Planning and Development Act 2000 (As Amended)
Notice of Direct Planning Application to An Coimisiún Pleanála in respect of a
Strategic Infrastructure Development – Co. Offaly & Co. Kildare

In accordance with Section 37E of the Planning and Development Act 2000 (as amended) Bord na Móna Powergen Ltd. gives notice of its intention to make an application to An Coimisiún Pleanála for permission for a renewable energy development in the 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 development is covered by the provisions of the Renewable Energy Directive III (Directive 2023/2413) 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.

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)
(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.

The planning application, EIAR and NIS may be inspected free of charge or purchased on payment of a specified fee (which shall not exceed the reasonable cost of making such a copy) during public opening hours for a period of 8 weeks and 5 days commencing on the **6th November 2026** at the following locations:
• The Offices of An Coimisiún Pleanála, 64 Marlborough Street, Dublin 1, D01 V902 (9:15am – 5:30pm, Monday – Friday)
• The Offices of Offaly County Council, Áras an Chontae, Charleville Road, Tullamore, Co. Offaly, R35 F893 (9:30am to 4pm, Monday to Friday)
• The Offices of Kildare County Council, Áras Chill Dara, Devoy Park, Naas, Co Kildare W91 X77F (9:30am to 4pm, Monday to Friday)
The application may also be viewed/downloaded on the following website: www.ballydermotwindfarmplanning.ie
Submissions or observations may be made only to An Coimisiún Pleanála ("the Commission") 64 Marlborough Street, Dublin 1 in writing or online at www.pleanala.ie during the above-mentioned period of 8 weeks and 5 days relating to: i. The implications of the proposed development for proper planning and sustainable development of the area concerned, and
ii. the likely effects on the environment of the proposed development, if carried out, and
iii. the likely effects of the proposed development on a European site, if carried out.
Any submissions/observations must be accompanied by a fee of €50 (except for certain prescribed bodies) and must be received by An Coimisiún Pleanála not later than **5th January 2027** and must include the following information • the name of the person making the submission or observation, the name of the person acting on his or her behalf, if any, and the address to which any correspondence relating to the application should be sent, • the subject matter of the submission or observation, and • the reasons, considerations and arguments on which the submission or observation is based in full (Article 217 of the Planning and Development Regulations 2001, as amended, refers).

Any submissions or observations which do not comply with the above requirements cannot be considered by the Commission. The Commission may at its absolute discretion hold an oral hearing on the application (refer to 'A Guide to Public Participation in Strategic Infrastructure Development' at www.pleanala.ie) The Commission may in respect of an application for permission decide to: a) (i) grant the permission, or (ii) make such modifications to the proposed development as it specifies in its decision and grant permission in respect of the proposed development as so modified, or (iii) grant permission in respect of part of the proposed development (with or without specified modifications of the foregoing kind), and any of the above decisions may be subject to or without conditions, or b) Refuse to grant the permission

Any enquiries relating to the application process should be directed to the Strategic Infrastructure Development
Section of An Coimisiún Pleanála (Tel. 01-8588100). A person may question the validity of any such decision of the Commission by way of an application for judicial review, under Order 84 of the Rule of the Superior Courts (S.I. No. 15 of 1986, as amended by S.I. No 691 of 2011), in accordance with Section 50 of the Planning and Development Act, 2000, as amended. Practical information on the review mechanism can be accessed on the Commission Pleanála's website www.pleanala.ie/en-ie/home or on the Citizens Information Service website, www.citizensinformation.ie.