



An
Bord
Pleanála

Application Form for Permission / Approval in respect of a Strategic Infrastructure Development

1.

Please specify the statutory provision under which your application is being made:	37E Planning and Development Act 2000 (as amended)
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2. **Applicant:**

Name of Applicant:	Ballinagree Wind DAC
Address:	27 Lower Fitzwilliam Street, Dublin 2 , Dublin, Ireland
Telephone No:	353 1 669 8565
Email Address (if any):	ballinagree@futureenergyireland.ie

3. Where Applicant is a company (registered under the Companies Acts):

Name(s) of company director(s):	Peter Lynch Jim Caplis
Registered Address (of company)	Ballinagree Wind DAC, 27 Lower Fitzwilliam Street, Dublin 2
Company Registration No.	696625
Telephone No.	353 1 669 8565
Email Address (if any)	ballinagree@futureenergyireland.ie

4. Person / Agent acting on behalf of the Applicant (if any):

Name:	Eamon Hutton (Applicant's Agent - Fehily Timoney and Company)
Address:	Fehily Timoney & Company Core House Pouladuff Road Cork T12 D773
Telephone No.	021 496 4133
Mobile No. (if any)	N/A
Email address (if any)	Info@ftco.ie

Should all correspondence be sent to the above address? (Please tick appropriate box)

(Please note that if the answer is “No”, all correspondence will be sent to the Applicant’s address)

Yes: [] No:[]

Contact Name and Contact Details (Phone number) for arranging entry on site if required / appropriate:

Eamon Hutton, Core House, Pouladuff Road, Cork, T12 D773

Tel. 021-496-4133

5. Person responsible for preparation of Drawings and Plans:

Name:	Niall Sharkey
Firm / Company:	Fehily Timoney & Company
Address:	Core House Pouladuff Road Cork T12 D773
Telephone No:	021 496 4133
Mobile No:	N/A
Email Address (if any):	info@ftco.ie

Details all plans / drawings submitted – title of drawings / plans, scale and no. of copies submitted. This can be submitted as a separate schedule with the application form.

A schedule of drawings is included in **Addendum 1** of this application form. 2 no. hard copies and 8 no. electronic copies have been submitted as per the requirements of An Bord Pleanála.

6. Site:

<p>Site Address / Location of the Proposed Development (as may best identify the land or structure in question)</p>	<p>Townlands of Annagannihy, Aughinida, Ballynagree East, Ballynagree West, Bawnmore, Caherbaroul, Carrigagulla, Carrigduff, Clonavrick, Derryroe, Drishane More, Dromagh, Drominahilla, Dromskehy, Finnanfield, Inchamay South, Kilberrihert, Knocknagappul, Rahalisk and Tullig, Co. Cork.</p>	
<p>Ordnance Survey Map Ref No. (and the Grid Reference where available)</p>	<p>OSI tile numbers at 1:50000: 1208, 1206</p> <p>ITM Reference:</p> <p><u>Wind Farm Site</u></p> <p>X:537814 Y: 586462 (North east)</p> <p>X:536070 Y: 583781 (West)</p> <p><u>Clashavoon Substation</u></p> <p>X: 537220 Y: 576693</p> <p><u>TDR Nodes</u></p> <p>X: 532536 Y: 597745 (POI 29)</p> <p>X: 532273 Y: 597532 (POI 30)</p> <p>X: 528721 Y: 592072 (POI 36)</p> <p>X: 527889 Y: 590422 (POI 38)</p> <p>X: 530336 Y: 588604 (POI 43)</p> <p>X: 530672 Y: 588292 (POI 44)</p>	
<p>Where available, please provide the application site boundary, as shown in the submitted plans / drawings, as an ESRI shapefile in the Irish Transverse Mercator (ITM IRENET95) co-ordinate reference system. Alternatively, a CAD file in .dwg format, with all geometry referenced to ITM, may be provided.</p>		
<p>Area of site to which the application relates in hectares</p>	<p>615.64 ha</p>	
<p>Site zoning in current Development Plan for the area:</p>	<p>The Wind Farm Site is located on unzoned land and is within the County Cork Wind Energy Strategy designation "open to consideration". Lands along the Turbine Delivery Route are zoned</p>	

	<p>'Existing Built Up Area' in Millstreet (POI 38) and 'Greenbelt 1' (POI 36). The remainder of the proposed Turbine Delivery Route nodes are unzoned. Lands along the proposed Grid Route are unzoned.</p>
<p>Existing use of the site & proposed use of the site:</p>	<p>Existing: Land uses within the proposed development site consists of commercial forestry, agriculture and wind measurement. The grid route element of the proposal is contained in the public road and private tracks. The proposed temporary upgrades required along the turbine delivery route are located on or adjacent to the public road, on agricultural lands, road verges and at a commercial carpark at Millstreet (POI 38).</p> <p>Proposed: The applicant is seeking to develop a renewable energy use (Wind farm) and associated uses and infrastructure including 1 no. 110kV substation and a connection to the national grid. The proposal also includes an amenity trail for recreational use.</p>
<p>Name of the Planning Authority(s) in whose functional area the site is situated:</p>	<p>Cork County Council</p>

7. Legal Interest of Applicant in respect of the site the subject of the application:

Please tick appropriate box to show applicant's legal interest in the land or structure:	Owner	Occupier
	Other ✓	
Where legal interest is "Other", please expand further on your interest in the land or structure.		
The proposed wind farm development site is under the ownership of Coillte and 16 no. third party landowners who have given consent to 1) provide permission for the construction of the wind farm and 2) to provide temporary improvement/modifications to the road network to facilitate abnormal load delivery in the townlands of Drishane More, Dromagh, Drominahilla, Dromskehy and Tullig.		
If you are not the legal owner , please state the name and address of the owner and supply a letter from the owner of consent to make the application as listed in the accompanying documentation.		
Consent letters are included in Addendum 2 of this form and include the following landowners:		
<ul style="list-style-type: none"> • Coillte, Dublin Road, Newtownmountkennedy, Co. Wicklow • Anthony Kelleher, Horsemount, Ballinagree, Macroom, Co. Cork • Cornelius Lehane, Ballinagree East, Macroom, Co. Cork • Daniel Joseph and Breda O'Keefe, Ballinagree, Macroom, Co. Cork • Daniel MacSullivan, Carrigagulla, Ballinagree, Macroom, Co. Cork • Geraldine Corkery, Gortnapeasta, Clondrohid, Macroom, Co. Cork • John O'Leary, Sleaveen East, Macroom, Co. Cork • John Twomey, Ballinagree West, Macroom, Co. Cork • Patrick O'Sullivan, Carrigagulla, Ballinagree, Macroom, Co. Cork • Patrick Tarrant, Coole, Millstreet, Co. Cork • Cork County Council, Millstreet Area Office, Carnegie Hall, Millstreet, Co. Cork • Dairygold Co-operative Society Ltd, Clonmel Road, Mitchelstown, Co. Cork • Thomas Duggan, Drishane More, Co. Cork • James O'Brien, Dromskehy, Clonbannin, Mallow, Co. Cork • John O'Regan, Unregistered Land, Dromagh Co. Cork • Michael Buckley, Tullig, Millstreet, Co. Cork • Thomas Cotter, Bawnmore, Macroom, Co. Cork 		
Letter of confirmation that part of the proposed development that is the subject of this application, the 110kV underground cable connection that is in, on, over or under a public road, will be undertaken by a statutory undertaker having a right or interest to provide services in connection with the proposed development is included in Addendum 3 .		

Does the applicant own or have a beneficial interest in adjoining, abutting or adjacent lands? If so, identify the lands and state the interest.

Yes. See site location drawings accompanying this planning application which shows the blue line boundary containing lands under the control of the applicant or the person who owns the land which is the subject of the application. The following drawings indicate the blue line boundary:

P2114-0100-0002

P2114-0100-0003

P2114-0100-0004

P2114-0100-0005

P2114-0100-0006

P2114-0100-0008

P2114-0100-0009

P2114-0100-0010

P2114-0100-0011

P2114-0100-0012

P2114-0100-0013

8. Site History:

Details regarding site history (if known):

Has the site in question ever, to your knowledge, been flooded?

Yes: [] No: []

If yes, please give details e.g. year, extent:

Are you aware of previous uses of the site e.g. dumping or quarrying?

Yes: [] No: []

If yes, please give details:

The land use within the proposed development site consists of forestry, agricultural and wind measurement. The grid route element of the proposal is contained in the public road and private tracks. The proposed upgrades required along the turbine delivery route are located on or adjacent to the public road on agricultural lands, road verges and at a commercial carpark in Millstreet (POI 38).

Are you aware of any valid planning applications previously made in respect of this land / structure?		
Yes: [<input checked="" type="checkbox"/>] No: [<input type="checkbox"/>]		
If yes, please state planning register reference number(s) of same if known and details of applications		
Reg. Ref. No:	Nature of Proposed Development	Nature of Final Decision of Application Grant of Refusal by Planning Authority / An Bord Pleanála
Proposed Wind Farm site		
046419	Overhead transmission line	Granted
051587	Re-routing of overhead transmission line	Granted
0712433	Building comprising of pumps and water treatment equipment	Granted
108067	Wind Farm	Granted
136504	New access road	Withdrawn
205342	Temporary meteorological mast	Granted
214476	Temporary meteorological mast	Granted
Grid Route		
033711	Dwelling	Granted
046419	Overhead transmission line	Granted
055967	Dwelling	Incomplete Application
068935	Dwelling	Granted
069247	Dwelling	Refused
085265	Dwelling	Granted
156634	Dwelling	Granted
166336	Residential garage	Granted
216635	Residential extension	Granted
Turbine Delivery Route Nodes		
068219	Dwelling	Granted
0713109	Basement accommodation	Incomplete Application

084087	Dwelling	Granted
115672	Burial ground	Incomplete Application
116189	Burial ground	Withdrawn
205904	Public footpath	Granted
<p>If a valid planning application has been made in respect of this land or structure in the 6 months prior to the submission of this application, then any required site notice must be on a yellow background in accordance with Article 19(4) of the Planning and Development regulations 2001 as amended.</p>		
<p>Is the site of the proposal subject to a current appeal to An Bord Pleanála in respect of a similar development?</p>		
<p>Yes: [<input type="checkbox"/>] No:[<input checked="" type="checkbox"/>]</p> <p>If yes please specify</p> <p>An Bord Pleanála Reference No.: _____ N/A</p>		

9. Description of the Proposed Development:

Brief description of nature and extent of development	<p>The proposed development will constitute the provision of the following:</p> <ul style="list-style-type: none">• Construction of 20 no. wind turbines with a blade tip height range from 179m to 185m, a hub height range from 102.5 to 110.5m and a rotor diameter range from 149m to 155m;• Construction of turbine foundations and crane pad hardstanding areas including associated drainage infrastructure;• Construction of new permanent site tracks and associated drainage infrastructure;• Upgrading of existing tracks and associated drainage infrastructure;• Upgrade of 2 no. existing forestry and agricultural access junctions for construction and operational access from 1) the Local Roads L2750-0/L1123-62 in the townlands of Finnanfield and Ballynagree East and 2) from the Local Road L7461-0 in the townland of Ballynagree West, Co. Cork;• Upgrade of 2no. existing forestry access junctions for temporary construction access from the Local Road L7461-17 in the townland of Knocknagappul, Co. Cork;• Use of 1 no. existing forestry and agricultural access junction for operational access only from the Local Road L-7461-44 in the townland of Knocknagappul, Co. Cork;• Installation of new permanent watercourse and drain crossings and the reuse and upgrade of existing internal watercourse and drain crossings to include 1) the replacement of an existing stone bridge structure with a new clear span concrete bridge structure along the Local Road L-7461-0 in the townland of Ballynagree West and 2) a new clear span concrete bridge structure along a proposed new track in the townland of Carrigagulla, Co.Cork;• 3 no. on site borrow pits and associated ancillary drainage within the townlands of Carrigagulla and Knocknagappul, Co.Cork;• 2 no. Temporary construction site compounds and associated ancillary infrastructure including parking within the townlands of Ballynagree West and Carrigagulla, Co. Cork;• Use of proposed wind farm access tracks and existing forestry and agricultural tracks as permanent recreational amenity trails for community use including the installation of associated signage and information boards and; the partial reinstatement and re-purposing of the proposed temporary construction compound as a permanent
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	<p>trail head car park and picnic area including associated landscaping within the townland of Ballynagree West;</p> <ul style="list-style-type: none"> • Construction of 1 no. permanent on-site 110kV electrical substation including control buildings, electrical plant and equipment, welfare facilities, carparking, water and wastewater holding tanks, security fencing, lightning protection and telecommunications masts, security cameras, external lighting and, all associated infrastructure within the townland of Ballynagree East, Co. Cork; • Installation of medium voltage underground electrical and communication cabling connecting the wind turbines to the proposed on-site substation and associated ancillary works; • Installation of permanent high voltage 110kV underground electrical and communication cabling between the proposed on-site substation within the townland of Ballynagree East to the boundary of the existing Clashavoon substation within the townland of Aughinida, Co. Cork. The cabling will be laid primarily within the public road in the townlands of Knocknagappul, Ballynagree East, Ballynagree West, Bawnmore, Clonavrick, Derryroe, Rahalisk, Kilberrihert, Caherbaroul and Aughinida, Co. Cork. Associated works including the installation of 15 no. pre-cast joint bays and communication chambers; and horizontal directional drilling under 4 no. watercourse crossings in the townlands of 1) Knocknagappul, 2) Knocknagappul and Rahalisk, 3) Rahalisk and Bawnmore and 4) Bawnmore and Clonavrick; • Tree felling to accommodate the construction and operation of the proposed development; • Erection of 2no. meteorological masts with a height of 100m above existing ground levels for the measuring of metrological conditions within the townlands of Ballynagree East and Carrigagulla, Co. Cork. A lightning rod will extend above the masts by 4 meters; • Temporary accommodation works at 6 no. locations adjacent to the public roads to facilitate delivery of turbine components to site within the townlands of Dromagh, Dromskehy, Liscahane, Tullig, Drominahilla, Finnanfield and Ballynagree East, Co. Cork. These works will primarily relate to trimming of trees and hedgerows, temporary lowering of boundary walls, temporary removal of boundary walls, temporary ground reprofiling and installation of temporary stone hard standing; • Installation of a temporary off-site staging area for turbine components within the curtilage of Drishane Castle which is a Recorded Protected Structure (00319) and National Monument (296), within the townland of Drishane More. The works will include
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	<p>removal of a masonry wall and installation of temporary stone hard standing area and associated access track and entrances to and from the public road R583;</p> <ul style="list-style-type: none"> • All related site works and ancillary development including landscaping and drainage; • A 35 year operational life from the date of commissioning of the entire wind farm is being sought. <p>An Environmental Impact Assessment Report (EIAR) and a Natura Impact Statement (NIS) have been prepared in relation to the project and accompanies this planning application.</p>
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10. In the case of mixed development (e.g. residential, commercial, industrial, etc), please provide breakdown of the different classes of development and a breakdown of the gross floor area of each class of development:

Class of Development:	Gross Floor Area in m ²
N/A	N/A

11. Where the application relates to a building or buildings:

Gross floor space of any existing buildings(s) in m ²	N/A
Gross floor space of proposed works in m ²	630.1 sq.m consisting of 1 no control building at 420 sq.m and 1 no IPP buildings at 210.1 sq.m.
Gross floor space of work to be retained in m ² (if appropriate)	N/A
Gross floor space of any demolition in m ² (if appropriate)	N/A

12. In the case of residential development please provide breakdown of residential mix:

Number of	Studio	1 Bed	2 Bed	3 Bed	4 Bed	4 + Bed	Total
Houses							N/A
Apartments							N/A
Number of car-parking spaces to be provided		Existing:	Proposed:			Total:	N/A

13. Social Housing:

Please tick appropriate box:	Yes	No
<i>Is the application an application for permission for development to which Part V of the Planning and Development Act 2000 applies?</i>		✓
<p>If the answer to the above question is “yes” and the development is not exempt (see below), you must provide, as part of your application, details as to how you propose to comply with section 96 of Part V of the Act.</p> <p>If the answer to the above question is “yes” but you consider the development to be exempt by virtue of section 97 of the Planning and Development Act 2000, a copy of the Certificate of Exemption under section 97 must be submitted (or, where an application for a certificate of exemption has been made but has not yet been decided, a copy of the application should be submitted).</p> <p>If the answer to the above question is “no” by virtue of section 96 (13) of the Planning and Development Act 2000, details indicating the basis on which section 96 (13) is considered to apply to the development should be submitted.</p>		

14. Where the application refers to a material change of use of any land or structure or the retention of such a material change of use:

Existing use (or previous use where retention permission is sought)
The land use within the proposed development site consists of forestry, agricultural and wind measurement. The grid route element of the proposal is contained in the public road and private tracks. The proposed temporary upgrades required along the turbine delivery route are located on or adjacent to the public road on agricultural lands, road verges and at a commercial carpark at Millstreet (POI 38).
Proposed use (or use it is proposed to retain)
A renewable energy development for the production of electricity which will include recreational use, grid connection to allow the export of electricity to the national grid, and temporary accommodation works to allow for the delivery of turbine components.
Nature and extent of any such proposed use (or use it is proposed to retain).
A renewable energy development comprising of a wind farm of 20 turbines, a substation and ancillary infrastructure. An amenity trail and associated signage and parking for recreational use at the wind farm site. Grid connection to be installed within the public road. Temporary accommodation works at various points along the delivery route to allow for delivery of turbine components.

15. Development Details:

Please tick appropriate box:	If answer is yes please give details	YES	NO
Does the proposed development involve the demolition of a Protected Structure(s), in whole or in part?			✓
Does the proposed development consist of work to a protected structure and / or its curtilage or proposed protected structure and / or its curtilage?	✓		
Does the proposed development consist of work to the exterior of a structure which is located within an architectural conservation area (ACA)?			✓
Does the application relate to development which affects or is close to a monument or place recorded under section 12 of the National Monuments (Amendment) Act, 1994.	✓		
Does the application relate to work within or close to a European Site or a Natural Heritage Area?	✓		
Does the development require the preparation of a Natura Impact Statement?	✓		
Does the proposed development require the preparation of an Environmental Impact Assessment Report?	✓		
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 license			✓
Does the application relate to a development which comprises or is for the purpose of an activity requiring a waste license?			✓
Do the Major Accident Regulations apply to the proposed development?			✓
Does the application relate to a development in a Strategic Development Zone?			✓
Does the proposed development involve the demolition of any habitable house?			✓

16. Services:

Proposed Source of Water Supply:
Existing connection: <input type="checkbox"/> New Connection: <input type="checkbox"/> Public Mains: <input type="checkbox"/> Group Water Scheme: <input type="checkbox"/> Private Well: <input type="checkbox"/> Other <input checked="" type="checkbox"/> (please specify): <u> Rainwater harvesting at substation building </u> Name of Group Water Scheme (where applicable): <u> NA </u>
Proposed Wastewater Management / Treatment:
Existing: <input type="checkbox"/> New: <input type="checkbox"/> Public Sewer: <input type="checkbox"/> Conventional septic tank system: <input type="checkbox"/> Other on site treatment system: <input checked="" type="checkbox"/> Please Specify: Portaloos will be used during construction and will be located in the construction compounds. Wastewater will be transported off site by a permitted waste collector to a wastewater treatment plant. Minimal wastewater will be generated during the operational phase. Waste water from staff welfare facilities at the proposed substation will be stored in a sealed tank. The wastewater will be removed by tanker by a permitted waste collector to a wastewater treatment plant.
Proposed Surface Water Disposal:
Public Sewer / Drain: <input type="checkbox"/> Soakpit: <input type="checkbox"/> Watercourse: <input type="checkbox"/> Other: <input checked="" type="checkbox"/> Please specify: Controlled diffuse drainage system proposed. Comprehensive site specific drainage details are set out in accompanying drawings and within the Chapter 10 of the accompanying EIAR.

17. Notices:

Details of public newspaper notice – paper(s) and date of publication
Irish Examiner Published Date 27/01/22 The Corkman Newspaper Published Date 27/01/22 Copy of page(s) of relevant newspaper enclosed Yes: [<input checked="" type="checkbox"/>] No:[<input type="checkbox"/>]
Details of site notice, if any, - location and date of erection
Copy of site notice enclosed Yes: [<input checked="" type="checkbox"/>] No:[<input type="checkbox"/>] There are a total of 27 no. site notices including notices at the proposed wind farm site, along the grid route and along the proposed turbine delivery route where temporary accommodation works are required. Site notice locations are depicted in the following Drawings: <ul style="list-style-type: none">• P2114-0100-0039• P2114-0100-0040• P2114-0100-0041• P2114-0100-0042• P2114-0100-0043 Date of site notice erection: 27/01/2022
Details of other forms of public notification, if appropriate e.g. website
Project website for public information: https://www.ballinagreewindfarm.ie/ Website including all planning documents, drawings and environmental reports: https://ballinagreeplanning.ie/ A schedule of consultation is included in Addendum 4 of this planning application.

18. Pre-application Consultation:

Date(s) of statutory pre-application consultations with An Bord Pleanála

Schedule of any other pre application consultations –name of person / body and date of consultation to be provided as appropriate and also details of any general public consultations i.e. methods, dates, venues etc. This can be submitted as a separate schedule with the application form.

Pre-application consultation meetings between the Applicant and An Bord Pleanála took place on the 8th of July 2020 and on the 3rd of December 2020. Please refer to Addendum 4 of this planning application for details of consultation. Further detail of consultation is included in Chapter 5 of the accompanying EIAR and a Community Consultation Report is included in Appendix 5.4 of the EIAR.

Enclosed:

Yes: [] No:[]

Schedule of prescribed bodies to whom notification of the making of the application has been sent and a sample copy of such notification.

Enclosed:

Yes: [] No:[]

A schedule of prescribed bodies notified of the making of this application is included in **Addendum 5** of this planning form along with a sample copy of correspondence and register of notification.

19. Confirmation Notice:

Copy of Confirmation Notice

Attach a copy of the confirmation notice in relation to the EIA Portal where an EIAR accompanies the application.

EIA Portal confirmation is included in Addendum 6 of this planning form.

EIA Portal ID number **2022005**.

20. Application Fee:

Fee Payable	€100,000.00 paid by EFT- proof of payment is enclosed in Addendum 7 of this planning form.
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I hereby declare that, to the best of my knowledge and belief, the information given in this form is correct and accurate and that the application documents being deposited at the planning authority offices, and any other location specified by the Board in pre application consultations, including a website (if any) will be identical to the application documents being deposited with the Board.

Signed: (Applicant or Agent as appropriate)	 (Applicant's agent, Fehily Timoney & Company, Core House, Pouladuff Road, County Cork)
Date:	28/01/2022

General Guidance Note:

The range and format of material required to be compiled / submitted with any application in respect of a proposed strategic infrastructure development shall generally accord with the requirements for a planning application as set out in the Planning and Development Regulations, 2001 to 2018 and those Regulations should therefore be consulted prior to submission of any application.

September 2018