapter 3: Site Selection and Reasonable Alternatives of the EIAR.
Population and Human Health				
Population & Settlement Patterns		✓		Provided in Section 5.3 of Chapter 5: Population and Human Health of the EIAR
Economic Activity & Employment		✓		Provided in Section 5.3.6 of Chapter 5: Population and Human Health of the EIAR
Tourism & Amenities (incl. recreational trails/waterways)		✓		Provided in Section 5.3.9 of Chapter 5: Population and Human Health of the EIAR
Human Health & Wellbeing (Reference Studies)		✓		Provided in Section 5.2.2 of Chapter 5: Population and Human Health of the EIAR
Biodiversity				
Derogations (Required/Obtained)	✓			No derogations are required.
Ecological Impact Assessment		✓		Provided in Section 6.4 of Chapter 6: Biodiversity of the EIAR
Biodiversity Enhancement Areas/Management Plan		✓		A Biodiversity Management Plan is provided as Appendix 6-5 to the EIAR

				Section 4.4.3 of Chapter 4: Description of the Proposed Project details the Biodiversity Management Plan for the Project Site
Bat Surveys (to include) • Preliminary Roost Assessment Surveys, • Bat activity transect surveys • Static bat detector deployments, • Emergence/re-entry bat roost, • Hibernation		✓		Provided as Appendix 6-2 to the EIAR. Roost surveys are detailed in Section 3.3.2 of Appendix 6-2. Manual surveys of bat activity transects are detailed in Section 3.3.3 of Appendix 6-2. Ground level static surveys detailing bat detector deployment is included in Section 3.3.5 of Appendix 6-2. Emergence/re-entry bat roost surveys and hibernation surveys are detailed in Section 3.3.2 of Appendix 6-2.
Invasive Species Management Plan	✓			Detail on invasive species within the Project Site is provided in Section 6.3.1.5.3 and Section 6.3.2.3 of Chapter 6 Biodiversity. No invasive species are within 380m of Proposed Project infrastructure no instream works are required where invasive species were identified within the Grand Canal. Therefore, there is no potential for disturbance and no potential for the spread of invasive species as a result of the Proposed Project, therefore no invasive species management plan is required.

Terrestrial Surveys *(Habitat & ecology (inc protected flora, invasive plant species, mammals, amphibians and reptiles)*		✓		Provided in Section 6.2.3 of Chapter 6: Biodiversity of the EIAR and within Appendix 6-1 and Appendix 6-4 to the EIAR
Aquatic Surveys *(Habitat & ecology (inc river habitat, macroinvertebrate, electro-fishing, fisheries))*		✓		Provided in Section 6.2.3.4 of Chapter 6: Biodiversity and within Appendix 6-3 to the EIAR
The appropriate terminology with respect to EIA and the mitigation hierarchy is the term 'offset' or 'offsetting' instead of compensation.		✓		The methodology for Ecological Impact Assessment (EcIA) is detailed in Section 6.2.4.4 of Chapter 6, Biodiversity, including the approach to determining the significance of ecological effects in accordance with the terminology used for EIA. The methodology for the ornithological impact assessment is detailed in Section 7.2.4.5, with the application of the mitigation hierarchy in respect of ornithological receptors detailed in Section 7.6.1 of Chapter 7, Ornithology. The terminology used in the EIAR and NIS has been reviewed to ensure consistency with the mitigation hierarchy, with the term 'offset' or 'offsetting' used in place of 'compensation', where appropriate and having regard to the relevant assessment and legislative context.
Ornithology				
Surveys *(Vantage Point, Breeding & non-breeding, hinterland, Dusk, Walkover, Roost & Winter surveys)*		✓		The bird survey effort is detailed in Appendix 7-1 of the EIAR.

Connectivity with European Sites		✓		Provided in Section 7.5.6 of the EIAR. A standalone NIS and AASR is also included as part of this application.
Collision Risk Model (CRM) Assessment		✓		Provided as Appendix 7-6 of the EIAR.
Monitoring programme		✓		Provided as Appendix 7-7 of the EIAR.
Cumulative assessment		✓		Provided in Section 7.8 of Chapter 7: Ornithology of the EIAR.
Habitat Management for Ornithology		✓		A Biodiversity Management Plan is provided as Appendix 6-5 and includes measures to offset negative impacts pertaining to displacement, disturbance and collision risk and enhance habitat for ornithological receptors. Measures and justifications are outlined in Section 7.5 and Section 7.6 of Chapter 7 Ornithology.
Ornithology - CIEEM (2024) are the appropriate guidelines instead of Percival (2003) to inform ornithological impact assessments.		✓		The methodology for the ornithological impact assessment is detailed in Section 7.2.4.5 of Chapter 7 Ornithology.
Noise and Vibration				
Baseline noise levels		✓		Provided in Section 12.4.2 of Chapter 12: Noise and Vibration of the EIAR
Map of all receptors within 4 x Tip of Turbines		✓		Included as Figure 12-3 in Chapter 12: Noise and Vibration of the EIAR.

Predicted Noise Levels		✓		Provided in Section 12.4 of Chapter 12: Noise and Vibration and as Appendix 12-5 of the EIAR.
Proposed Noise Limits		✓		A curtailment strategy is provided in Section 12.7.2.1 of Chapter 12: Noise and Vibration of the EIAR. A cumulative noise assessment is provided in Section 12.9 of Chapter 12 of the EIAR.
Operational Noise Monitoring Proposal		✓		Provided in Section 12.7.2 and Section 12.7.4 of Chapter 12: Noise and Vibration of the EIAR.
Mitigation strategy for Operational Amplitude Modulation and Tonal Noises		✓		A mitigation strategy for operational Amplitude Modulation and Tonal Noises is provided in Appendix 12-6 of the EIAR.
Cumulative Noise Assessment		✓		A cumulative noise assessment is provided in Section 12.9 of Chapter 12 Noise and Vibration of the EIAR.
Shadow Flicker				
Shadow Flicker Analysis		✓		Provided in Section 5.5 of Chapter 5: Population and Human Health and Appendix 5-5 to the EIAR
Wind Turbine Control Measures		✓		Provided in Section 5.7.3.2.9 of Chapter 5: Population and Human Health of the EIAR
Air and Climate				

Carbon Impact Assessment including Embodied Energy Assessment and Climate Change Vulnerability Assessment		✓		› Carbon Impact Assessment, including embodied carbon, is contained in Section 11.4.3 and Appendix 11-2 of Chapter 11: Climate of the EIAR. › Section 11.3.2 of Chapter 11: Climate characterises the baseline of the future environment of the Project Site in relation to climate change vulnerability and Section 17.3.4 details the baseline pertaining to major accidents/natural disasters within the context of future climate change vulnerability as referenced above. › A detailed risk assessment is provided in Section 17.4 of Chapter 16: Major Accidents and Natural Disasters of the EIAR
Dust Generation/Emissions and Management		✓		Included in Section 10.3.2.2 and Section 10.3.3.2 of Chapter 10: Air Quality the EIAR.
Vehicle Emissions and Management		✓		Included in Section 10.3.2.1 and Section 10.3.3.1 of Chapter 10: Air Quality and Section 11.5.2 and Section 11.5.3 of Chapter 11: Climate of the EIAR.
Land, Soils & Geology				
Ground Condition Assessment (inc): • Ground Investigations Report • Site Investigations Report • On site precipitation monitoring and use of climate data		✓		› Ground and Site Investigations results are included as Appendix 8-1 to the EIAR and discussed in Section 8.2.3 of Chapter 8 Land Soils and Geology

• Ground and surface water monitoring (using piezometres') and in-situ hydraulic conductivity testing. • Slope Stability Analysis *(Justification of model employed. Deterministic model recommended).*				› Precipitation monitoring and climate data are discussed in Section 9.3.2 of Chapter 9 Water › The Surface Water monitoring effort is discussed in Section 9.3.8 of Chapter 9 Water of the EIAR. › Due to the conditions of the Project Site, groundwater sampling was not identified as a requirement for the Land Soils and Geology assessment within Chapter 8 Land Soils and Geology. The Proposed Wind Farm infrastructure and associated construction activities will be relatively shallow and are not expected to significantly interact with the underlying groundwater regime. In addition, the presence of low-permeability soils and subsoils is expected to limit groundwater recharge and reduce the potential for contaminants to migrate to underlying aquifers. Detail on groundwater is presented in Section 9.3.12 of Chapter 9 Water › A Peat and Stability Risk Assessment is included as Appendix 8-1 to the EIAR. The slope stability analysis m methodology is provided in Section 7 of Appendix 8-1.
Peat and Spoil Management Plan		✓		Included as Appendix 4-3 to the EIAR
Hydrology, Hydrogeology & Water Quality				

Hydrological Assessment		✓		Provided within Section 9.2.1, Section 9.3 and Section 9.5 of Chapter 9 Water of the EIAR.
Hydrogeological Assessment		✓		Provided within Section 9.2.1, Section 9.3 and Section 9.5 of the EIAR.
Flood Risk Assessment		✓		Provided in Section 9.3.7 of Chapter 9: Water of the EIAR and as Appendix 9-1 and Appendix 9-2 of the EIAR
Surface water/Drainage Management Plan		✓		Included as Appendix 4-6 to the EIAR
Standalone Water Framework Directive Compliance Report		✓		Included as Appendix 9-4 to the EIAR
Emergency Response Plan		✓		Provided in Section 6 of Appendix 4-4 to the EIAR and Section 5 of Appendix 4-7 to the EIAR.
Water Quality Management Plan		✓		A Surface Water Management Plan has been provided as Appendix 4-6 of the EIAR, which contains mitigation and monitoring measures related to water quality.
Landscape & Visual				
Photomontages		✓		Included as EIAR Volume 2 Photomontage Booklet
ZTV Analysis (20km radius from development site)		✓		Included in Section 13.3 of Chapter 14: Landscape and Visual of the EIAR
Landscape Character Assessment		✓		Included as Appendix 13-2 of the EIAR

Viewpoint Assessment		✓		Included as Appendix 13-3 of the EIAR.
Traffic & Transportation				
Turbine Delivery Route & Swept Path Analysis		✓		The Proposed Turbine Delivery Route is detailed in Section 4.5.2.2 of Chapter 4: Description of the Proposed Project and Section 15.1.6.2 of Chapter 15: Material Assets of the EIAR. The swept path analysis is provided in Appendix 15-3 of the EIAR.
Haul Route & Swept Path Analysis		✓		› The Proposed Construction Haul Routes for the construction phase of the Proposed Project are detailed in Section 4.5.2.1 of Chapter 4 Description of the Proposed Project and Section 15.1.6.3 of Chapter 15: Material Assets of the EIAR. › Swept Path Analysis along the Proposed Turbine Delivery Route is shown in Appendix 15-3 and detailed in Section 15.1.6.2 of Chapter 15: Material Assets of the EIAR. › The swept path analysis is provided in Appendix 15-3 of the EIAR.
Traffic and Transport Assessment		✓		A Traffic and Transport Assessment is provided in Section 15.1 of Chapter 15: Material Assets of the EIAR
Traffic Management Plan (including Construction traffic)		✓		A Traffic Management Plan is provided as Appendix 15-2 of the EIAR.
Stage 1 Road Safety Audit		✓		A Stage 1 Road Safety Audit is provided as Appendix 15-7 of the EIAR

Design Report (TII requirements)	✓			An Abnormal Loads Assessment of the Turbine Delivery Route (Appendix 15-3 of the EIAR) has been undertaken from the exit off the Motorway to the Project Site access point via the N52, R420 and R402. The assessment indicates that Proposed Turbine Delivery Route accommodation areas are only required along the R420/R402 junction, in Ballinagar, and within the internal road network of the existing Cloncreen Wind Farm. There will be no required works to the carriageway of the N52. As such, a TII Report is not required.
Material Assets				
Gas/ESB networks		✓		Provided in Section 15.3.3.1 and assessed n Section 15.3.5 of Chapter 15: Material Assets of the EIAR
Telecommunications Impact Study		✓		Provided in Section 15.2.5 of Chapter 15: Material Assets of the EIAR and provided as Appendix 15-8 of the EIAR
Aviation Impact Assessment		✓		Provided as Section 16.9 in Chapter 16 Aviation.
Any other relevant material assets identified in consultation process		✓		The Eastern and Midlands Region Water Supply Project was identified following consultation with Uisce Éireann and has been assessed in Section 15.3.6 in Chapter 15 Material Assets.

				No other relevant material assets identified during the consultation process. EIAR scoping responses are set out in Table 2-4 of Chapter 2: Background to the Proposed Project and Appendix 2-1 to the EIAR. All relevant feedback material addressed in Chapter 15: Material Assets and Chapter 16 Aviation.
Cultural Heritage				
Heritage Impact Assessment & a Historic Landscape Character Assessment		✓		Provided as Section 14.3 and Section 14.4 of Chapter 14 Cultural Heritage of the EIAR
Archaeological Impact Assessment		✓		Provided in Section 14.4 and Section 14.5 of Chapter 14 Cultural Heritage of the EIAR
Major Accidents and Disasters				
Construction Stage		✓		Provided in Section 17.4.1.2 of Chapter 16: Major Accidents and Natural Disasters of the EIAR
Operational Stage		✓		Provided in Section 17.4.1.3 of Chapter 16: Major Accidents and Natural Disasters of the EIAR
Impact of Climate Change		✓		› Section 11.3.1 of Chapter 11 Climate details the current baseline of the Proposed Project site › Section 11.3.2 of Chapter 11 Climate and Section 17.3.4 of Chapter 17 Major Accidents and Natural Disasters discuss the baseline of the future environment of the Project Site in relation to climate

				change and major accidents/natural disasters › A detailed risk assessment is provided in Section 17.4 of Chapter 17: Major Accidents and Natural Disasters of the EIAR
Cumulative Assessment				
Projects considered should be clearly identified and the location of the cumulative assessment clearly labelled within each Chapter as relevant.		✓		Overview provided in Section 2.10 of Chapter 2: Background to the Proposed Project of the EIAR. Cumulative assessment of projects and plans has been incorporated clearly throughout all impact assessment chapters with each EIAR chapter outlining the methodology and cumulative assessment study area in a dedicated section.
Interactions of the Foregoing				
Description of interactions between factors		✓		Detailed in Chapter 18 Interaction of the Foregoing of the EIAR
Compendium of Mitigation Measures				
Intent expressed for the implementation of mitigation measures to be clearly set out as 'shall'		✓		Intent clearly defined with terms such as "shall" or "will" throughout the EIAR.
Commitments need to be expressed clearly and be specific		✓		Mitigation measures are specified and detailed throughout all relevant chapters of the EIAR and associated appendices. Chapter 19: Schedule of Mitigation and Monitoring Measures of the EIAR provides all mitigation and monitoring measures for the Proposed Project

Compendium of Significant Effects				
Chapter detailing all the pre-mitigation and post mitigation (residual) significant effects and magnitude/duration		✓		Detailed in Chapter 20 Summary of Significance of Effects
Appendices				
All appendices and sub appendices to be submitted in hard and soft copy. To include: • Glossary of Terms • Noise Survey Results & Calibration Certificates • Material Volume Calculations • Statement of Competency • Other relevant documents		✓		› A Glossary of terms has been included in Volume 1 of the EIAR › Noise Survey Results and Calibration Certificates are included as Appendix 12-2, Appendix 12-4 and Appendix 12-5 of the EIAR, respectively › Material Volume Calculations are included in Appendix 4-3 of the EIAR › A statement of authority has been included at the beginning of each EIAR chapter, with Appendix 6-7 and Appendix 7-8 to the EIAR and Appendix 1 to the NIS providing detailed biographies on all surveyors for the ecological and ornithological survey effort. and project team and competency of author included in Section 1.9 of Chapter 1: Introduction.
AA Screening Report				
Author qualifications, experience and expertise		✓		Included in Section 1.3 of the NIS/AASR and Appendix 1
Methodology		✓		Included in Section 1.5 of the NIS/AASR
Zone of Influence (ZOI) and identification of relevant European Sites to be based on a Source-Pathway-Receptor Model using the precautionary principle		✓		Section 1.51.2 defines the ZOI and Table 4-1 of the NIS/AASR identifies Natura 2000

				sites within the ZOI and is based on a Source-Pathway-Receptor Model using the precautionary principle
NIS				
Author qualifications, experience and expertise		✓		Included in Section 1.3 of the NIS/AASR
Methodology		✓		Included in Section 1.5 of the NIS/AASR
Collision Risk Modelling (CRM)		✓		Included as Appendix 11 to the NIS/AASR
Biodiversity & Ornithology Surveys for QI & SCI species and habitats in accordance with Best Practice		✓		Survey methodologies are in accordance with best practice and detailed in Section 1.5 of the NIS/AASR
Consideration of relevant Land, soils & geology reports/assessments* * *As stipulated above for EIAR*		✓		Land Soils and Geology reports have been considered and the site-specific Peat and Spoil Management Plan has been included as Appendix 8 of the NIS/AASR
Consideration of relevant Hydrological, hydrogeological & water reports/assessments* * *As stipulated above for EIAR*		✓		All hydrological, hydrogeological and water reports/assessments included in the EIAR have been considered and are detailed throughout the NIS/AASR
Compendium of Mitigation Measures *(Intent expressed for implementation of mitigation measures – 'shall')*		✓		Provided as Appendix 12 to the NIS/AASR
Appendices				
All appendices and sub appendices to be submitted in hard and soft copy		✓		All appendices and sub appendices have been submitted in soft and hard copies
Other Documents (To include):				

Civil Engineering Report				
Site Entrances		✓		Provided in Section 4.5.1 of Chapter 4: Description of the Proposed Project of the EIAR. Drawings provided in planning drawing pack – Drawing No. 250708 – 66 to 200804 – 75.
Access Tracks		✓		Provided in Section 4.4.1.2 of Chapter 4: Description of the Proposed Project of the EIAR. Drawings provided in planning drawing pack – Drawing No. P2319–0600-0021 to P2319–0600-0025.
Wind turbines		✓		Provided in Section 4.4.1.1 of Chapter 4: Description of the Proposed Project of the EIAR. Drawing provided in planning drawing pack – Drawing No. 250708 – 05 to Drawing No. 250708-05.46, 250708-25 & 250708-26.
Cable routes & connections		✓		Provided in Section 4.4.1.3 and Section 4.4.2.2 of Chapter 4: Description of the Proposed Project of the EIAR. Drawings provided in planning drawing pack - Drawing No. 250708 – 40 & 250708 – 43 to 250708 – 45
Substation (Compound & Buildings)		✓		Provided in Section 4.4.2.1 of Chapter 4: Description of the Proposed Project of the EIAR. Drawings provided in planning drawing pack - Drawing No. 250708 – 56 to Drawing No. 250708 – 65.

Meteorological Mast		✓		Provided in Section 4.4.1.4 of Chapter 4: Description of the Proposed Project of the EIAR. Drawing provided in planning drawing pack - Drawing No. 250708 – 21 & Drawing No. 250708 – 22.
Temporary construction compounds		✓		Provided in Section 4.4.1.6 of Chapter 4: Description of the Proposed Project of the EIAR. Drawings provided in planning drawing pack - Drawing No. 250708 – 08 to 250708 – 17.
Borrow Pits & Deposition Areas		✓		Provided in Section 4.4.1.7 of Chapter 4: Description of the Proposed Project of the EIAR. Drawings provided in planning drawing pack - P2319-0600-0024. No borrow pits are proposed as part of the Proposed Project.
Haul Route		✓		Provided in Section 4.5.2.1 of Chapter 4: Description of the Proposed Project of the EIAR.
Turbine Delivery Route		✓		Provided in Section 4.5.2.2 and Section 4.5.2.3 of Chapter 4: Description of the Proposed Project of the EIAR. The swept path analysis of the turbine delivery route is provided in Appendix 15-3 of the EIAR. Drawing for accommodation works provided in planning drawing pack - Drawing No. 250708 – 23 & Drawing No. 250708 – 24.

Surface Water Design		✓		Provided in Section 4.7 of Chapter 4: Description of the Proposed Project of the EIAR and included as Appendix 4-5 of the EIAR. Drawings provided in planning drawing pack - Drawing No. P1511-0-1026-A1-D101-00C to P1511-0-1026-A1-D126-00C.
Wastewater		✓		Provided in Section 4.4.1.5 and Section 4.4.2.1.3 of Chapter 4: Description of the Proposed Project of the EIAR. Drawing provided in planning drawing pack - Drawing No. 250708 – 38.
Potable Water		✓		Provided in Section 4.4.2.1.3 of Chapter 4: Description of the Proposed Project of the EIAR, potable water will be supplied from the 2-no. proposed bored well at the Proposed Onsite Substation and Proposed Offsite Substation. Drawing provided in planning drawing pack - Drawing No. 250708 – 38.
Decommissioning & Restoration		✓		Provided in Section 4.12 of Chapter 4: Description of the Proposed Project of the EIAR and provided in Appendix 4-7 to the EIAR.

Appendix 2 - Correspondence on Drawing Scales with ACP

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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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

Outlook

RE: PC19.310143 - Ballydermot Wind Farm application - Agreement of drawing scales

From Ronan Dunne <rdunne@mkoireland.ie>
Date Fri 2026-10-09 5:28 PM
To SIDS <sids@pleanala.ie>
Cc Shikha Gajula <sgajula@mkoireland.ie>

Hi Ellen,

Thanks for your email below regarding the planning drawings for the Ballydermot Wind Farm application.

In relation to your point below of including detailed drawings of the joint bays, watercourse crossing and major junctions along the grid connection route, I would like to clarify what we intend to submit and invite any further comment from the Commission.

Joint bays: Locations provided on drawing layout sheets (1:2,500 and 1:5,000), joint bay detail drawing (1:50/25).
Watercourse crossing: Locations provided on drawing layout sheets (1:2,500 and 1:5,000), detailed drawing for each water crossing type (1:20 – 1:100)
Junctions: No new or upgrades to existing junctions will be proposed along the grid connection route. Detailed layout drawings of each access junction for the proposed wind farm will be provided at appropriate scale.

Please do get in touch if the Commission has any further comments.

Best regards,
Ronan

Ronan Dunne
Project Planner

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From: SIDS <sids@pleanala.ie>
Sent: 16 September 2026 12:01
To: Ronan Dunne <rdunne@mkoireland.ie>
Cc: Shikha Gajula <sgajula@mkoireland.ie>
Subject: RE: PC19.310143 - Ballydermot Wind Farm application - Agreement of drawing scales

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Dear Sir,

Further to your query regarding the subject matter, we can advise the following.

Given the nature of the subject proposals, covering an expansive area, we are satisfied that it would be impractical for the prospective applicant in these circumstances to provide all drawings at the scales normally required (i.e. for a standard planning application), and that it is reasonable for the drawing scales to be agreed in advance of lodging an application to An Coimisiún Pleanála.

The scales proposed for your drawings, as detailed in your email correspondence below, would appear reasonable in these circumstances. The stated approach in providing drawings illustrating detailed elements of the proposals at a metric scale of 1:500 would appear reasonable. This should also apply with respect to locations of joint bays, watercourse crossings and major junctions along the subject proposed grid-connection route, as well as other specific features of the proposed development.

The onus is on the prospective applicant to ensure that all of their application drawings are prepared at scales sufficient to allow An Coimisiún Pleanála and other parties to the application to understand and assess the siting, layout and other substantive elements of the subject development.

The above comments are provided without prejudice to the Commission's final determination regarding whether the subject proposed development comes within the statutory definition of a strategic infrastructure development.

Yours faithfully,
Ellen Moss
Executive Officer

From: Ronan Dunne <rdunne@mkoireland.ie>
Sent: Wednesday 16 September 2026 09:41
To: Lauren Murphy <l.murphy@pleanala.ie>; SIDS <sids@pleanala.ie>
Cc: Shikha Gajula <sgajula@mkoireland.ie>
Subject: PC19.310143 - Ballydermot Wind Farm application - Agreement of drawing scales

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 Lauren,

I refer to previous pre-application discussions in relation to a forthcoming SID application for the Ballydermot Wind Farm (ACP pre app ref: PC19.310143). Ahead of the upcoming submission of the Ballydermot wind farm SID application, I would like to get the Commission's approval in relation to the drawing scales to be submitted with the application.

Please see attached a draft drawing schedule and some sample layouts. As set out in the pre-application consultation, we are proposing to submit site location maps, site layout maps (2 series – 1:5,000 & 1:2,500), turbine layouts (1:500) and detail drawings for all other infrastructure at appropriate scales. I have attached sample drawings from both site layout series and a turbine layout for reference. If you would like to see any other draft drawings from the drawing schedule, please let me know and I will send them across.

Your feedback is much appreciated. If you require any further details/ drawings, please do let me know.

Best regards,
Ronan

Ronan Dunne
Project Planner

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Appendix 3 - Confirmation of Planning Fee Payment

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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Bord na Mona Plc
Main Street
Newbridge
Co. Kildare
W12XR59
IRELAND
Email:
FSSCPayables@bnm.ie

Remittance Advice

Payee

An Coimisiún Pleanála 64 Marlborough Street Dublin Dublin 1 IRELAND	**Date:** 22-Oct-2026 **Payment Run:** Euro EFT 22102026 **Currency:** EUR **Supplier Number:** 13327

INVOICE DATE	SUPPLIER INVOICE	VOUCHER NUMBER	INVOICE DESCRIPTION	AMOUNT
20-Oct-2026	Ballydermot Wind Farm SID Planning	667652	Standard	100,000.00
			Total	100,000.00

Payment Account Details:

IBAN (Bank A/C)Number	**XXXX6067**
BIC/SWIFT Code	**931055**