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Mr. Eamonn O'Sullivan  
Chief Executive  
Monaghan County Council  
1 Dublin Street  
Monaghan  
Co. Monaghan  
H18 X982

8 January 2021  
**Our Ref:** DRU001SS  
**Your Ref:** --/--

Dear Mr. O'Sullivan,

**Location: Drumanan and Cornawall, Newbliss, County Monaghan.**

**Re: (i) 1 no. 110kV 'loop in-loop out' air-insulated switchroom (AIS) substation including control buildings, transformer and all associated electrical equipment, security fencing and lighting; (ii) energy storage system comprising up to 14 no. energy storage modules; (iii) approximately 300 metres of on-site access track with associated site entrances from local public road (LT62013); (iv) approximately 700 metres of 110kV underground electricity lines and communication cabling and all associated infrastructure; (v) replacement of 1 no. existing wooden pole-set with 2 no. lattice-type end masts with a maximum height of up to 16m to facilitate connection of the proposed 110kV underground electricity lines to the existing Lisdrum-Shankill 110kV overhead electricity transmission line; and (vi) all associated and ancillary site development, excavation, construction, landscaping and reinstatement works, including upgrade works to the LT62013 and the provision of site drainage infrastructure and surface water protection measures.**

**An Environmental Impact Assessment Report and Natura Impact Statement have been prepared in respect of the proposed development and accompany this planning application.**

## 1.0 Introduction

On behalf of our client, Drumlins Park Limited ('the Applicant'), please find enclosed a Strategic Infrastructure Development (SID) planning application for the abovementioned proposed development which is being lodged with An Bord Pleanála in accordance with Section 182A of the Planning and Development Act 2000 (as amended) ('the Act').

## 2.0 Background to this Planning Application

As Monaghan County Council ('the Planning Authority') will be aware, planning permission was granted by it in September 2020 for the development of an 8 no. turbine wind energy development and associated infrastructure (known hereafter as the 'Drumlins Park Wind Farm') pursuant to Register Reference 19/486 (see **Annex 1**).

The Environmental Impact Assessment Report (EIAR) for the permitted Drumlins Park Wind Farm assessed 3 no. separate grid connection options, one of which comprised a 110kV 'loop-in/loop-out' substation and ancillary infrastructure generally at the location of that now proposed. Following an extensive technical evaluation of the grid connection options, in addition to consultation with Eirgrid as the transmission system operator, the Applicant concluded that the construction of a 110kV 'loop-in/loop-out' substation was the most appropriate means of connecting the permitted Drumlins Park Wind Farm to the national electricity network.

Consequently, the Applicant entered into pre-application consultations with An Bord Pleanála (Reference ABP-306018-19), pursuant to Section 182E. On 20 April 2020, An Bord Pleanála served notice of its determination that the proposed development constituted SID and that a planning application for same must be made directly to it (see **Annex 2**).

Accordingly, this SID planning application is now being made directly to An Bord Pleanála in accordance with Section 182A of the Act.

### 3.0 Description of the Proposed Development

The planning application seeks permission for a 10-year planning permission for a proposed development generally described as follows:-

- (i) A 110 kilovolt (kV) 'loop-in/loop-out' Air-Insulated Switchgear (AIS) electrical substation, including 2 no. single-storey control buildings (with a Gross Floor Area of 623 square metres); 1 no. transformer bay; 2 no. line bays; and all associated electrical equipment, services and lighting within an up to 2.95 metre high fenced compound (with a total footprint of 12,765 square metres);
- (ii) An Electricity Storage System comprising containerised energy storage modules; transformer and inverter modules; heating, ventilation and air condition units; and associated underground electricity cabling;
- (iii) Approximately 300m of on-site access tracks with associated site entrances from local public road (LT62013);
- (iv) Approximately 700m of 110kV underground electricity lines and communication cabling and all associated infrastructure;
- (v) Replacement of 1 no. existing wooden pole-set with 2 no. lattice-type end masts, to a maximum height of up to 16m, to facilitate connection of the proposed 110kV underground electricity lines to the existing Lisdrum-Shankill 110kV overhead electricity transmission line; and
- (vi) All associated and ancillary site development, excavation, construction, landscaping and reinstatement works, including upgrade works to the LT62013 and the provision of site drainage infrastructure and surface water protection measures.

### 4.0 Environmental Impact Assessment

The EIAR is presented as 3 no. volumes, which should be read in conjunction with each other, as follows:-

- **Volume I** comprises the main EIAR text and follows a 'grouped format' structure where each environmental factor is assessed and presented as a separate chapter. The EIA Directive prescribes the range of environmental factors which should be used to organise descriptions of the environment and likely environmental effects. These have been supplemented with additional environmental factors owing to the characteristics of the project under assessments, as follows:-
  - Chapter 1: Introduction;
  - Chapter 2: Assessment of Project Alternatives;
  - Chapter 3: Description of the Proposed Development;
  - Chapter 4: Population & Human Health;
  - Chapter 5: Biodiversity;
  - Chapter 6: Land & Soils;
  - Chapter 7: Water;
  - Chapter 8: Air Quality & Climate;
  - Chapter 9: Landscape;
  - Chapter 10: Cultural Heritage;
  - Chapter 11: Noise & Vibration;
  - Chapter 12: Shadow Flicker;
  - Chapter 13: Material Assets; and
  - Chapter 14: Interactions of the Foregoing;
- **Volume II** comprises a range of annexes, including technical data and reports, which informed the impact assessment provided in **Volume I** so as to ensure the EIAR is transparently supported by evidence; and
- **Volume III** comprises the Environmental Impact Assessment Report (EIAR) prepared in respect of the permitted Drumlins Park Wind Farm. This EIAR has been provided to ensure that An Bord Pleanála has before it all necessary and relevant environmental assessments related to the entire project to allow for a complete and comprehensive cumulative assessment of the likely significant effects on the environment.

A Non-Technical Summary of the **Volume I** EIAR is provided as a separate standalone volume in order to facilitate the wider public concerned in their involvement in the statutory consultation during the planning application determination stage.

## 5.0 Appropriate Assessment

A Natura Impact Statement (NIS) has been prepared by Ecofact Environmental Consultants and submitted with this planning application. The NIS is presented as a separate document and submitted to inform a Habitats Directive Appropriate Assessment to be carried out by An Bord Pleanála (Council Directive 92/43/EC & Council Directive 2009/147/EC). Again, the NIS addresses the entirety of the project, including relevant off-site and secondary developments, including the Drumlins Park Wind Farm.

The NIS concludes that the proposed development, individually or in combination with other plans or projects, will not have a direct, indirect or cumulative adverse

effect on the conservation status or integrity of any European (Natura 2000) sites.

## 6.0 Permission Period & Operational Duration

A ten-year planning permission is being requested for this proposed development. That is, planning consent would remain valid for ten years following the final grant of planning permission. We note that the Wind Energy Development Guidelines state that: "*Planning Authorities may grant permission for a duration longer than 5 years if it is considered appropriate, for example, to ensure that the permission does not expire before a grid connection is granted. It is, however, the responsibility of the applicants in the first instance to request such longer durations in appropriate circumstances*". While acknowledging that the proposed development comprises a connection to the national grid for an extant permitted wind energy development, a ten-year planning permission is considered appropriate for a development of this nature to ensure all required supplementary statutory consents and licenses can be put in place.

The proposed electricity substation (and ancillary electrical infrastructure) will, once operational, become a 'node' on the national electricity network and will be largely operated and maintained by Eirgrid as part of the national electricity network. As a result, the proposed development does not have a specified operational period and it is highly likely that operations will continue following the decommissioning of the Drumlins Park Wind Farm (i.e. after its 30-year operational period) and, therefore, decommissioning of the proposed development is not proposed.

## 7.0 Site Notices

4 no. site notices have been erected in relation to the proposed development. The notices will be monitored on a regular basis by the Applicant to ensure, to the best possible extent, that they remain *in situ*. In the event that notices are removed or tampered with, the Applicant will ensure that they are replaced as quickly as possible.

## 8.0 Landowner Consent

The relevant landowners, upon whose land the proposed development will be located, have confirmed their consent for the making of a planning application by the Applicant and letters of consent are enclosed.

## 9.0 Planning Application Documentation

Please find enclosed all of the required planning application plans and particulars, which includes:-

- Completed planning application form;
- Site notice;
- Copy of each newspaper notice (2 no.);
- Letters of consent from the relevant landowners;
- EIA Portal Confirmation Notice;
- Planning Application Fee (€100,000);
- Planning Application Notification Letter issued to Monaghan County Council;

- Planning Application Notification Letter issued to each Prescribed Body;
- Planning Application Drawings (see Schedule of Drawings attached to Planning Application Form);
- Environmental Impact Assessment Report;
  - Volume I – Assessment of Proposed Development;
  - Volume II – Technical Annexes in support of Volume I;
  - Volume III – Drumlins Park Wind Farm EIAR;
  - Non-Technical Summary; and
- Natura Impact Statement.

As instructed by An Bord Pleanála during the pre-application consultation process, please find enclosed 5 no. hard copies and 2 no. electronic copies of all planning application plans and particulars. An Bord Pleanála has been furnished with 3 no. hard copies and 7 no. electronic copies. Furthermore, all planning application and associated documentation is available to view at the dedicated project website [www.drumlinsparkwindfarmsubstationsid.ie](http://www.drumlinsparkwindfarmsubstationsid.ie).

In determining that the proposed development constitutes a SID, the Applicant was instructed to furnish copies of the planning application to each of the prescribed bodies listed at **Table 1** in advance of lodging the planning application with An Bord Pleanála. Each of the prescribed bodies, with the exception of Monaghan County Council, have been consulted with regards the preferred method of receiving the planning application documentation. Where a response has not been received, each body has been advised of the URL of the project website where all planning application documentation can be viewed.

Prescribed Body	Response Received	Number of Copies	Date Issued
Minister for Media, Tourism, Arts, Culture, Sport and the Gaeltacht (formerly Minister of Culture, Heritage and the Gaeltacht) c/o Development Applications Unit (DAU)	03 November 2020	Advised of URL of dedicated project website	8 January 2021
Minister for Communications, Climate Action & Environment	No	Advised of URL of dedicated project website	8 January 2021
Monaghan County Council	N/A	5 no. hard copies and 2 no. electronic copies have been provided	8 January 2021
Transport Infrastructure Ireland (TII)	06 November 2020	Advised of URL of dedicated project website	8 January 2021
An Chomhairle Ealaíon	No	Advised of URL of dedicated project website	8 January 2021
Fáilte Ireland	13 November 2020	Advised of URL of dedicated project website	8 January 2021
An Taisce	No	Advised of URL of dedicated project website	8 January 2021

The Heritage Council	No	Advised of URL of dedicated project website	8 January 2021
Commission for Regulation of Utilities	03 November 2020	Advised of URL of dedicated project website	8 January 2021
Health Service Executive	No	Advised of URL of dedicated project website	8 January 2021

**Table 1: Prescribed Bodies**

## 10.0 Conclusion

This planning application is being lodged with An Bord Pleanála following a determination that the proposed development constitutes a SID. The proposed development will facilitate the connection of the extant permitted Drumlins Park Wind Farm to the national electricity grid. Government policy recognises that onshore wind energy, as a proven and cost effective technology in the context of Ireland's abundant wind resource, will continue to be the major contributor to Ireland's renewable electricity generation to 2030 and the generation of electricity by the Drumlins Park Wind Farm will make a substantial contribution to the reduction of fossil fuel generated electricity and the abatement of greenhouse gas emissions.

The EIAR and NIS submitted provide a comprehensive assessment of the likelihood of significant adverse environmental effects to arise as a result of the proposed development individually and in combination with the permitted Drumlins Park Wind Farm and other existing, permitted and proposed developments. Overall, the EIAR and NIS have demonstrated that any likely adverse environmental effects resulting from the proposed development can be mitigated and that there are lasting social and environmental benefits as a result of the proposed development. As a result, it is concluded that the proposed development will have no likely significant environmental effects.

We trust that the documentation provided is in order and is sufficient for your consideration of this proposed development. Should you have any queries in relation to any of the information enclosed, please do not hesitate to contact this office.

Yours sincerely,

*Galetech Energy Services*

**Galetech Energy Services Ltd.**

**Annex 1 –  
Notification of Final Grant of Planning Register Reference 19/486**





# Comhairle Contae Mhuineacháin Monaghan County Council

09/09/2020

Acmhainní Daonna  
Human Resources  
047 30586

Airgeadas  
Finance  
047 30589

Na Bóithre  
Roads  
047 30597

Clár na dTogthóirí  
Register of Electors  
047 30551

Comhshaol  
Environment  
042 9661240

Na hEalaíona  
Arts  
047 38162

Iasachtaí /Deontais Tithíochta  
Housing Loans/Grants  
047 30527

Leabharlann an Chontae  
County Library  
047 74700

Mótarcháin  
Motor Tax  
047 81175

Músaem an Chontae  
County Museum  
047 82928

Pleanáil  
Planning  
047 30532

Pobal  
Community  
047 73719

Rialú Dóiteáin/Foirgnimh  
Fire/Building Control  
047 30521

Oifig Fiontair Áitiúil  
Local Enterprise Office  
047 71818

Seirbhísí Uisce  
Water Services  
047 30504/30571

To: Drumlins Park Ltd.  
Galetech Energy Services  
Clondargan  
Stradone  
Co. Cavan

File Number - 19/486

10 SEP 2020

Planning and Development Act 2000 (as amended)

## NOTIFICATION OF FINAL GRANT

Monaghan County Council has by order dated 17/07/2020 granted the above named, for the development of land namely for:- A ten year permission for the development of 8 no. wind turbines, each with a maximum tip height of up to 180 metres; and all associated site development, reinstatement, temporary and ancillary works including turbine foundations, crane hardstands, approximately 5.5 kilometres of site access tracks, permanent upgrade works to the L62012 and L62013 local roads, 11 no. site entrances, underground electricity and communications cabling, site drainage works, a temporary construction compound and a permanent meteorological mast with a maximum height of up to 101 metres. The proposed development will have a 30-year operational life from the date of commissioning of the entire development.

The proposed development also includes permanent upgrade works along the R188, R183 and R189 regional roads in the townlands of Rakean, Lismagonway, Aghadrumkeen and Newbliss to accommodate the delivery of wind turbine components. Upgrade works will include the removal of roadside banks and vegetation, re-profiling of a vertical crest, the removal of 1 no. tree and the temporary lowering of a bridge parapet wall, and all associated site development and reinstatement works.

This planning application is accompanied by an Environmental Impact Assessment Report which includes an assessment of the likely impacts of the proposed development, as a whole and in combination with the relevant off-site or secondary developments which will occur as a direct result of the proposed development, including connection to the national electricity grid, upgrade works to turbine component delivery routes and the importation and use of construction materials. The planning application is also accompanied by a Natura Impact Statement. Significant further information relates to revised plans at Corlougharoe, Correvan, Drumlina, Tullyard, Drumacreeve, Drumanan, Cornawall, Drumgramph, Closdaw, Killyleg, Crossbane, Lislongfield, Drumcrow, Rakean, Lismagonway, Aghadrumkeen and Newbliss, Co. Monaghan subject to the 20 condition(s) set out in the Schedule attached.

Signed on behalf of MONAGHAN COUNTY COUNCIL.

  
A/ADMINISTRATIVE OFFICER

  
DATE

I refer you to the Health and Safety Authority website [www.hsa.ie](http://www.hsa.ie) for new responsibilities for homeowners under Safety, Health and Welfare at Work (Construction) Regulations 2013.

Fálftonn an tUdarás Áitiúil roimh chomhfhreagras I nGaeilge.

Comhairle Contae Mhuineacháin, Oifigí an Chontae, An Gleann, Muineachán, Éire.

Monaghan County Council, Council Offices, The Glen, Monaghan, Ireland.

☎ 00353 47 30500 📠 00353 47 82739 🌐 [www.monaghan.ie](http://www.monaghan.ie)

✉ [eolas@monaghancoco.ie](mailto:eolas@monaghancoco.ie) [info@monaghancoco.ie](mailto:info@monaghancoco.ie)



**P19/486**

**Drumlins Park Ltd., Corlougharoe, Correvan, Drumlina, Tullyard, Drumacreeve, Drumanan, Cornwall, Drumgramph, Closdaw, Killyleg, Crossbane, Lislongfield, Drumcrow, Rakean, Lismagonway, Aghadrumkeen and Newbliss, Co. Monaghan.**

1.
  - a. The developer shall pay to Monaghan County Council a sum of **€16,010.00** per MW of total rated power outed in accordance with the General Development Contribution Scheme 2013-2019 (as revised), made by the Council under Section 48 of the Planning and Development Act 2000 (as amended), towards expenditure incurred or proposed to be incurred by the Council in the provision of community, recreation and amenity public infrastructure and facilities in the area.
  - b. The sum attached to this condition shall be revised from the date of the grant of planning permission to the value pertaining at the time of payment in accordance with the Wholesale Price Index for Building and Construction (Materials and Wages)
  - c. No works shall commence until payment of the development contribution is made in full, or until Monaghan County Council has agreed in writing to a schedule of phased payments of the sum.
2. No works associated with the development of turbine T6 shall commence on site until such time as An Bord Pleanala have determined a decision for PL Ref 19/439. In the instance that permission is granted to 19/439 turbine T6 shall be omitted from this development and no works associated with the development of T6 shall be permitted on site.
3. Prior to the commencement of any development on site the following shall be agreed in writing with the Planning Authority;
  - a. Details of final specification on type of turbine to be installed
  - b. Confirmation that the total output of the wind farm will not exceed 49.9MW
  - c. A micro siting allowance of 20m in any direction shall be permitted for and the agreed final locations shall be agreed in writing. Micro-siting shall not apply to turbines T4, T6 and T7.
4. The construction compound shall be decommissioned with all structures removed and fully reinstated following the completion of all construction activities on site.
5.
  - a. Prior to the commencement of the development, the applicant shall lodge a bond of **€250,000** with the planning authority to secure the reinstatement of the public roads which may be damaged by the transport of materials to the site, coupled with an agreement empowering the planning authority to apply such security or part thereof to the satisfactory reinstatement of the public roads.  
The bond will be for a duration of 24 months after the completion of the proposed development, with the 24-month period starting once the Local Authority have been notified in writing by the applicant of the completion of the works.

- b. Prior to the commencement of the development, the developer shall submit and agree the details of the final Transport Management Plan with the Local Authority. The plan shall provide details of intended transportation routes to be used for the delivery of construction materials and the off-site disposal of construction/demolition waste.
- c. Prior to the commencement of any construction works on the regional public road network, the developer shall liaise with the Local Authority to finalise all plans and get written permission to undertake the agreed works.
- d. Prior to the commencement of any construction works on the local public road network (drawings S200-6D-1051 TO 1053) the developer shall re-submit the drawings for approval taking the following in to consideration:
  - I. The proposed road makeup shall be as follows, double surface dressing, on 50mm thick Surface Course (type to be agreed), on 50mm thickness of Binder course (type to be agreed) on 150mm Clause 804 on minimum thickness of 6F1 as determined by onsite CBR Testing.
  - II. All reprofiled batters should be at a 1:2 slope
  - III. If existing hedges are to be removed, TII Timber post and tensioned mesh fencing is required to be installed, a newly reinstated hedge will also be required setback from this fence line. If there is a significant level difference between the road level and field levels then permanent safety crash barrier installation may be required and a Designers Risk Assessment will also be required.
  - IV. All existing roadside drainage channels are to be maintained or reinstated if removed during road widening works
  - V. Any utility poles which are exposed as a result of any road widening works shall be relocated to the proposed fence line, it is noted that between Ch.820 and 940 there are a number of eircom pole in the verge at the road edge.
  - VI. Where any road widening works require existing culverts to be extended, details should be provided of the proposals at these locations.
  - VII. Where significant earthworks are required such as between Ch. 200 to Ch.350 a minimum 2m verge will be required on the bend
  - VIII. All interfaces with existing landowner/dwelling entrances and existing adjoining roads must be catered for by tying in to the existing levels or by completing accommodation works to incorporate any proposed Local Road vertical alignment changes  
The developer shall request written consent from the Planning Authority to commence any construction works on the local public road network.
- e. Prior to the commencement of any construction works, the developer shall submit to the planning authority for agreement in writing the following where it is proposed to culvert existing open channels:
  - i. Submit an independent hydraulic design report and details for the proposed culvert. The report should substantiate that the culvert is adequately sized for this location and should take in to climate change and the 1 in 100 year storm event.
  - ii. Submit a long section drawing of the proposed culvert which should include the following information:
    - culvert dimensions,
    - gradient,
    - type,
    - length,
    - depth and type of fill above the crown of the culvert,
    - type of headwall construction,

- f. Where the proposed windfarm access tracks cross a public road, the proposed surface shall consist of a minimum of 40mm SMA Surface Course, 60mm AC Base course. Entrance access roads shall be surfaced with concrete or bitmac from edge of the public road for a minimum of 5 metres and the surface shall be graded back so that its level at 3.0 metres from the edge of the carriageway, is a minimum of 100 mm below road level. Gradient of access road shall be not greater than 1:20 (5.0%) for the first 5 metres from boundary and 1:10 (10.0%) thereafter. Entrance gates shall open inwards only.
- g. All public road widening works to make provision for a minimum 2 metre grass verge, roadside drainage, cut/fill slope at 1 gradient of 1:2, to comply with the relevant TII standards and where fences are to be replaced, TII Timber post and tensioned mesh fencing is required.
- h. All internal access track must be designed and constructed in such a manner as to limit the construction footprint on the surrounding landscape.
- i. The applicant is to carry out a detailed structural survey of the existing road network, bridges and culverts (including the proposed transportation routes for construction materials and offsite disposal) that will be affected by the development including a video survey. A similar survey is to be undertaken on completion of the works. Any such surveys to be completed and certified by a Chartered Engineer.
- j. Prior to the transportation of the wind turbine components to site, applicant to submit a detailed method statement to the Planning Authority for approval on the temporary removal and reinstatement of existing permanent road signs, furniture, lighting columns etc for written agreement.
- k. Sight distance of 120 metres in each direction shall be provided from a point in the entrance 2.4 metres from the road edge of the R189 and 1.05 metres above ground level. Sight distances to be measured to the nearside road edge in both directions. Where it is necessary to remove hedges in order to achieve this sight distance, the new boundary should be located clear of sightlines.
- l. Sight distance of 70 metres in each direction shall be provided from a point in the entrance 2.4 metres from the road edge of the LS6210 and 1.05 metres above ground level. Sight distances to be measured to the nearside road edge in both directions. Where it is necessary to remove hedges in order to achieve this sight distance, the new boundary should be located clear of sightlines.
- m. Sight distance of 50 metres in each direction shall be provided from a point in the entrance 2.4 metres from the road edge of the LT62012 and LT62013 and 1.05 metres above ground level. Sight distances to be measured to the nearside road edge in both directions. Where it is necessary to remove hedges in order to achieve this sight distance, the new boundary should be located clear of sightlines.
- n. Any pole or column materially affecting visibility must also be removed. No work shall commence on site until the visibility splays have been provided. Any Eircom/public utility poles which may be exposed by the removal of the front boundary fence shall be re-sited in a position alongside the new front fence line concurrently with overall site development works.

- o. The area within the visibility splays shall be cleared to provide a level surface no higher than 250 mm above the level of the adjoining carriageway and shall be retained and kept clear thereafter.
- p. No development exempt or otherwise shall be erected over the public sewer, drain or watermain.
- q. Where it necessary to remove hedges in order to achieve sight distances, the new boundary should be located clear of the sightlines. Any public utility poles, columns, signs or other obstruction materially affecting visibility must be removed from within the sight distance zone and repositioned alongside the boundary hedge/fence.
- r. Gradient of access road shall be not greater than 1:20 (5.0%) for the first 5 metres from boundary and 1:10 (10.0%) thereafter.
- s. Entrance/Access lane to be surfaced with concrete or bitmac from the edge of the for a minimum of 5 metres.
- t. French drain consisting of a minimum 300mm diameter pipes backfilled to ground level with suitable granular filter material to be placed along full site frontage. Drain to discharge to the nearest watercourse. Suitable gullies to be placed at start, end, and intersection of other drains and at not greater than 40 metres intervals. (Separate application to be made to Monaghan County Council if this requires a road opening licence).
- u. Applicant to install Cattlegrid/ACO channel/Gullies or approved equivalent at the proposed entrance constructed in such a manner as to prevent all surface water from the entrance from flowing on to the public road. Similarly, measures must be taken to prevent road surface water from flowing on to the entrance. The discharge from the above to be piped to drainage pipe line.
- v. Provision to be made within the site for surface water drainage, no surface water shall be allowed flow on to the public roadway.
- w. All site works required to fulfil the minimum sight distances and drainage requirements above to be carried out prior to the commencement of any building works.
- x. For underground cabling works, excavated soil is to be kept a minimum 20 metre back from any watercourse of drainage channel.
  - i. Works to be carried out in such a manner as to prevent the siltation of any watercourse or drainage channel.
  - ii. A separate application shall be made to Monaghan County Council for a road opening application if required for the undergrounding element of the development.
  - iii. All road opening reinstatement shall comply with the requirements of within the Guidelines for Managing Opening in Public Roads.
  - iv. The discharge of surface water from the public road onto the site through road surface drainage and road subsoil drainage to remain unimpeded.

6. The appropriate mitigation and monitoring measures as proposed in the accompanying EIAR shall be implemented both during the construction and operational phases of the proposed development.
7. The following design requirements shall be complied with;
  - a. The wind turbines will have a maximum tip height of 180metres. Final details of turbine design, hub height, tip height and blade length complying with the maximum limit and within the rang set out in the application documentation, along with details of colouring shall be submitted for agreement in writing with the Planning Authority, prior to the commencement of any development on site.
  - b. Cables within the site shall be laid underground.
  - c. The wind turbines shall be geared to ensure that the blades rotate in the same direction.
  - d. No advertising material shall be placed on or otherwise be affixed to any structure on the site without the prior grant of planning permission.
8. The control unit shall be kept in good order and appearance with external blockwork painted in white, off-white, grey or similar and retained as such.
9. In the event of any complaints being received by the Planning Authority following erection of the Turbine in respect of interference to T.V. or Radio reception, the developer shall commission a further report on the nature of the interference and best practical means to limit the effects and implement and measures deemed appropriate by the Planning Authority. These measures shall be carried out within a suitable timeframe as agreed with in writing with the Planning Authority.
10. As and when the turbine is disconnected from the national electricity grid and the turbine decommissioned or unused for a period of more than 6 continuous months without any new use being proposed or established the developer or owner shall take down and remove the turbine from the site in a manner agreed with the Planning Authority or show good reason why this ought not happen to the satisfaction of the Planning Authority.
11. The transformers servicing the turbine shall be placed internally in the tower of the turbine, unless otherwise agreed with the Planning Authority in advance.
12. The applicant is required to engage the services of a suitably qualified archaeologist to monitor all topsoil stripping associated with the development. Should archaeological material be found during the course of monitoring, the archaeologies may have work on the site stopped depending a decision as to how best to deal with the archaeology. The developer shall be prepared to be advised by the Department of Culture, Heritage and the Gaeltacht with regard to any necessary mitigating action (e.g. preservation in situ, and/or excavation). The applicant shall facilitate the archaeologist in recording any material found. The Department of Culture, Heritage and the Gaeltacht shall be furnished with a report describing the results of the monitoring.

13. The applicant shall agree with the Irish Aviation Authority an aeronautical obstacle warning light scheme and provide as constructed coordinates in WGS84 format together with ground and tip height elevations at each wind turbine location. Writing notification of intention to commence crane operations a minimum of 30days proper to their erection shall also be provided.
14.
  - a. The site shall be managed in a manner which prevents the discharge of polluting matter to any ground or surface waters. The developer shall take all necessary precautions to prevent any risk of flooding or pollution occurring to roadways and adjoining properties/lands during all construction works/site works associated with this development/site and on completion of all works.
  - b. No instream works shall be carried out without the written approval of Inland Fisheries Ireland
  - c. Developer shall consult with Inland Fisheries Ireland at design and construction stages of development to ensure that there is no impact on river habitat and fish stock. All proposed settlement ponds and filter systems shall be inspected daily and maintained as required.
  - d. The following plans shall be fully implemented for this development:
    - i. Construction Environmental Management Plan, Emergency Response Plan, Surface Water Management Plan, Water Inspection and Monitoring Plan, Spoil Management Plan and Waste Management Plan.

All recommendations submitted as part of these plans shall be fully implemented for this proposed development. Any alterations to the outline plans following the detailed design process shall be submitted to the Planning Authority for approval in writing prior to commencement of works.
15. All roads and paths shall be cleaned of any dirt, mud or other material generated by traffic travelling to and from the site in connection with the works.
16. The operation of the proposed development by itself or in combination with any other wind development shall not result in the noise levels, when measured externally at nearby noise sensitive locations which exceed;
  - i. Between the hours of 0700 and 2300 5dB(A) L90, 10min above background noise levels, or 43dB(A) L90, 10min and
  - ii 43dB(A) L90, 10min at all other times where wind speeds are measured at 10metres above ground level.
17.
  - a. Shadow flicker arising from the proposed development shall not exceed 30hours per year or 30mons per day at existing or permitted dwellings or other sensitive receptors.
  - b. The proposed development shall be fitted with appropriate equipment and software to control shadow flicker in accordance with the above requirement. Details of these control measures shall be submitted to and agreed in writing with the planning authority prior to the commencement of any development on site.

- c. A report prepared by a suitably qualified person in accordance with the requirements of the planning authority indicating compliance with the above shadow flicker requirements at dwellings. Within 12 months of commissioning of the proposed windfarm this report shall be submitted to and agreed in writing with the planning authority. The developer shall outline proposed measures to address any recorded non-compliance, controlling turbine rotation if necessary. A similar report may be requested as reasonable intervals thereafter by the planning authority.
  - d. These measures shall be carried out within a suitable timeframe as agreed with in writing with the Planning Authority.
18. The period during which the development hereby permitted may be carried out shall be ten years from the date of this Order.
19. This permission shall be for a period of 30 years from the date of the commission of the wind turbines. The wind turbines and related ancillary structures shall then be decommissioned and removed unless, prior to the end of the period, planning permission shall have been granted for their continuance of use.
20. The development shall be carried out in accordance with details as submitted to the Planning Authority on the 25/10/2019 as amended by details received on the 25/05/2020 except as may otherwise be required in order to comply with the above condition.

**THE REASONS FOR THE IMPOSITION OF THE ABOVE CONDITIONS ARE:**

- 1: It is considered appropriate that the developer should contribute towards the expenditure incurred or proposed to be incurred by the Council in the provision of community, recreation and amenity infrastructure and facilities in the area.
- 2: In the interests of orderly development and to protect the amenities of the area.
- 3: In the interest of orderly development and to prevent unauthorised development.
- 4: In the interest of orderly development and to prevent unauthorised development.
- 5: In the interests of traffic safety.
- 6: In the interests of environmental protection.
- 7: In the interests of visual amenity.
- 8: In the interests of visual amenity.
- 9: In the interests of residential amenities.
- 10 Reason: In the interests of visual amenity.
- 11: In the interests of visual amenity.
- 12: To ensure the continued preservation (either in situ or by record) of places, caves, sites, features or other objects or archaeological interest.
- 13: In the interest of orderly development.
- 14: In the interests of orderly development and environment protection.
- 15: In the interest of road safety and orderly development.
- 16: In the interests of orderly development, environmental health and residential amenity.
- 17: In the interests of residential amenity.
- 18: Having regard to the nature and extent of the proposed development and in the interests of orderly development.
- 19: To enable the planning authority to review the operation of the wind farm in the light of the circumstances prevailing.
- 20: In the interest of orderly development and to prevent unauthorised development.

Changes for Commencement Notices applications system for owners of new dwellings and extensions from September 1<sup>st</sup> 2015.

#### Alternative process- Opt out of Statutory Certification

The most recent amendment to the Building Control Regulations 1997 to 2015 provides owners of new single dwellings and domestic extensions with an alternative process to that outlined above. This alternative process is explained in the detailed Table below.

These changes take effect from September 1<sup>st</sup> 2015

#### Comparison of requirements relating to Statutory Certification of compliance for Building Control purposes and the alternative process for owners who opt out of Statutory Certification.

Statutory Certification of compliance for Building Control purposes	Alternative process for owners opting out of requirements for Statutory Compliance
Commencement Notice	Commencement Notice
	Declaration of intention to opt out of Statutory certification (this new form is to be signed by the owner; who must also accept their role as owner as normal)
Compliance Documentation (plans, calculations, specifications etc. to include <ul style="list-style-type: none"> <li>i. General arrangement drawings</li> <li>ii. A schedule of compliance documents as currently designed or to be prepared at a later date</li> <li>iii. Online assessment on the BCMS</li> <li>iv. Preliminary inspection plan prepared by the assigned certifier</li> </ul>	Compliance Documentation (plans, calculations, specifications etc. to include <ul style="list-style-type: none"> <li>i. General arrangement drawings</li> <li>ii. A schedule of compliance documents as currently designed or to be prepared at a later date</li> <li>iii. Online assessment on the BCMS</li> </ul> <p><i>Note no inspection plan required</i></p>
Design cert signed by registered construction professional	Not required (Designer will have to accept their role)
Notice of assignment of Assigned Certifier	Not required
Undertaking by Assigned Certifier	Not required
Notice of assignment of builder	Notice of assignment of builder ( Builder will have to accept their role)
Undertaking by builder	Not required
Completion Cert signed by builder (Part A) and registered construction professional (Part B) and accompanied by up-to-date schedule of compliance documents and the inspection plan as implemented	Not required

If the owner is in any doubt about the long term implications of their decision to opt out of Statutory Certification it may be advisable to consult with a solicitor and their financial institution prior to making their decision.

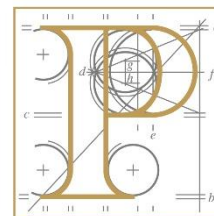


**Annex 2 –  
Strategic Infrastructure Development Determination**



**Our Case Number:** ABP-306018-19

**Your Reference:** Drumlins Park Limited



An  
Bord  
Pleanála

Galetech Energy Services  
Clondargan,  
Stradone,  
Co. Cavan  
H12 NV06

**Date:** 20 April 2020

**Re:** 110kV loop-in/loop-out substation including substation compound, associated electrical plant and apparatus  
Newbliss, County Monaghan

A Chara,

Please be advised that the Board hereby serves notice that it is of the opinion that the proposed development falls within the scope of section 182A of the 2000 Act and would constitute strategic infrastructure.

Any application for approval for the proposed development must therefore be made directly to An Bord Pleanála under section 182A(1) of the Act.

The following is a schedule of prescribed bodies considered relevant in this instance for the purposes of Section 182A(4)(b) of the Act:

Minister of Culture, Heritage and the Gaeltacht

Minister for Communications, Climate Action and Environment

Monaghan Co. Council

Transport Infrastructure Ireland

An Chomhairle Ealaíon

Fáilte Ireland

An Taisce

Heritage Council

Commission of Regulation of Utilities, Water and Energy

Teil	Tel	(01) 858 8100
Glaó Áitiúil	LoCall	1890 275 175
Facs	Fax	(01) 872 2684
Láithreán Gréasáin	Website	www.pleanala.ie
Ríomhphost	Email	bord@pleanala.ie

64 Sráid Maoilbhríde	64 Marlborough Street
Baile Átha Cliath 1	Dublin 1
D01 V902	D01 V902

Health Service Executive

If you have any queries in relation to the matter please contact the undersigned officer of the Board.

Please quote the above mentioned An Bord Pleanála reference number in any correspondence or telephone contact with the Board.

Yours faithfully,

*Rob Mac Giollarnáth*

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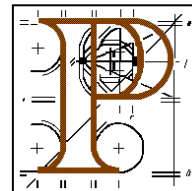
Rob Mac Giollarnáth  
Executive Officer  
Direct Line: 01-8737247

**Teil**  
**Glaio Áitiúil**  
**Facs**  
**Láithreán Gréasáin**  
**Ríomhphost**

**Tel** (01) 858 8100  
**LoCall** 1890 275 175  
**Fax** (01) 872 2684  
**Website** [www.pleanala.ie](http://www.pleanala.ie)  
**Email** [bord@pleanala.ie](mailto:bord@pleanala.ie)

64 Sráid Maoilbhríde  
Baile Átha Cliath 1  
D01 V902

64 Marlborough Street  
Dublin 1  
D01 V902



## Electricity Applications Procedures

- The application must be made by way of full completion of application form to An Bord Pleanála.
- The sequencing of the application process and the content of the public notice is as set out at section 182A of the Planning and Development Act, 2000, as amended.
- The Board requires as a minimum that the public notice of the application would be in two newspapers circulating in the area to which the proposed development relates, one of which should be a national newspaper (A sample public notice is attached). A site notice may be required in certain circumstances in respect of structures such as sub-stations and, where required, should accord with the protocols set out in the Planning and Development Regulations 2001-2011. The date of the erection of the site notice is to be inserted; otherwise it should contain the same information as the newspaper notices and should remain in place for the duration of the period during which the public can make submissions to the Board.
- The documentation relating to the application is to be available for public inspection at the offices of the relevant planning authority and the offices of An Bord Pleanála. In this regard the requirements in terms of the number of copies of the documentation to be lodged with the relevant planning authority and the Board is as follows:
  - Planning Authority – 5 hard copies and 2 electronic copies.
  - An Bord Pleanála – 3 hard copies and 7 electronic copies.
- The Board also requires the prospective applicant to provide a stand alone website containing all of the application documentation. The address of this website is to be included in the public notice.
- The public notice of the application is to indicate that the application documentation will be available for public inspection after the elapsment of at least 5 working days from the date of the publication of the notice so as to ensure that the documentation is in place for such inspection.
- The time period for the making of submissions by the public is to be at least seven weeks from the date the documents become available for inspection (not from the date of publication of the public notices). The

Board requires that the public notice must indicate the deadline time and date for the making of submissions to the Board. It was agreed that the prospective applicant would advise the Board's administrative personnel in advance of the details of its proposed public notice and that any further definitive advice on same including confirmation of dates/times could be communicated at that stage.

- The service of notice of the application on any prescribed bodies must include a clear statement that the person served can make submissions to the Board by the same deadline as specified in the public notice (Sample letter to prescribed bodies is attached).
- The service letter on the planning authority with the necessary copies of the documents should be addressed to the Chief Executive and should also alert the authority to the Board's requirement that the application documentation be made available for public inspection/purchase by the planning authority in accordance with the terms of the public notice (copies of any newspaper/site notices should be provided to the planning authority). It is the Board's intention that all of the application documentation will remain available for public inspection during the currency of the application.
- The depositing of the application documentation and the making of the application to the Board should take place immediately after the publication of the notice and the completion of the service requirements. It should not await the elapsment of the period for the public to make submissions. The application should include a list of the persons served with the application, the date of such service and a sample copy of the notice of service.
- The fee for lodging an application is €100,000. The fee for making a submission in respect of an application is €50 (except for certain prescribed bodies which are exempt from this fee). There is a provision in the Planning and Development (Amendment) Act 2010 enabling the Board to recover its costs for processing any application from the applicant. In addition it was pointed out that the legislation also enables the Board direct payment of costs or a contribution towards same to the planning authority and third parties.

**The sequencing of the making of the application was summarised as follows:**

1. Publish newspaper notices.
2. Serve copy of relevant documents on bodies/persons required to be notified of the application. Deposit required number of copies with relevant planning authority.
3. Deposit required number of copies of application documentation with An Bord Pleanála and make an application to it.

## **Guidelines for Electronic Copies of Applications (Standalone Website & CD Copies)**

1. Each document/drawing should be clearly labelled:
  - EIS and NIS chapters saved individually should be named with the number and title of the chapter e.g. Chapter 2: Ecology, Chapter 3: Human Beings etc., and not just the chapter number.
  - Document names cannot begin or end with a dot, cannot contain consecutive dots and cannot contain any of the following characters: ~ " # % & \* : < > ? / \ { | }.
  - Drawings should be saved with the drawing title and/or number, not just the drawing number.
  - Large documents to have 'contents' page e.g. EIS and to be paginated appropriately to allow ease of access to its various sections.
2. Documents/drawings should not be compressed e.g. not Winzipped, and should open directly.
3. Each document/drawing when opened should be clearly legible and any scaling of the drawing clearly and accurately indicated.
4. Each document/drawing when opened should be oriented in the appropriate way (portrait/landscape). It should also be possible to rotate the document/drawing.
5. The documents/drawings should be presented in the same sequence as they appear in the hard copy of the application, in order to make the electronic copy as accessible as possible.
6. All photographs/photomontages shall be in colour, not blurred and clearly legible.
7. All drawings/maps which rely on any colour interpretation e.g. red/blue edging, zoning etc. must be provided in colour.

July, 2015

# Sample Public Notice

## Guidance Note

Does the proposed development require the preparation of an Environmental Impact Assessment Report?

Does the proposed development require the preparation of a Natura Impact Statement?

Do you consider that the proposed development is likely to have significant effects on the environment in a transboundary state?

Does the application relate to a development which comprises or is for the purpose of an activity requiring an integrated pollution prevention and control licence or a waste licence?

Does the application relate to the provision of, or modifications to, an establishment under the Major Accident Regulations?

Does the proposed development consist of or comprise the carrying out of works to a protected structure or proposed protected structure?

Does the application relate to a development in a Strategic Development Zone?

Does the proposed development involve the demolition of any habitable house?

If the answer to any of the above questions is **yes** please make reference to that fact in the public notice.



**Planning and Development Acts 2000 to 2017**

**Notice of Direct Planning Application to An Bord Pleanála in Respect of  
a Strategic Infrastructure Development**

**County** \_\_\_\_\_

In accordance with section (please quote the statutory provision under which the application is being made) \_\_\_\_\_ of the Planning and Development Act 2000, as amended, \_\_\_(Applicants name) \_\_\_ gives notice of its intention to make an application for permission/approval to An Bord Pleanála in relation to the following proposed development:

(Full description and address of proposed development)

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[See guidance note for other information that may be required here]

The planning application, (the Environmental Impact Assessment Report) and (the Natura Impact Statement, if applicable) may be inspected free of charge or purchased on payment of a specified fee (which fee shall not exceed the reasonable cost of making such copy) during public opening hours **for a period of seven weeks** commencing on \_\_\_\_\_ (give a least five working days from the date of the notice as the date available for inspection) at the following locations:

The Offices of An Bord Pleanála 64 Marlborough Street, Dublin 1.

The Offices of the relevant Planning Authority (Name & Address)

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The application may also be viewed/downloaded on the following website:

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Submissions or observations may be made only to An Bord Pleanála ('the Board') 64 Marlborough Street, Dublin 1 during the above-mentioned period of seven weeks relating to -

- (i) the implications of the proposed development for proper planning and sustainable development, and
- (ii) the likely effects on the environment of the proposed development, and
- (iii) the likely adverse effects on the integrity of a European site, (if applicable).  
[(iii) to be inserted where an NIS is submitted]

if carried out.

Any submissions/observations must be accompanied by a fee of €50 (except for certain prescribed bodies) and must be received by the Board not later than 5.30 p.m. on the \_\_\_\_\_ (insert date). Such submissions/observations must also 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 refers).**

Any submissions or observations which do not comply with the above requirements cannot be considered by the Board.

**The Board may at its absolute discretion hold an oral hearing on the application. (For further details see 'A Guide to Public Participation in Strategic Infrastructure Development' on the Board's website [www.pleanala.ie](http://www.pleanala.ie))**

The Board may in respect of an application for permission / approval decide to –

- (a) (i) grant the permission/approval, or
- (ii) make such modifications to the proposed development as it specifies in its decision and grant permission/approval in respect of the proposed development as so modified, or
- (iii) grant permission/approval in respect of part of the proposed development (with or without specified modifications of it of the foregoing kind),

and any of the above decisions may be subject to or without conditions,

or

- (b) refuse to grant the permission/approval.

Any enquiries relating to the application process should be directed to the Strategic Infrastructure Development Section of An Bord Pleanála (Tel. 01-8588100)

- A person may question the validity of any such decision by the Board by way of an application for judicial review, under Order 84 of the Rules of the Superior Courts (S.I. No. 15 of 1986, as amended), in accordance with section 50 of the Planning and Development Act, 2000, as amended.
- Practical information on the review mechanism can be accessed under the heading Publications - Judicial Review Notice on the Board's website [www.pleanala.ie](http://www.pleanala.ie) or on the Citizens Information Service website [www.citizensinformation.ie](http://www.citizensinformation.ie)