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**CONSULTANTS IN ENGINEERING,  
ENVIRONMENTAL SCIENCE  
& PLANNING**

# **Appendix 5.1**

Scoping Responses





**From:** [Greg Simpson](#)  
**To:** [Annagh Windfarm](#)  
**Subject:** FW: Proposed Annagh Wind Farm Environmental Impact Assessment Report - Scoping & Consultation Request  
**Date:** Tuesday 17 November 2020 13:04:38  
**Attachments:** [image001.png](#)  
[image002.png](#)  
[image003.png](#)  
[Scoping Letter Cork County Council Planning.pdf](#)  
[P2359 Scoping Report.pdf](#)

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Eamon,

As discussed, we had a look through the attached documents and would make the following informal comments;

It is advised that the applicant should engage in pre planning discussions should the developer be minded to submit an application.

The legislative requirements for EIAR are noted. For any proposed development at this location the EIAR and relevant assessments should take into account the methodologies outlined in the relevant guidelines and best practice. Any development should seek to avoid significant effects on heritage.

The following points are highlighted for consideration.

### **Reasonable Alternatives**

In Section 4.2 of report the details outlined on alternatives considered are noted. As per section 3.25 of Guidelines for PA and ABP on carrying out EIA 2018, alternatives should consider reasonable alternatives, and given the nature of the scheme information may include options for project design, technology, locations, size and scale, etc.

Given the location of the site relative to designated sites and CDP 2014 Wind Energy Policy, reasonable alternatives should be considered at this location. The developer must also indicate the main reasons for the option chosen taking into account the effects of the project on the environment

### **Cumulative Impact**

The details outlined in section 5 of the scoping report are noted. The potential for cumulative impacts with other existing or approved developments in the area should be taken into account.

Any EIAR should include for an assessment of all the existing or approved wind farm developments in the area. In addition the EIAR should also take into account existing or approved large scale developments in the area.

**NOTE:** Section 5.3 of the scoping report submitted outlines the M20 is likely to be located approx. 4km to the east of the site. It is noted that the site is located within the constraints study area for the NM20.

### **Scoping Report, Scoping Assessment**

Again, the legislative requirements are noted. Specific regard should be had to the following in any EIAR.

**biodiversity (for example fauna and flora)** - The site appears to be partially located within a designated European site. For any proposed development at this location the EIAR, scheme and relevant assessments should take into account the relevant guidelines and methodologies outlined in the relevant guidelines, best practice. An AA should be undertaken.

Given the sites location partially within an SAC and an area outlined as normally discouraged for wind energy in the CDP, consideration to the appropriateness of a wind energy scheme at this location should be taken into account in any EIAR.

**land (for example land take), soil (for example organic matter, erosion, compaction, sealing)** - It is considered that relevant geotechnical assessments, geological assessments, hydro-geological investigations including a detailed evaluation of the nature of ground conditions onsite should be taken into account. Landslide, peat and slope stability risk assessments for all aspects of the development should be taken into account where applicable. The assessment of bog burst / landslide hazard, assessment on groundwater, details of any borrow-pits and if dewatering will apply and vibration impact assessment, borrow pit reinstatement, geotechnical analysis for turbine base and method of excavations and hydrology assessments in accordance with the relevant wind energy guidelines and best practise should be taken into account for the proposed development.

Information on the location of quarries to be used or borrow pits proposed during the construction phase and associated remedial works should also be taken into account.

**water (for example hydromorphological changes, quantity and quality)** - The details outlined in section 4.13 are noted. For the EIAR Hydrology assessments, drainage, SWMP, flood risk assessments in accordance with the relevant wind energy guidelines and best practise should be taken into account for the proposed development.

Given the sites location relative to an SAC and watercourses, disturbance of drainage and water courses during construction and operation should be taken into account.

**traffic** – The adequacy of the local access road network to facilitate construction of the project and transportation of large machinery and turbine parts to site, including a traffic management plan should be taken into account.

**landscape** - The details submitted in Section 4 are noted. The scale, height, layout of scheme and infrastructure and dimensions of same as outlined are noted. As per the EPA advice notes the size, movement and appearance of these structures present challenges that are unique to this project type.

The nature of the lands and receiving environment are noted. The site and receiving environment entails a number of landscape character types and a high value landscape is located to the east of the site. The proximity to settlements is noted.

As outlined in the 2006 guidelines, the highest standards of siting and design for a wind energy Development should be expected where the sensitivity of the landscape is high and the locations from where it is viewed are critical. The guideline state where a wind energy development is close to and visible from an

area of high sensitivity, it should be designed to achieve similar standards as viewed from key viewpoints in that area.

For any proposed development at this location the EIAR, scheme and relevant landscape and visual assessments should take the relevant guidelines into account. These should also take into account wind energy developments in the area.

**NOTE:** Section 4.16.3 of report submitted is noted. Details outline the site is in an area open to consideration. The site is located within an area Open to Consideration and within an area where wind energy development is Normally Discouraged in 2014 CDP. This should be taken into account in any EIAR.

### **Other Scoping considerations**

**Construction** - The EIAR and construction practice and methodology should take into account ground conditions onsite and best practise. Disposal or elimination of waste/surplus material from construction/site clearance, particularly significant for peatland sites should be taken into account.

**Grid Connection** - Details of the grid connection should be outlined in the EIAR. Should the grid connection not form part of the planning application, the EIAR should indicate the most likely corridor of the grid connection, its width and route and the likely nature of the connection in terms of line voltage, whether it will be underground (preferred) or over ground (including details of pole type) and any ancillary equipment (e.g. substations).

**Decommissioning, reinstatement** - Decommissioning considerations should be taken into account.

Given the nature of the proposed development and its location, consideration should be given to the EPA Advice notes 2003 and draft advice notes 2015. Of note is PROJECT TYPE 33 which includes Installations for the harnessing of wind power for energy production. This outlines details which should be addressed in relation to: Project Description, Environmental Effects, The Interaction of the Foregoing, Possible Mitigation Options.

Possible Mitigation Options outlines the following:

- Site selection to avoid intrinsic sensitivity is the principal mitigation option for this project type.
- Site layout to achieve appropriate orientation and alignment is an appropriate secondary measure
- Utilisation of non-disruptive construction methods for access roads, buried cables and other site works can significantly ameliorate impacts on water, soil, ecology and archaeology.

Please contact me on (087) 2131095 if you want to discuss any issues further

Regards

Greg

**Greg Simpson** | Pleanálaí Feidhmiúcháin Sinsearach | Pleanáil agus Forbairt

Comhairle Contae Chorcaí | Halla an Chontae, Corcaigh, T12 R2NC, Éire

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**Greg Simpson** | Senior Executive Planner | Planning and Development

Cork County Council | County Hall, Cork, T12R2NC, Ireland

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**From:** Annagh Windfarm [<mailto:annaghwindfarm@ftco.ie>]

**Sent:** 22 September 2020 10:03

**To:** Planninginfo

**Subject:** Proposed Annagh Wind Farm Environmental Impact Assessment Report - Scoping & Consultation Request

**CAUTION FROM CORK COUNTY COUNCIL IT SECURITY:** This email originated from outside of the organisation. Do not click links or open attachments unless you recognise the sender and know the content is safe.

Dear Sir/Madam

EMPower intend to apply for planning permission for a renewable energy development referred to as the Annagh Wind Farm, located in North County Cork, near the town of Charleville.

Please find attached cover letter and Scoping Report which is being issued to you as part of the consultation process for the Environmental Impact Assessment Report. As part of the consultation process, we would be interested in receiving any comments you may have on the proposed development relevant to your area of expertise, by the 2<sup>nd</sup> of November 2020.

If you do not have any comments to make, I would be grateful if you could acknowledge receipt of this email. If you have any queries regarding the project, please contact us at the above email address.

Kind Regards



**Eamon Hutton**  
Project Planner

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**Fehily Timoney and Company**  
Core House, Pouladuff Road, Cork, T12 D773  
t: +353 21 496 4133

[www.fehilytimoney.ie](http://www.fehilytimoney.ie)



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**From:** [Ian McDermott](#)  
**To:** [Eamon Hutton](#)  
**Cc:** [Sharon Casey](#); [Greg Simpson](#)  
**Subject:** P2359 - Annagh Wind Farm - Pre-planning Consultation PPN 21/300  
**Date:** Tuesday 11 May 2021 14:39:52

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Hi Eamon,

I hope this email finds you well.

I am emailing you on behalf of the Cork County Council Ecology Office in response to your email to Sharon Casey on the 28<sup>th</sup> of April 2021.

I have reviewed the extract of the pre-planning presentation and have the following comments. These comments are made without prejudice and are based on a review of publicly available information. I do not have access to any site-specific ecological data.

Key concerns from an ecological perspective are:

- Potential for impact on sites designated or proposed to be designated for protection of biodiversity;
- Potential for impact on habitats of high natural value; and
- Potential for the proposed development to give rise to negative effects on populations of protected species.

Without direct knowledge of the site, issues we will be likely to be looking closely at are:

- Assessment of impact on designated sites. Based on the information presented and a review of online systems, it appears that the site is located adjacent to, and hydrologically connected to the Blackwater River (Cork/Waterford) Special Area of Conservation (Site Code: 2170) and proximal to two Special Protection Areas. Without completing detailed AA screening, it is clear that this proposal is likely to trigger a requirement for AA, and it is therefore advised that you would commence the necessary survey and assessment work to compile a Natura Impact Statement in respect of this project. The NIS should be prepared by persons with competence and experience in the fields of deployment of water pollution protection measures, and Habitats Directive reporting and the qualifications and experience of contributors to the NIS should be cited in the document. The NIS shall include details relating to the environmental measures / procedures which will be implemented at the site during the construction and operational phase. It should be clear from the submitted information, how and when environmental protection measures will be implemented, and who will be responsible for overseeing these.
- Potential for the project to give rise to negative effects on freshwater habitats. To this end, there should be a focus at design stage on providing for an appropriately designed surface water management system which minimises risk of release of contaminants to surface waters and ensures that there is no increase in surface water run-off from the site.
- Assessment of impact on habitats. Aerial imagery and the information provided in the report you referred to this office indicates that the proposed development primarily comprises agricultural land (grassland & broadleaf plantations), which are potentially utilised by a number of protected and/or species of conservation concern. I note that it is generally recommended that development on peat habitats is avoided and in particular, the site should be designed to avoid direct intervention within intact peat habitats and on other habitats of high natural/conservation value. The design and site layout should be informed by your ecological assessment.
- Any species-specific surveys which are deemed to be required including bird surveys must be completed by qualified and experienced practitioners following recognised best

practise methods. I note biodiversity survey findings summary results presented in submitted documentation date from 2019 to 2021 in relation to ornithological surveys. It should be noted that the information gathered during the survey stage should be used to inform design to ensure that areas around known breeding sites and key foraging areas for sensitive bird species are avoided. Please present mapping of any habitat loss respective to foraging and breeding sites as part of assessment.

- With regard to bat activity, if commuting and foraging routes of bats relative to proposals could be presented and if these routes could also be presented respective of habitats on site including any habitat loss associated with the development. Furthermore, I note that should it be proposed that the loss of ecological corridors for bats be offset through planting, then I would recommend that any such planting should be done as to provide the continued use of the site by bats. This should be done in such a way that while maintaining connectivity to the wider landscape, it should also provide a route that divert bats away from the turbine locations as to reduce the potential risk of mortality, while continuing to link bats to foraging and/or roosting habitat.
- Cumulative impacts assessed should also consider solar projects within the area having particular regard to cumulative impacts on protected species and habitats of high natural value.
- Decommissioning and reinstatement should be considered in detail and shall include opportunities for biodiversity enhancement where possible.

It is recommended that Ecological Impact Assessment (stand alone or within an EIAR) and the NIS should be prepared taking account of National and EU Guidelines as well as recent case law. Methodologies used for site surveys should be specified within the submitted reports.

Regards,

Ian McDermott

*Ecologist*

T: 021 4285991

E: [ian.mcdermott@corkcoco.ie](mailto:ian.mcdermott@corkcoco.ie)

**Planning & Development Department | Cork County Council | County Hall | Carrigrohane Road | Cork | T12 R2NC**

**Roinn Pleanála & Forbartha | Comhairle Contae Chorcaí | Halla an Chontae | Bothar Charraig Ruachain | Corcaigh | T12 R2NC**

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**From:** [euplanningregulation](#)  
**To:** [Annagh Windfarm](#)  
**Subject:** FW: Proposed Annagh Wind Farm Environmental Impact Assessment Report - Scoping & Consultation Request  
**Date:** Wednesday 23 September 2020 09:49:14  
**Attachments:** [image001.png](#)  
[image002.png](#)  
[image003.png](#)  
[Scoping Letter Minister for Housing.pdf](#)  
[P2359 Scoping Report.pdf](#)

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Dear Mr. Hutton,

I wish to acknowledge receipt of your correspondence below and attachments, in relation to the specified development and the request for comments in respect of the associated EIA Scoping report.

I wish to advise that under Section 30 of the Planning and Development Act 2000, as amended, the Minister for Housing, Planning and Local Government is specifically precluded from exercising any power or control in relation to any particular case with which a planning authority or An Bord Pleanála is or may be concerned.

As a result, the Minister cannot offer any advice or comment in respect of this development.

Kind regards

Margaret Killeen  
EU Planning Regulation Section

**An Roinn Tithíochta, Pleanála agus Rialtais Áitiúil**  
Department of Housing, Planning and Local Government

**Teach an Chustaim, Baile Átha Cliath 1, D01 W6X0**  
Custom House, Dublin 1, D01 W6X0

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**From:** Annagh Windfarm [<mailto:annaghwindfarm@ftco.ie>]  
**Sent:** Tuesday 22 September 2020 10:29  
**To:** Minister <[MINISTER@housing.gov.ie](mailto:MINISTER@housing.gov.ie)>  
**Subject:** Proposed Annagh Wind Farm Environmental Impact Assessment Report - Scoping & Consultation Request

Dear Sir/Madam

EMPower intend to apply for planning permission for a renewable energy development referred to as the Annagh Wind Farm, located in North County Cork, near the town of Charleville.

Please find attached cover letter and Scoping Report which is being issued to you as part of the consultation process for the Environmental Impact Assessment Report. As part of the consultation process, we would be interested in receiving any comments you may have on the

proposed development relevant to your area of expertise, by the 2 of November 2020.

If you do not have any comments to make, I would be grateful if you could acknowledge receipt of this email. If you have any queries regarding the project, please contact us at the above email address.

Kind Regards



**Eamon Hutton**  
Project Planner

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Deimhnítear leis an bhfo-nóta seo freisin go bhfuil an teachtaireacht ríomhphoist seo scuabtha le bogearraí frithvíorais chun víorais ríomhaire a aimsiú.

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**From:** Environmental Co-ordination (Inbox)  
**To:** Anagh Windfarm  
**Subject:** Your Ref.: P2359/Lett/EH/CF - Proposed ANNAGH Wind Farm, Co. Cork – E.I.A.R. Scoping & Consultation Request.  
**Date:** Monday 23 November 2020 08:09:52

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Dear Mr Hutton,

I apologise for the late response. However, the following are the comments from this Department's Felling Division in relation to the proposed development:

If the proposed development will involve the felling or removal of any trees, the developer must obtain a Felling Licence from this Department before trees are felled or removed. A Felling Licence application form can be obtained from **Felling Section, Department of Agriculture, Food and the Marine, Johnstown Castle Estate, Co. Wexford**. Tel: 076-1064459, Web <https://www.agriculture.gov.ie/forests-service/tree-felling/tree-felling/>

A Felling Licence granted by the Minister for Agriculture, Food and the Marine provides authority under the Forestry Act 2014 to fell or otherwise remove a tree or trees and/or to thin a forest for silvicultural reasons. The Act prescribes the functions of the Minister and details the requirements, rights and obligations in relation to felling licences. The principal set of regulations giving further effect to the Forestry Act 2014 are the Forestry Regulations 2017 (S.I. No. 191 of 2017).

The developer should take note of the contents of **Felling and Reforestation Policy** document which provide a consolidated source of information on the legal and regulatory framework relating to tree felling; <https://www.agriculture.gov.ie/media/migration/forestry/tree-felling/FellingReforestationPolicy240517.pdf>. As this development is within a forest lands, particular attention should be paid to deforestation, turbulence felling and the requirement to afforest alternative lands.

In order to ensure regulated forestry operations in Ireland accord with the principles of sustainable forest management (SFM), as well fulfilling the requirements of other relevant environmental protection laws, the Department (acting through its Forest Service division) must undertake particular consultations, and give certain matters full consideration during the assessment of individual Felling Licence applications. This includes consultation with relevant bodies, the application of various protocols and procedures (e.g. Forest Service Appropriate Assessment Procedure), and the requirement for applicants on occasion to provide further information (e.g. a Natura Impact Statement).

Consequently, when the Forest Service is considering an application to fell trees, the following applies:

1. The interaction of these proposed works with the environment locally and more widely, in addition to potential direct and indirect impacts on designated sites and water, is assessed. Consultation with relevant environmental and planning authorities may be required where specific sensitivities arise (e.g. local authorities, National Parks & Wildlife Service, Inland Fisheries Ireland, and the National Monuments Service);
2. Where a tree Felling Licence application is received, the Department will publish a notice of the application before making a decision on the matter. The notice shall state that any person may make a submission to the Department within 30 days from the date of the notice. The notices for 2020 are published online at: <https://www.agriculture.gov.ie/forests-service/public-consultation/environmental-impact-assessment-iapublic-consultation-for-a-forestation-forestry-road-construction-and-felling-licences-2020/>
3. Third parties that make a submission or observation will be informed of the decision to grant or refuse the licence, and on request, details of the conditions attached to the licence, the main reasons and considerations on which the decision to grant or refuse the licence was based, and where conditions are attached to any licence, the reasons for the conditions. Both third parties and applicants will be also informed of their right to appeal any decision within 28 days to the Forestry Appeals Committee. Felling Licence decisions for 2020 are published online at: <https://www.agriculture.gov.ie/forests-service/public-consultation/environmental-impact-assessment-2020-register-of-decisions/>

It is important to note that when applying to a **Local Authority, or An Bord Pleanála**, for planning permission where developments are:

- a) subject to an EIA procedure (including screening in the case of a sub-threshold development) and any resulting requirement to produce an EIAR; and/or
  - b) subject to an Appropriate Assessment procedure (including screening) and any resulting requirement to a Natura Impact Statement (NIS); and
  - c) the proposed development in its construction or operational phases, or any works ancillary thereto, would directly or indirectly involve the felling and replanting of trees, deforestation for the purposes of conversion to another type of land use, or replacement of broadleaf high forest by conifer species,
1. that there is a requirement *inter alia* under the EIA Directive for an overall assessment of the effects of the project or the alteration thereof on the environment to be undertaken, including the direct and indirect environmental impact of the project;
- and
2. pursuant to Article 2(3) of the EIA Directive, the Department of Agriculture, Food and the Marine strongly recommends that, notwithstanding the fact that a parallel consent in the form of felling licence may also have to be applied for, any EIAR and/or NIS produced in connection with the application for planning permission to the Local Planning Authority or An Bord Pleanála, should include an assessment of the impact of and measures, as appropriate, to prevent, mitigate or compensate for any significant adverse effects, direct or indirect, identified on the environment arising from such felling and replanting of trees, deforestation for the purposes of conversion to another type of land use, or replacement of broadleaf high forest by conifer species.

Kind regards

**Cathy Hewitt**  
Executive Officer  
**An tAonad um Chomhordú Timpeallachta, An Rannóg um Athrú Aeráide agus Beartas Bithhuinnimh,**  
Environmental Co-ordination Unit | Climate Change & Bioenergy Policy Division |  
An Roinn Talmhaíochta, Bia agus Mara  
Department of Agriculture, Food and the Marine  
Pailiún A, Páirc Gnó Grattan, Bóthar Átha Cliath, Port Laoise, Co Laoise, R32 K857  
Pavilion A, Grattan Business Park, Dublin Road, Portlaoise, Co Laois, R32 K857  
T +353 (0)57 868 9915 [environmentalco-ordination@agriculture.gov.ie](mailto:environmentalco-ordination@agriculture.gov.ie)  
[www.agriculture.gov.ie](http://www.agriculture.gov.ie)

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## An Roinn Talmhaíochta, Bia agus Mara

Tá an t-eolas san ríomhphost seo, agus in aon ceanglán leis, faoi phribhléid agus faoi rún agus le h-aghaidh an seolai amháin. D'fhéadfadh ábhar an seoladh seo bheith faoi phribhléid profisiúnta nó dlíthiúil. Mura tusa an seolai a bhí beartaithe leis an ríomhphost seo a fháil, tá cosc air, nó aon chuid de, a úsáid, a chóipeál, nó a scaoileadh. Má tháinig sé chugat de bharr dearmad, téigh i dteagmháil leis an seoltóir agus scrios an t-ábhar ó do ríomhaire le do thoil.



**From:** [Ministers Office](#)  
**To:** [Annagh Windfarm](#)  
**Subject:** Ref:TTAS-MO-05136-2020  
**Date:** Tuesday 22 September 2020 12:07:57

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Our Ref: TTAS-MO-05136-2020

Dear Mr. Hutton,

On behalf of the Minister for Transport, Eamon Ryan, T.D., I wish to thank you for your email regarding the proposed Annagh Wind Farm Environmental Impact Assessment Report. As this is a matter under the remit of the Department of Communications, Climate Action and Environment, I have forwarded your letter to that office for attention and direct reply to you. A further reply will issue to you as soon as possible.

With best wishes,

Naoise Grisewood

Private Secretary to Minister Ryan

*The Minister is a Designated Public Official under the Regulation of Lobbying Act, 2015 (details available on [www.lobbying.ie](http://www.lobbying.ie))*

**An Roinn Iompair**  
*Department of Transport*

Lána Liosain, Baile Átha Cliath, D02 TR60  
Leeson Lane, Dublin, D02 TR60

[www.gov.ie/transport](http://www.gov.ie/transport)



**From:** [INFO](#)  
**To:** [Annagh Windfarm](#)  
**Subject:** Proposed Annagh Wind Farm Environmental Impact Assessment Report - Scoping & Consultation Request.  
TII Ref: TII20-111066.  
**Date:** Tuesday 29 September 2020 09:20:13

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**Dear Mr. Hutton,**

Transport Infrastructure Ireland (TII) acknowledges receipt of your EIAR Scoping request in respect of the above proposed project, received by email 22 September 2020.

Transport Infrastructure Ireland (TII) wishes to advise that it is not in a position to engage directly with planning applicants in respect to proposed developments. TII will endeavour to consider and respond to planning applications referred to it given its status and duties as a statutory consultee under the Planning Acts. The approach to be adopted by TII in making such submissions or comments will seek to uphold official policy and guidelines, as outlined in the Section 28 of the Ministerial Guidelines: 'Spatial Planning and National Roads. Guidelines for Planning Authorities' (DoECLG, 2012). Regard should also be had to other relevant guidance available at [www.TII.ie](http://www.TII.ie).

The issuing of this correspondence is provided as best practice guidance only and does not prejudice TII's statutory right to make any observations, requests for further information, objections or appeals following the examination of any valid planning application referred.

With respect to EIAR scoping issues, the recommendations indicated below provide only general guidance for the preparation of an EIAR, which may affect the National Roads Network.

- The developer should have regard to any Environmental Impact Statement and all conditions and/or modifications imposed by An Bord Pleanála regarding road schemes in the areas concerned. The developer should, in particular, have regard to any potential cumulative impacts,
- The developer/scheme promoter therefore should have regard, *inter alia*, to the following. Consultations should be had with the relevant Local Authority/National Roads Design Office with regard to locations of existing and future national road schemes in the vicinity of the subject development site. The applicant is specifically advised that the proposal is located within the Phase 2 Study Area of the N/M20 Cork to Limerick Road Improvement Scheme . Therefore, the N/M20 Project Office, Lissanalta House, Dooradoyle, Limerick should be consulted.
- TII would be specifically concerned as to potential significant impacts the development would have on the existing national road network (and junctions with national roads) in the proximity of the proposed development.
- In relation to haul route identification, the applicant/developer should clearly identify haul routes proposed and fully assess the network to be traversed. Separate structure approvals/permits and other licences may be required in connection with the proposed haul route, including where temporary modification to the road network may be required. Consultation with relevant PPP Companies and MMarC Contractors may also be required. All structures on the haul route should be checked by the applicant/developer, to confirm their capacity to accommodate any abnormal load proposed.
- Where the windfarm scheme includes grid connection proposals, the scheme promoter should note locations of existing and future national road schemes and develop proposals to safeguard proposed road schemes. In the context of existing national roads, alternatives to the provision of cabling along the national road network, such as alternative routing or the laying of cabling in private lands adjoining the national road, should be considered in the interests of safeguarding the investment in and the potential for future upgrade works to the national road network. The cable routing should avoid all impacts to existing TII infrastructure, such as traffic counters, weather stations, etc. and works required to such infrastructure shall only be undertaken in consultation with and subject to the agreement of TII. Any costs attributable shall be borne by the applicant/developer. The developer should also be aware that separate approvals may be required for works traversing the national road network and/or motorway network where applicable.
- It would be important that, where appropriate, subject to meeting the appropriate

thresholds and criteria and having regard to best practice, a Traffic and Transport Assessment (TTA) be carried out in accordance with relevant guidelines, noting traffic volumes attending the site and traffic routes to/from the site, with reference to impacts on the national road network and junctions of lower category roads with national roads. TII's 'Traffic and Transport Assessment Guidelines' (2014) should be referred to in relation to proposed development, with potential impacts on the national road network. The scheme promoter is also advised to have regard to Section 2.2 of TII's 'TTA Guidelines', which addresses requirements for sub-threshold TTA.

- The designers are asked to consult [TII Publications](#) to determine whether a Road Safety Audit is required.'
- In the interests of maintaining the safety and standard of the national road network, the EIAR should identify the methods/techniques proposed for any works traversing/in proximity to the national road network.
- The developer, in preparing EIAR, should have regard to TII Publications (formerly DMRB and the 'Manual of Contract Documents for Road Works').
- The developer should assess visual impacts from existing national roads.
- The developer, in preparing EIAR, should have regard to TII's Environmental Assessment and Construction Guidelines, including the 'Guidelines for the Treatment of Air Quality During the Planning and Construction of National Road Schemes' (National Roads Authority (NRA), 2006).
- The EIAR should consider the 'Environmental Noise Regulations 2006' (SI 140 of 2006) and, in particular, how the development will affect future action plans by the relevant competent authority. The developer may need to consider the incorporation of noise barriers to reduce noise impacts (see 'Guidelines for the Treatment of Noise and Vibration in National Road Schemes' (1<sup>st</sup> Rev., NRA, 2004)).

Notwithstanding, any of the above, the developer should be aware that this list is non-exhaustive, thus site and development specific issues should be addressed in accordance with best practise.

I hope that this information is of assistance to you.

**Yours sincerely,**

**Tara Spain**

Head of Land Use Planning



Transport Infrastructure Ireland

Parkgate Business Centre

Parkgate Street

Dublin D08 DK10

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**From:** [Andrew McSharry](#)  
**To:** [Annagh Windfarm](#)  
**Subject:** RE: Proposed Annagh Wind farm Environmental Impact Assessment Report - Scoping & Consultation Request  
**Date:** Tuesday 22 September 2020 10:44:01  
**Attachments:** [image001.png](#)  
[image002.png](#)  
[image003.png](#)

---

Hello,

I have passed your message to the planning section. In future, it would be best to send to [planning@artscouncil.ie](mailto:planning@artscouncil.ie).

Best,  
Andy

---

**From:** Annagh Windfarm [<mailto:annaghwindfarm@ftco.ie>]  
**Sent:** Tuesday 22 September 2020 10:42  
**To:** Andrew McSharry  
**Subject:** Proposed Annagh Wind farm Environmental Impact Assessment Report - Scoping & Consultation Request

Dear Sir/Madam

EMPower intend to apply for planning permission for a renewable energy development referred to as the Annagh Wind Farm, located in North County Cork, near the town of Charleville.

Please find attached cover letter and Scoping Report which is being issued to you as part of the consultation process for the Environmental Impact Assessment Report. As part of the consultation process, we would be interested in receiving any comments you may have on the proposed development relevant to your area of expertise, by the 2<sup>nd</sup> of November 2020.

If you do not have any comments to make, I would be grateful if you could acknowledge receipt of this email. If you have any queries regarding the project, please contact us at the above email address.

Kind Regards



**Eamon Hutton**  
Project Planner

---

**Fehily Timoney and Company**  
Core House, Pouladuff Road, Cork, T12 D773  
t: +353 21 496 4133  
[www.fehilytimoney.ie](http://www.fehilytimoney.ie)  

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**From:** [planning applications](#)  
**To:** [Annagh Windfarm](#)  
**Subject:** RE: Proposed Annagh Wind Farm Environmental Impact Assessment Report - Scoping & Consultation Request  
**Date:** Friday 9 October 2020 09:20:38  
**Attachments:** [image001.png](#)  
[image002.png](#)  
[image003.png](#)  
[image004.png](#)  
[image005.png](#)  
[image006.png](#)  
[image007.png](#)  
[image008.png](#)  
[Fáilte Ireland EIAR Guidelines.pdf](#)

---

Hello Eamon,

Thank you for your email and EIAR Scoping document for the proposed Annagh Wind Farm Environmental Impact Assessment Report

Please see attached a copy of Fáilte Ireland's Guidelines for the Treatment of Tourism in an EIA, which we recommend should be taken into account in preparing the EIAR. The purpose of this report is to provide guidance for those conducting Environmental Impact Assessment and compiling an Environmental Impact Assessment Reports (EIAR), or those assessing EIARs, where the project involves tourism or may have an impact upon tourism. These guidelines are non-statutory and act as supplementary advice to the EPA EIAR Guidelines outlined in section 2.

Regards,

**Yvonne Jackson**

**Product Development-Environment & Planning Support** | Fáilte Ireland  
Áras Fáilte, 88/95 Amiens Street, Dublin 1. D01WR86  
T +353 (0)1 884 7224 | M +353 (0) 860357590 | [www.failteireland.ie](http://www.failteireland.ie)



 Please consider the environment before printing this email

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**From:** Annagh Windfarm <[annaghwindfarm@ftco.ie](mailto:annaghwindfarm@ftco.ie)>  
**Sent:** Tuesday 22 September 2020 10:10  
**To:** [planning applications <planning.applications@failteireland.ie>](mailto:planning.applications@failteireland.ie)  
**Subject:** Proposed Annagh Wind Farm Environmental Impact Assessment Report - Scoping & Consultation Request

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Dear Sir/Madam

EMPower intend to apply for planning permission for a renewable energy development referred to as the Annagh Wind Farm, located in North County Cork, near the town of Charleville.

Please find attached cover letter and Scoping Report which is being issued to you as part of the consultation process for the Environmental Impact Assessment Report. As part of the consultation process, we would be interested in receiving any comments you may have on the proposed

development relevant to your area of expertise, by the 2<sup>nd</sup> of November 2020.

If you do not have any comments to make, I would be grateful if you could acknowledge receipt of this email. If you have any queries regarding the project, please contact us at the above email address.

Kind Regards



**Eamon Hutton**  
Project Planner

---

**Fehily Timoney and Company**  
Core House, Pouladuff Road, Cork, T12 D773  
t: +353 21 496 4133  
[www.fehilytimoney.ie](http://www.fehilytimoney.ie)  

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**From:** [Ita Daly](#)  
**To:** [Annagh Windfarm](#)  
**Subject:** RE: Proposed Annagh Wind farm Environmental Impact Assessment Report - Scoping & Consultation Request  
**Date:** Wednesday 23 September 2020 14:43:07  
**Attachments:** [image001.png](#)  
[image002.png](#)  
[image003.png](#)

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Dear Eamon,

As per previous email relating to Coom Green Energy Park (CGEP); if the Wind Farm is not in the vicinity of a Major Accidents Hazard (COMAH) site, the Authority has no remit in provide advice. Annagh Wind Farm is not in the vicinity of a COMAH site.

A full list of the notified COMAH sites in Ireland is available here

[https://www.hsa.ie/eng/Your\\_Industry/Chemicals/Legislation\\_Enforcement/COMAH/List\\_of\\_Establishments/](https://www.hsa.ie/eng/Your_Industry/Chemicals/Legislation_Enforcement/COMAH/List_of_Establishments/)

For any future planning related queries for development in, or in the vicinity of a COMAH establishment listed at the above link, you can email the COMAH unit directly at [LandUsePlanning@hsa.ie](mailto:LandUsePlanning@hsa.ie)

Many thanks

Ita

---

**From:** Annagh Windfarm <[annaghwindfarm@ftco.ie](mailto:annaghwindfarm@ftco.ie)>  
**Sent:** Tuesday 22 September 2020 10:16  
**To:** WCU <[wcu@hsa.ie](mailto:wcu@hsa.ie)>  
**Subject:** Proposed Annagh Wind farm Environmental Impact Assessment Report - Scoping & Consultation Request

Dear Sir/Madam

EMPower intend to apply for planning permission for a renewable energy development referred to as the Annagh Wind Farm, located in North County Cork, near the town of Charleville.

Please find attached cover letter and Scoping Report which is being issued to you as part of the consultation process for the Environmental Impact Assessment Report. As part of the consultation process, we would be interested in receiving any comments you may have on the proposed development relevant to your area of expertise, by the 2<sup>nd</sup> of November 2020.

If you do not have any comments to make, I would be grateful if you could acknowledge receipt of this email. If you have any queries regarding the project, please contact us at the above email address.

Kind Regards



**Eamon Hutton**  
Project Planner

---

**Fehily Timoney and Company**  
Core House, Pouladuff Road, Cork, T12 D773  
t: +353 21 496 4133

[www.fehilytimoney.ie](http://www.fehilytimoney.ie)



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**From:** [Trish Smullen](#)  
**To:** [Annagh Windfarm](#)  
**Cc:** [Clare Glanville](#); [John Butler](#)  
**Subject:** 20/234 - Proposed Annagh Wind Farm Environmental Impact Assessment Report - Scoping & Consultation Request  
**Date:** Friday 9 October 2020 12:53:02  
**Attachments:** [image001.png](#)  
[image002.png](#)  
[image003.png](#)  
[20\\_234 Proposed Annagh Wind Farm EIAR.pdf](#)

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Dear Eamon,

With reference to your letter dated 21 September 2020, concerning the Proposed Annagh Wind Farm EIAR - Scoping & Consultation Request, Annagh, Charleville, Co. Cork, please find attached response from Geological Survey Ireland.

If you have any further queries or if we can be of further assistance, please do not hesitate to contact me ([Trish.Smullen@gsi.ie](mailto:Trish.Smullen@gsi.ie)), or my colleague Clare Glanville ([Clare.Glanville@gsi.ie](mailto:Clare.Glanville@gsi.ie)).

Yours sincerely,  
Trish Smullen

---

**From:** John Butler  
**Sent:** 22 September 2020 12:34  
**To:** Clare Glanville; Sophie O'Connor; Brian McConnell; Monica Lee; Taly Hunter Williams; Sean Cullen; Charise McKeon; Jim Hodgson; Eoin McGrath; Trish Smullen  
**Subject:** EIS 20/234 - Proposed Annagh Wind Farm Environmental Impact Assessment Report - Scoping & Consultation Request

EIS 20/234

Proposed Annagh Wind Farm Environmental Impact Assessment Report - Scoping & Consultation Request, Annagh, Charleville, Co Cork. Request for observations by Fehily Timoney & Co by 2nd November 2020. Letter and report are enclosed.

Regards,

John

---

**From:** Annagh Windfarm [<mailto:annaghwindfarm@ftco.ie>]  
**Sent:** 22 September 2020 10:15  
**To:** Clare Glanville  
**Subject:** Proposed Annagh Wind Farm Environmental Impact Assessment Report - Scoping & Consultation Request

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Dear Sir/Madam

EMPower intend to apply for planning permission for a renewable energy development referred to as the Annagh Wind Farm, located in North County Cork, near the town of Charleville.

Please find attached cover letter and Scoping Report which is being issued to you as part of the consultation process for the Environmental Impact Assessment Report. As part of the consultation process, we would be interested in receiving any comments you may have on the proposed development relevant to your area of expertise, by the 2<sup>nd</sup> of November 2020.

If you do not have any comments to make, I would be grateful if you could acknowledge receipt of this email. If you have any queries regarding the project, please contact us at the above email address.

Kind Regards



**Eamon Hutton**  
Project Planner

---

**Fehily Timoney and Company**  
Core House, Pouladuff Road, Cork, T12 D773  
t: +353 21 496 4133

[www.fehilytimoney.ie](http://www.fehilytimoney.ie)



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Tá eolas sa teachtaireacht leictreonach seo (agus b'fhéidir sa chomhaid ceangailte leis) a d'fhéadfadh bheith príobháideach nó faoi rún. Is le h-aghaidh an duine/na ndaoine nó le h-

aghaidh an aonáin atá ainmnithe thuas agus le haghaidh an duine/na ndaoine sin amháin atá an t-eolas. Murab ionann tusa agus an té a bhfuil an teachtaireacht ceaptha dó bíodh a fhios agat nach gceadaítear nochtadh, cóipeáil, scaipeadh nó úsáid an eolais agus/nó an chomhaid seo. Más trí earráid a fuair tú an teachtaireacht leictreonach seo cuir, más é do thoil é, an té ar sheol an teachtaireacht ar an eolas láithreach. Deimhnítear leis seo freisin nár aims odh víreas sa phost seo tar éis a scanadh.





**From:** [bernadette.keane](#)  
**To:** [Annagh Windfarm](#)  
**Cc:** [Eddie Murphy](#)  
**Subject:** FW: Proposed Annagh Wind Farm Environmental Impact Assessment Report - Scoping & Consultation Request  
**Date:** Tuesday 22 September 2020 11:24:36  
**Attachments:** [image001.png](#)  
[image002.png](#)  
[image003.png](#)  
[image009.png](#)  
[Scoping Letter National Roads Authority.pdf](#)  
[P2359 Scoping Report.pdf](#)

---

A Chara,

I wish to acknowledge receipt of your submission via [national.roads@corkrdo.ie](mailto:national.roads@corkrdo.ie).

I confirm that this matter is receiving attention and our office will revert to you as soon as possible.

Is mise le meas,

**Ber Keane**

Oifigeach Cleireachais | Clerical Officer



Oifig na mBóithre Náisiúnta Chorcaí  
Cork National Roads Office



Comhairle Contae Chorcaí  
Cork County Council

Oifig na mBóithre Náisiúnta Chorcaí, Comhairle Contae Chorcaí, Richmond, Gleann Maghair,  
Corcaigh, T45 WA44 Éire  
Cork National Roads Office, Cork County Council, Richmond, Glanmire, Cork, T45 WA44 Ireland  
**d** +35321-4858171 | **t** +35321-4821046 | **w** [www.corkrdo.ie](http://www.corkrdo.ie)



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*In order to process your query, it may be necessary for Cork County Council to collect Personal information from you. Such information will be processed in line with our privacy statement which is available to view [here](#).*

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**From:** Annagh Windfarm [mailto:annaghwindfarm@ftco.ie]  
**Sent:** Tuesday 22 September 2020 10:32  
**To:** National.roads <National.roads@corkrdo.ie>  
**Subject:** Proposed Annagh Wind Farm Environmental Impact Assessment Report - Scoping & Consultation Request

Dear Sir/Madam

EMPower intend to apply for planning permission for a renewable energy development referred to as the Annagh Wind Farm, located in North County Cork, near the town of Charleville.

Please find attached cover letter and Scoping Report which is being issued to you as part of the consultation process for the Environmental Impact Assessment Report. As part of the consultation process, we would be interested in receiving any comments you may have on the proposed development relevant to your area of expertise, by the 2<sup>nd</sup> of November 2020.

If you do not have any comments to make, I would be grateful if you could acknowledge receipt of this email. If you have any queries regarding the project, please contact us at the above email address.

Kind Regards



**Eamon Hutton**  
Project Planner

---

**Fehily Timoney and Company**  
Core House, Pouladuff Road, Cork, T12 D773  
t: +353 21 496 4133

[www.fehilytimoney.ie](http://www.fehilytimoney.ie)



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**From:** [Alice Byrne Kelly](#)  
**To:** [Annagh Windfarm](#)  
**Subject:** RE: Proposed Annagh Wind Farm Environmental Impact Assessment Report - Scoping & Consultation Request  
**Date:** Wednesday 23 September 2020 15:17:01  
**Attachments:** [image004.png](#)  
[image005.png](#)  
[image006.png](#)  
[image007.png](#)  
[image008.png](#)

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Good afternoon,

I wish to acknowledge receipt of the below correspondence,

This correspondence has been forwarded to the planning division for review,

**Le meas,**

**Alice Byrne Kelly**  
**Clerical Officer**  
**Corporate & Planning**  
**Southern Regional Assembly**

 **Phone:** +353 51 860700/701  
 **Post:** Assembly House, O'Connell Street, Waterford, X91F8PC  
 **eMail:** [abyrnekelly@southernassembly.ie](mailto:abyrnekelly@southernassembly.ie)  
**Website:** [www.southernassembly.ie](http://www.southernassembly.ie)



---

**From:** Annagh Windfarm <[annaghwindfarm@ftco.ie](mailto:annaghwindfarm@ftco.ie)>  
**Sent:** Tuesday 22 September 2020 10:40  
**To:** info <[info@southernassembly.ie](mailto:info@southernassembly.ie)>  
**Subject:** Proposed Annagh Wind Farm Environmental Impact Assessment Report - Scoping & Consultation Request

Dear Sir/Madam

EMPower intend to apply for planning permission for a renewable energy development referred to as the Annagh Wind Farm, located in North County Cork, near the town of Charleville.

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Kind Regards



**Eamon Hutton**  
Project Planner

---

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**From:** [info\\_IWT](#)  
**To:** [Annagh Windfarm](#)  
**Subject:** Re: Proposed Annagh Wind Farm Environmental Impact Assessment Report - Scoping & Consultation Request  
**Date:** Tuesday 22 September 2020 13:58:59  
**Attachments:** [image001.png](#)  
[image002.png](#)  
[image003.png](#)

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Dear Eamon,

Thank you for contacting the Irish Wildlife Trust.

We do not have the capacity to consider or respond to your scoping / consultation request for this development at the moment.

Regards,  
The Irish Wildlife Trust

On Tue, 22 Sep 2020 at 10:22, Annagh Windfarm <[annaghwindfarm@ftco.ie](mailto:annaghwindfarm@ftco.ie)> wrote:

Dear Sir/Madam

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Kind Regards

**Eamon Hutton**  
Project Planner

---

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t: +353 21 496 4133  
[www.fehilytimoney.ie](http://www.fehilytimoney.ie)  



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Irish Wildlife Trust, The Irish Wildlife Trust, 8 Cabra Road, Dublin 7, D07T1W2  
Facebook: IrishWildlifeTrust  
Twitter: @irishwildlife  
Phone: 01-8602839

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**From:** [info@birdwatchireland.ie](mailto:info@birdwatchireland.ie)  
**To:** [Annagh Windfarm](#)  
**Subject:** RE: Proposed Annagh Wind Farm Environmental Impact Assessment Report - Scoping & Consultation Request  
**Date:** Tuesday 22 September 2020 10:59:04  
**Attachments:** [image001.png](#)  
[image002.png](#)  
[image003.png](#)

---

Hi Eamon ,  
Thank you for your email .This has been forwarded to our Policy officer .

Regards,  
Michelle Kavanagh,  
Membership Department.  
BirdWatch Ireland  
Unit 20 Block D | Bullford Business Campus | Kilcoole | Greystones | A63 RW83 | Co.Wicklow  
| Ireland  
Tel: +353 (0)1 281 9878 email: [mkavanagh@birdwatchireland.ie](mailto:mkavanagh@birdwatchireland.ie)  
Website: [www.birdwatchireland.ie](http://www.birdwatchireland.ie)

***'Please note that due to current Covid-19 restrictions most BirdWatch Ireland Staff will be working from their homes .Please be assured that your email will be answered as soon as possible.'***

***BirdWatch Ireland - protecting wild birds and their habitats***

***BirdWatch Ireland - protecting birds and biodiversity***  
***Cairde Éanlaith Éireann - ag caomhnú éin agus bithéagsúlacht***

**To join as a member, make a donation, volunteer or shop online visit [www.birdwatchireland.ie](http://www.birdwatchireland.ie) or call us on +353 (0)1 281 9878**

---

**From:** Annagh Windfarm <[annaghwindfarm@ftco.ie](mailto:annaghwindfarm@ftco.ie)>  
**Sent:** Tuesday 22 September 2020 09:58  
**To:** [info@birdwatchireland.ie](mailto:info@birdwatchireland.ie)  
**Subject:** Proposed Annagh Wind Farm Environmental Impact Assessment Report - Scoping & Consultation Request

Dear Sir/Madam

EMPower intend to apply for planning permission for a renewable energy development referred to as the Annagh Wind Farm, located in North County Cork, near the town of Charleville.

Please find attached cover letter and Scoping Report which is being issued to you as part of the consultation process for the Environmental Impact Assessment Report. As part of the consultation process, we would be interested in receiving any comments you may have on the proposed development relevant to your area of expertise, by the 2<sup>nd</sup> of November 2020.

If you do not have any comments to make, I would be grateful if you could acknowledge receipt of this email. If you have any queries regarding the project, please contact us at the above email address.

Kind Regards



**Eamon Hutton**  
**Project Planner**

---

**Fehily Timoney and Company**  
Core House, Pouladuff Road, Cork, T12 D773  
t: +353 21 496 4133  
[www.fehilytimoney.ie](http://www.fehilytimoney.ie)  

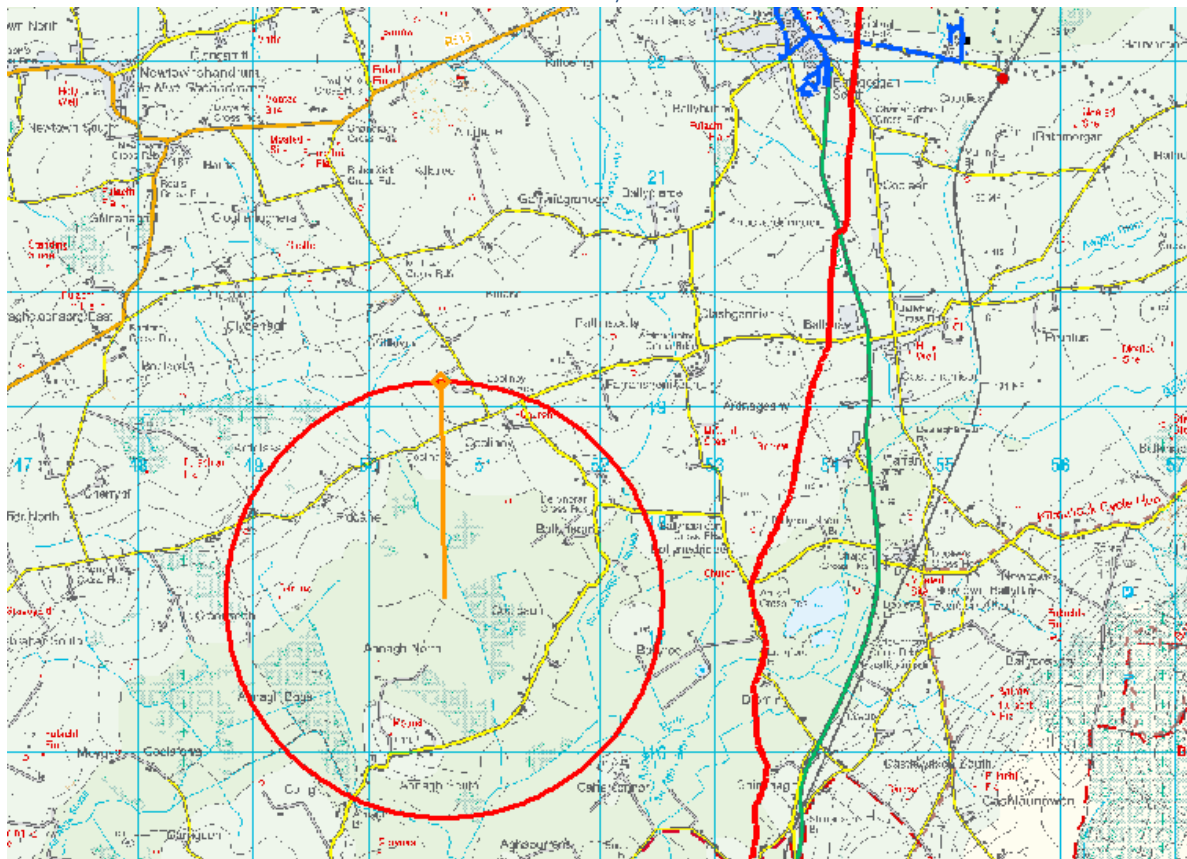
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**From:** [DIG](#)  
**To:** [Annagh Windfarm](#)  
**Subject:** RE: Proposed Annagh Wind Farm Environmental Impact Assessment Report - Scoping & Consultation Request  
**Date:** Wednesday 23 September 2020 08:24:30  
**Attachments:** [image004.png](#)  
[image007.png](#)  
[image008.png](#)  
[image009.png](#)  
[GNI A5 Safety Advice Booklet April 2019.pdf](#)

Thank you for your enquiry to the Gas Networks Ireland *Dial Before You Dig* service.

Gas Networks Ireland has *No recorded Gas Network* within your area of interest.



Before you start work, you must have a current gas network map (or maps) for the work location. A current gas network map (or maps) must always be kept on site while work is under way.

## The Gas Network

For an overview of the existing Gas Network, please refer to the Gas Networks Ireland safety booklet, *Safety advice for working in the vicinity of natural gas pipelines*, available at <https://www.gasnetworks.ie/home/safety/dial-before-you-dig/>

## Reading your Map

- High pressure transmission gas pipe is shown **Red**.
- Medium pressure distribution gas pipe is shown **Blue**.
- Low Pressure distribution gas pipe is shown **Green**.

The gas network map is indicative only. You must conform to the safety and legal notices printed on the map. For further information on reading this map refer to the *Safety Information* below.

## Breaking Ground

- Supervision by Gas Networks Ireland is **not** required when working in the vicinity of Distribution gas pipes (unless noted otherwise). Safe digging practices **must** be followed. All work in the vicinity of a gas transmission pipeline **must** be carried out in compliance with:
  - Health and Safety Authority, *Code of Practice for Avoiding Danger from Underground Services*.

## Critical Activity

**Quarrying or blasting** must not be carried out within 400 m of the gas network until Gas Networks Ireland has

been consulted on **1850 42 77 47**

## Aurora Telecom

- Part of the Aurora Telecom Network may be present on your network map. For further information, Aurora can be contacted on **01 892 6166** (Office Hours) or [auroralink@gasnetworks.ie](mailto:auroralink@gasnetworks.ie).

## Safety Information

- Before starting work any work in the vicinity of the gas network, please refer to the Gas Networks Ireland safety booklet, *Safety advice for working in the vicinity of natural gas pipelines*, available at <https://www.gasnetworks.ie/home/safety/dial-before-you-dig/>  
This booklet contains important safety information, including advice on how to read the gas network maps you have requested.

If you did not request this map, please contact Customer Service on **1850 200 694**.

Thank you for your enquiry to Gas Networks Ireland.

**T** 1850 20 50 50 (Emergency)

**T** 1850 42 77 47 (Dial Before You Dig enquiries)

**E** [dig@gasnetworks.ie](mailto:dig@gasnetworks.ie)

**Gas Networks Ireland** Networks Services Centre, St. Margaret's Road, Finglas, D11 Y895 [gasnetworks.ie](http://gasnetworks.ie) | Find us on [Twitter](#)



## Useful Publications

- Health and Safety Authority, *Code of Practice for Avoiding Danger from Underground Services*
- Health and Safety Authority, *Guide to Safety in Excavations*

Both are available free of charge from: Health and Safety Authority on **1890 289 389** [www.hsa.ie](http://www.hsa.ie)

---

**From:** Networksinfo

**Sent:** 22 September 2020 10:53

**To:** DIG <[Dig@gasnetworks.ie](mailto:Dig@gasnetworks.ie)>

**Subject:** FW: Proposed Annagh Wind Farm Environmental Impact Assessment Report - Scoping & Consultation Request

---

**From:** Annagh Windfarm [<mailto:annaghwindfarm@ftco.ie>]

**Sent:** 22 September 2020 10:12

**To:** Networksinfo <[Networksinfo@gasnetworks.ie](mailto:Networksinfo@gasnetworks.ie)>

**Subject:** Proposed Annagh Wind Farm Environmental Impact Assessment Report - Scoping & Consultation Request

Dear Sir/Madam

EMPower intend to apply for planning permission for a renewable energy development referred to as the Annagh Wind Farm, located in North County Cork, near the town of Charleville.

Please find attached cover letter and Scoping Report which is being issued to you as part of the consultation process for the Environmental Impact Assessment Report. As part of the consultation process, we would be interested in receiving any comments you may have on the proposed development relevant to your area of expertise, by the 2<sup>nd</sup> of November 2020.

If you do not have any comments to make, I would be grateful if you could acknowledge receipt of this email. If you have any queries regarding the project, please contact us at the above email address.

Kind Regards



**Eamon Hutton**  
Project Planner

**Fehily Timoney and Company**  
Core House, Pouladuff Road, Cork, T12 D773  
t: +353 21 496 4133

[www.fehilytimoney.ie](http://www.fehilytimoney.ie)  

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Tá an fhaisnéis á seachadadh dírithe ar an duine nó ar an eintiteas chuig a bhfuil sí seolta amháin agus féadfar ábhar faoi rún, faoi phribhléid nó ábhar atá íogair ó thaobh tráchtála de a bheith mar chuid de. Tá aon athsheachadadh nó scaipeadh den fhaisnéis, aon athbheithniú ar nó aon úsáid eile a bhaint as, nó aon ghníomh a dhéantar ag brath ar an bhfaisnéis seo ag daoine nó ag eintitis nach dóibh siúd an fhaisnéis seo, toirmisscche agus féadfar é a bheith neamhdhleathach. Níl Líonraí Gáis Éireann faoi dhliteanas maidir le seachadadh iomlán agus ceart na faisnéise sa chumarsáid seo nó maidir le haon mhoill a bhaineann léi. Ní ghlacann Líonraí Gáis Éireann le haon dliteanas faoi ghnímh nó faoi iarmhairtí bunaithe ar úsáid thoirmisscche na faisnéise seo. Níl Líonraí Gáis Éireann faoi dhliteanas maidir le seachadadh ceart agus iomlán na faisnéise sa chumarsáid seo nó maidir le haon mhoill a bhaineann léi. Má fuair tú an teachtaireacht seo in earráid, más é do thoil é, déan teagmháil leis an seoltóir agus scríos an t-ábhar ó gach aon ríomhaire.

Féadfar ríomhphost a bheith soghabhálach i leith truailithe, idircheaptha agus i leith leasaithe neamhúdaraith. Ní ghlacann Líonraí Gáis Éireann le haon fhreagracht as athruithe nó as idircheapadh a rinneadh ar an ríomhphost seo i ndiaidh é a sheoladh nó as aon dochar do chórais na bhfaighteoirí déanta ag an teachtaireacht seo nó ag a ceangaltáin. Más é do thoil é, tabhair faoi deara chomh maith go bhféadfar monatóireacht a dhéanamh ar theachtairreachtaí chuig nó ó Líonraí Gáis Éireann chun comhlíonadh le polasaithe agus le caighdeáin Líonraí Gáis Éireann a chinntiú agus chun ár ngnó a chosaint. Líonraí Gáis Éireann cuideachta ghníomhaíochta ainmnithe, faoi theorainn scaireanna, atá corpraithe in Éirinn leis an uimhir chláráithe 555744 agus a tá hoifig chláráithe ag Bóthar na nOibreacha Gáis, Corcaigh, T12 RX96.

Go raibh maith agat as d'aird a thabhairt.

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Thank you for your attention.



**From:** [Met Eireann](#)  
**To:** [Annagh Windfarm](#)  
**Subject:** RE: Proposed Annagh Wind Farm Environmental Impact Assessment Report - Scoping & Consultation Request  
**Date:** Wednesday 23 September 2020 11:42:56  
**Attachments:** [image001.png](#)  
[image002.png](#)  
[image003.png](#)

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Hi Eamon,

Many thanks for your email re: Proposed Annagh Wind Farm Environmental Impact Assessment Report - Scoping & Consultation Request

As part of the planning process under various Planning and Development Acts and Regulations, the current regulations are the Planning and Development Regulations 2001 - 2019 12 November 2019, there is a legal requirement for Prescribed Authorities to be consulted about a wind farms at various stages.

From our investigation it appears that Met Éireann is not a prescribed authority under these acts and regulations, therefore no consultation is required.

Therefore we are not in a position to provide you with a response on any potential environmental consequences you perceive may result from the construction and /or operation of the scheme.

We wish you all the best in the project.

Kind regards  
Annmarie Woods

Customer Liaison Officer  
Senior Meteorological Officer  
[www.met.ie](http://www.met.ie)  
[@meteireann](mailto:@meteireann)  
[annmarie.woods@met.ie](mailto:annmarie.woods@met.ie)

---

**From:** Annagh Windfarm [mailto:[annaghwindfarm@ftco.ie](mailto:annaghwindfarm@ftco.ie)]  
**Sent:** 22 September 2020 10:24  
**To:** Met Eireann <[met.eireann@met.ie](mailto:met.eireann@met.ie)>  
**Subject:** Proposed Annagh Wind Farm Environmental Impact Assessment Report - Scoping & Consultation Request

Dear Sir/Madam

EMPower intend to apply for planning permission for a renewable energy development referred to as the Annagh Wind Farm, located in North County Cork, near the town of Charleville.

Please find attached cover letter and Scoping Report which is being issued to you as part of the consultation process for the Environmental Impact Assessment Report. As part of the consultation process, we would be interested in receiving any comments you may have on the proposed development relevant to your area of expertise, by the 2<sup>nd</sup> of November 2020.

If you do not have any comments to make, I would be grateful if you could acknowledge receipt of this

email. If you have any queries regarding the project, please contact us at the above email address.

Kind Regards



**Eamon Hutton**  
Project Planner

---

**Fehily Timoney and Company**  
Core House, Pouladuff Road, Cork, T12 D773  
t: +353 21 496 4133  
[www.fehilytimoney.ie](http://www.fehilytimoney.ie)  

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Ta an teachtaireacht ríomhphoist seo scuabtha le bogearraí frithvireas.

\*\*\*\*\*

**From:** <Info@nationaltransport.ie>  
**To:** [Annagh Windfarm](#)  
**Subject:** RE: Proposed Annagh Wind Farm Environmental Impact Assessment Report - Scoping & Consultation Request  
NTA:00000156000000269  
**Date:** Tuesday 22 September 2020 16:27:38

---

Eamon

I can confirm receipt of you email.

Kind Regards  
Strategic Planning Section  
National Transport Authority  
----- Original Message -----

**From:** annaghwindfarm@ftco.ie  
**Received:** 22/09/2020 10:33  
**To:** <Info@nationaltransport.ie>; info@nationaltransport.ie  
**Subject:** Proposed Annagh Wind Farm Environmental Impact Assessment Report - Scoping & Consultation Request

Dear Sir/Madam

EMPower intend to apply for planning permission for a renewable energy development referred to as the Annagh Wind Farm, located in North County Cork, near the town of Charleville.

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Kind Regards

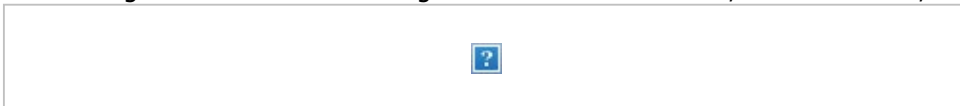


**Eamon Hutton**  
Project Planner

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Tá eolas sa teachtaireacht leictreonach seo a d'fhéadfadh bheith príobháideach nó faoi rún agus b'fhéidir go mbeadh ábhar rúnda nó pribhléideach ann. Is le h-aghaidh an duine/na ndaoine nó le h-aghaidh an aonáin atá ainmnithe thuas agus le haghaidh an duine/na ndaoine sin amháin atá an t-eolas. Tá cosc ar rochtain don teachtaireacht leictreonach seo do aon duine eile. Murab ionann tusa agus an té a bhfuil an teachtaireacht ceaptha dó bíodh a fhios agat nach gceadaítear nochtadh, cóipeáil, scaipeadh nó úsáid an eolais agus/nó an chomhaid seo agus b'fhéidir d'fhéadfadh bheith mídhleathach.

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!



**From:** [esbnetworks@esb.ie](mailto:esbnetworks@esb.ie)  
**To:** [Annagh Windfarm](#)  
**Subject:** Re: Proposed Annagh Wind Farm Environmental Impact Assessment Report - Scoping & Consultation Request [#24391]  
**Date:** Tuesday 22 September 2020 10:09:47  
**Attachments:** [image001.png](#)  
[image002.png](#)  
[image003.png](#)

---



**Bhain do rphost ESB Networks amach.** Cuirfear freagra chugat a luaithe agus is féidir.

Chun éigeandáil a thuairisc nó eolas a thabhairt faoi idirbhrísí soláthair glaoigh le do thoil ar 1800 372 999 nó +35321 238 2410 láithreach.  
Go Raibh Maith Agat.

**Your email has reached ESB Networks.** We will reply as soon as possible.

To report a dangerous situation or for information on supply interruptions please call 1800 372 999 or +353 21 238 2410 immediately.  
Thank You.

**ESB Networks Customer Care | T: 1800372757 | +353 21 2386555 | F: +353 21 4844261 |**  
[www.esbnetworks.ie](http://www.esbnetworks.ie)

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Dear Sir/Madam

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Kind Regards



**Eamon Hutton**  
Project Planner

**Fehily Timoney and Company**  
Core House, Pouladuff Road, Cork, T12 D773  
t: +353 21 496 4133

[www.fehilytimoney.ie](http://www.fehilytimoney.ie)  

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An timpeallacht? - Smaoinigh air sula bpriontáileann tú an r-phost seo.  
Please consider the Environment before printing this email.

\* \* \* \* \*

Tá an t-eolas sa ríomhphost seo agus in aon chomhad a ghabhann leis rúnda agus ceaptha le haghaidh úsáide an té nó an aonáin ar seoladh chuige iad agus na húsáide sin amháin. Is tuairimí nó dearchtaí an údair amháin aon tuairimí nó dearchtaí ann, agus ní gá gurb ionann iad agus tuairimí nó dearchtaí ESB.

Má bhfuair tú an ríomhphost seo trí earráid, ar mhiste leat é sin a chur in iúl don seoltóir. Scanann ESB ríomhphoist agus ceangaltáin le haghaidh víreas, ach ní ráthaíonn sé go bhfuil ceachtar díobh saor ó víreas agus ní glacann dliteanas ar bith as aon damáiste de dhroim víreas.

<https://esbnetworks.ie/contact-us>

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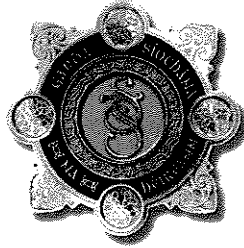
<https://esbnetworks.ie/contact-us>

\* \* \* \* \*

# An Garda Síochána

Oifig An Cheannfoirt,  
Mala,  
Contae Chorcaí.

Tel / Teileafón: 022-31457  
Fax / Facs: 022-31459.



Superintendent's Office,  
Mallow,  
Co. Cork.

*Bí linn/Join us*



Láithreán Gréasain/Web Site:

[www.garda.ie](http://www.garda.ie)

Ríomh-phoist:/Email:

[mallow.districtoffice@garda.ie](mailto:mallow.districtoffice@garda.ie)

Date: 14<sup>th</sup> October 2020

*Luaigh an uimhir thagartha seo a leanas:*

*Please quote the following Ref. Number: 458062/20*

**Mr Eamon Hutton**  
**Core House**  
**Pouladuff Road**  
**Cork**  
**T12 D773**

Correspondence No. 1  
16 OCT 2020  
HJ  
RECEIVED  
MALLOW DISTRICT OFFICE  
14 OCT 2020

## **Re: Proposed Wind Farm at Annagh, Churchtown, Mallow, Co. Cork**

Dear Mr Hutton,

I wish to acknowledge receipt of your Wind Farm Proposal Pack, received from Sergeant I/C, Buttevant Garda Station the contents of which are noted.

Yours faithfully,

  
**Emmet Daly**  
**Inspector**



**From:** [Paul Hennessy](#)  
**To:** [Eamon Hutton](#)  
**Cc:** [Pat Foley](#)  
**Subject:** Annagh Wind Farm - EIAR  
**Date:** Thursday 26 November 2020 18:41:26  
**Attachments:** [image001.png](#)  
[image002.png](#)  
[image003.png](#)  
**Importance:** High

---

Hi Eamon,

Pat Foley – Airport Operations Manager asked me to contact you in respect of the planned windfarm at Annagh near Charleville, Co. Cork.

Shannon Airport Authority has specific responsibility to define the airspace around its aero-drome which must be maintained free from obstacles so as to permit the intended aircraft operations at the aerodrome to be conducted safely and to prevent the aerodrome from becoming unusable by the growth of obstacles around it. This is achieved by establishing a series of obstacle limitation surfaces (OLS) that define the limits to which objects may project into the airspace.

Our assessment indicates that the proposed development should not affect the aerodrome OLS.

However, the siting of wind turbines may have implications for the operations of the communication, navigation and surveillance systems used by Air Traffic Control for the separation and safety of aircraft. The geographical siting of these turbines may also have implications for the flight paths of aircraft.

Regard must be had to the Irish Aviation Authority (IAA) *Obstacles to Aircraft in Flight Order, 2005 (S.I. No. 215 of 2005)*, as amended, which specifies the criteria used to determine whether or not any object anywhere in the State is deemed to be an obstacle affecting aircraft operations. Also, in order to assure the safety and efficiency of aircraft operations in the vicinity of airports, the International Civil Aviation Organisation (ICAO) has defined a volume of air space above which new objects are not permitted to interfere.

It is our view that you should contact IAA – ANSP PAN -OPS ([cathal.maccristal@IAA.ie](mailto:cathal.maccristal@IAA.ie)) if you have not already done so, to see whether a full aeronautical assessment is required for the wind farm to include the impact on Instrument Flight Procedures (IFPs), flight checking and any potential impact on communication, navigation and surveillance equipment including that equipment local to Shannon Airport but also for en-route air navigation.

Finally, should planning permission be granted for this development, the IAA would more than likely request the lighting of the perimeter and tallest wind turbines to indicate the geographical extent of the wind farm in the interests of flight safety.

The IAA – Safety Regulation Division (SRD) will more than likely seek to apply Chapter Q (Visual Aids for Denoting Obstacles) of the Certification Specifications contained within the Easy Access Rules for Aerodromes (Regulation (EU) No. 139/2014) which states that where greater than 900ms of lateral distance exist between turbines, an obstacle light should be provided.

I trust this will assist you regarding the proposed project and if you wouldn't mind letting us know when the project is submitted for planning consideration that would be appreciated.

Yours in safety,

Paul

**Paul Hennessy**

**Safety Compliance & Environment Manager**

**T** +353 (0) 61 712471

**M** +353 (0) 87 2382453

**E** [paul.hennessy@shannonairport.ie](mailto:paul.hennessy@shannonairport.ie)

**W** [shannonairport.ie](http://shannonairport.ie)

Shannon Airport,  
Co. Clare, Ireland.  
V14 EE06



Shannon Group staff, proudly supporting CMRF Crumlin and Sláinte an Chláir, Clare Cancer Support as their chosen charities for 2020

Foireann Ghrúpa na Sionainne, ag tacú go bródúil le CMRF Crumlin agus Sláinte an Chláir, Clare Cancer Support, a rogha carthanachtaí 2020

Shannon Airport Authority DAC. Registered office: Shannon Airport, County Clare, Registered Number: 391054 Ireland, V14 EE06 CGA Údarás Aerfort na Sionainne. Oifig Chláraithe: Aerfort na Sionainne, Contae an Chláir, Uimhir Chláraithe: 391054 Eire, V14 EE06 DISCLAIMER: The information contained in this email and in any attachment(s) is confidential and may contain legally privileged material. It is intended solely for the attention and use of the intended Recipient(s). If you are not the intended recipient(s) of this email any review, retransmission, disclosure, dissemination or any action taken or omitted to be taken in reliance on it or its attachment(s) is prohibited and may be unlawful. If you believe that you have received this email in error, please contact the sender and remove the email from your computer system. Unless expressly stated, this email is not intended to create any contractual relationship. If this email is not sent in the course of the senders employment or fulfilment of his/her duties to Shannon Airport Authority, Shannon Airport Authority accepts no liability whatsoever for the content of this message or any attachment(s). Please refer any queries to [infosec@shannonairport.ie](mailto:infosec@shannonairport.ie) SÉANADH: Is eolas faoi rún gach eolas atá sa ríomhphost seo agus in aon cheangaltán/cheangaltáin a bheadh leis agus d'fhéadfadh ábhar a bheadh faoi phribhléid dlí a bheith mar chuid de. Is don té chuig a seoltar an ríomhphost atá an ríomhphost seo beartaithe agus d'úsáid an té sin amháin. Tá cosc ar dhuine ar bith seachas an té chuig a raibh sé beartaithe, an ríomhphost seo a athbheithniú, a athsheoladh, a scaipeadh nó aon úsáid eile a bhaint as, nó gníomh a ghlacadh bunaithe air nó ar an gceangaltán/na ceangaltáin agus d'fhéadfadh sin a bheith in aghaidh an dlí. Más dóigh leat go bhfuair tú an ríomhphost seo trí earráid, déan teagmháil le do thoil leis an té a sheol é agus scríos an ríomhphost de do chóras ríomhaireachta. Mura bhfuil sé ráite go sonrathach, ní ionann an ríomhphost seo agus aon ghaol conarthach. Mura seoltar an ríomhphost seo mar chuid d'fhostaíocht an tseoltóra nó dá chuid dualgas i leith Údarás Aerfort na

Sionainne, ní ghlacann Údarás Aerfort na Sionainne aon fhreagracht maidir le hábhar na teachtaireachta ná aon cheangaltán/cheangaltáin. Seol fiosruithe ar bith chuig [infosec@shannonairport.ie](mailto:infosec@shannonairport.ie)





**From:** [Eamon Hutton](#)  
**To:** [Annagh Windfarm](#)  
**Subject:** FW: P2359 - Annagh Wind Farm Aviation Impact Assessment  
**Date:** Friday 16 October 2020 10:23:08

---

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**From:** Cork Feedback MB <Cork.Feedback@corkairport.com>  
**Sent:** Friday 16 October 2020 09:54  
**To:** Eamon Hutton <eamon.hutton@ftco.ie>  
**Subject:** Automatic reply: P2359 - Annagh Wind Farm Aviation Impact Assessment

Táimid buíoch díot as an teachtaireacht ríomhphoist a sheol tú chugainn.  
Déanfar do theachtaireacht a athbhreithniú a luaithe agus is féidir agus cuirfear ar aghaidh é chuig an Roinn ábhartha lena fhreagairt.  
Má bhaineann do cheist leis an Aerlíne atá ainmnithe agat, le Gníomhaire Láimhseála, le Cuideachta Fruilithe Carranna nó le Seirbhísí Stáit (Lucht Custaim, Inimirce, nó an Roinn Talmhaíochta) déan teagmháil leo go díreach le do thoil.

Le dea-mhéin

**Caidreamh Custaiméirí Aerfort Chorcaí**

Thank you for your email.

Your email will be reviewed as soon as possible and forwarded to the relevant Department for a response.

If your query relates to your nominated Airline, Handling Agent, Car Hire Company or State Services (Customs, Immigration, Department of Agriculture), please contact them directly.

Regards,

**Cork Airport Customer Relations**

T: 00353 21 4329622



**From:** [Planning-daa](#)  
**To:** [Eamon Hutton](#)  
**Subject:** RE: For the attention of Louise Byrne - Annagh Wind Farm Aviation Considerations  
**Date:** Friday 6 November 2020 09:49:05  
**Attachments:** [image004.png](#)  
[image005.png](#)  
[image006.png](#)  
[image007.png](#)

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Hi Eamon,

Thank you for your consultation. The proposal has been reviewed by our Aerodrome Standards Manager. There are no anticipated impacts on Cork Airport however, we would recommend that in addition to your consultation with the IAA, you should ensure that IAA-ANSP have been consulted regarding flight procedures and Communication Navigation Systems.

Kind regards,

Louise



.....  
**Louise Byrne**, Planner, Infrastructure  
Level 2, Cloughran House, Dublin Airport  
**T: 00353-1-9442791**  
**Email:** [planning@daa.ie](mailto:planning@daa.ie)

---

**From:** Eamon Hutton <eamon.hutton@ftco.ie>  
**Sent:** Friday 30 October 2020 16:19  
**To:** Planning-daa <planning@daa.ie>  
**Subject:** For the attention of Louise Byrne - Annagh Wind Farm Aviation Considerations

**CAUTION:** This email originated from outside of the organisation. Do not click links or open attachments unless you recognise the sender and know the content is safe.

Hi Louise

I have been advised by the IAA to contact you with regard to a proposed wind farm development in north County Cork.

EMPower intend to apply for planning permission for a wind farm development near Charleville in north County Cork consisting of 6 no. wind turbines. The project is named the Annagh Wind Farm. The IAA requested that we confirm with Cork Airport that the proposed wind farm will not have an impact on operations.

The proposed project is located approximately 6km south west of Charleville and approximately 52km north of Cork Airport. I have attached a KMZ file which includes the locations of the 6 no. proposed turbine (this can be opened in the google earth app) and I have attached a list of the ITM coordinates of the turbines below, as well as grid references. The proposed turbines will be

up to 185m in height.

Please consider the location of this project. If any potential issues arise, or if there is any further information I can provide you with regarding the proposed project, please do not hesitate to contact me by email or telephone.

Turbine ID	ITM Coordinates		Grid Ref	
	X	Y	X	Y
T1	550822	617929	150867	117894
T2	550194	617834	150239	117799
T3	550973	617471	151019	117436
T4	549617	617237	149663	117202
T5	550272	617247	150318	117212
T6	550682	616887	150728	116852

Kind regards,  
Eamon Hutton



**Eamon Hutton**  
Project Planner

**Fehily Timoney and Company**  
Core House, Pouladuff Road, Cork, T12 D773  
t: +353 21 496 4133  
[www.fehilytimoney.ie](http://www.fehilytimoney.ie)  

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SÉANADH: Tá an fhaisnéis sa ríomhphost seo agus i gceangaltáin ar bith faoi rún agus tá sé d'aird agus d'úsáid an Fhreagróra (na bhFreagróirí) dá bhfuil sé ceaptha amháin. Más rud é nach tusa an freagróir (na freagróirí) dá bhfuil an ríomhphost seo ceaptha, ní cheadaítear duit an teachtaireacht, an ceangaltá(i)n nó cuid ar bith dó a úsáid, a nochtadh, a chóipeáil, a scaipeadh nó a choinneáil. Má chreideann tú go bhfuair tú an ríomhphost seo trí earráid, bheimis buíoch dá gcuirfeá é sin in iúl dúinn láithreach. Scríos gach cóip den ríomhphost seo agus ceangaltá(i)n ar bith ó chóras do ríomhaire chomh maith le do thoil.

Mura bhfuil sé luaite go sainráite, níl sé beartaithe leis an ríomhphost seo caidreamh conarthach ar bith a chruthú. Murar seoladh an ríomhphost seo i gcúrsaí fhostaíocht an tseoltóra nó i gcomhlíonadh a dhualgas/a dualgas ní ghlacfaidh daa dliteanas ar bith as ábhar na teachtaireachta nó ceangaltá(i)n ar bith.

daa cpt. Oifig Chláráithe: Aerfort Bhaile Átha Cliath, Co. Bhaile Átha Cliath. Uimhir Chláráithe: 9401 Éire.



**From:** [info@corklimerick.ie](mailto:info@corklimerick.ie)  
**To:** [Eamon Hutton](#)  
**Subject:** FW: Proposed Annagh Wind Farm - Near Charleville, County Cork  
**Date:** Tuesday 16 February 2021 13:32:28  
**Attachments:** [image002.png](#)  
[image003.png](#)  
[image005.png](#)  
[image006.png](#)

---

Hi Eamon,

Thank you for sending us the site location map and the EIAR scoping document for the proposed Annagh Wind Farm Project.

The proposed windfarm is outside the NM20 Short-listed option corridors and as such we do not have any comments at this point in time.

If you have any further queries do not hesitate to contact us again.

Thank you for engaging with the NM20 project.

Kind Regards,

The Project Liaison Team



**Project Liaison Team**

Cork to Limerick

Barry Transportation, Sweco and WSP working on behalf of Limerick City and County Council

N/M20 Project Office, Lissanalta House, Dooradoyle, Limerick V94 H5RR

Direct Dial: +353 61 973730

Email [info@corklimerick.ie](mailto:info@corklimerick.ie) Website: [www.corklimerick.ie](http://www.corklimerick.ie)



---

**From:** Eamon Hutton <[eamon.hutton@ftco.ie](mailto:eamon.hutton@ftco.ie)>  
**Sent:** Wednesday 27 January 2021 10:55  
**To:** [info@corklimerick.ie](mailto:info@corklimerick.ie)  
**Subject:** Proposed Annagh Wind Farm - Near Charleville, County Cork

Greetings,

EMPower intend to apply for planning permission for a renewable energy development referred to as the Annagh Wind Farm, located in North County Cork, near the town of Charleville. The proposed project will consist of 6 no. wind turbines and associated infrastructure in lands contained within the following townlands: Annagh North, Coolcaum, Cooliney, Cullig and Fiddane.

We note that the proposed wind farm site is located approximately 4km west of the existing N20 and falls within the constraints study area for the N/M20. We therefore wish to invite comments on the proposed Annagh Wind Farm project from the M20 project team in order to inform the EIAR for the proposed wind farm project.

I have attached a site location map of the project and the EIAR scoping document which was

previously issued to relevant stakeholders and consultees.

We would be grateful if you would review the material and forward to us any comments you may have on the proposed project. If you do not have any comments to make on the proposed project, I would be grateful if you would please acknowledge receipt of this correspondence. If you have any further queries regarding the project, please feel free to contact me.

Kind regards,  
Eamon Hutton



**Eamon Hutton**  
Project Planner

---

**Fehily Timoney and Company**  
Core House, Pouladuff Road, Cork, T12 D773  
t: +353 86 404 9024

[www.fehilytimoney.ie](http://www.fehilytimoney.ie)  

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-LAEmHhHzdJzBITWfa4Hgs7pbKI



**From:** [Ronnie O'Neill](#)  
**To:** [Annagh Windfarm](#)  
**Cc:** [Lorna Brennan](#)  
**Subject:** RE: Annagh Wind Farm Telecoms Assessment  
**Date:** Monday 28 September 2020 17:04:32  
**Attachments:** [image001.png](#)  
[image002.png](#)  
[image003.png](#)

---

Hi Eamonn ,

The locations in the .kml file will not pose any issues for Imagine's network .

Thanks ,  
Ronnie .

---

**From:** Annagh Windfarm <annaghwindfarm@ftco.ie>  
**Sent:** Friday 25 September 2020 13:07  
**To:** Ronnie O'Neill <Ronnie.ONeill@imaginegroup.ie>  
**Subject:** Annagh Wind Farm Telecoms Assessment

Greetings,

EMPower intend to apply for planning permission for a wind farm development near Charleville in north County Cork consisting of 6 no. wind turbines. The project is named the Annagh Wind Farm. The Commission for Communications Regulation have recommended that we contact you in relation to potential interferences to telecommunications service as a result of the proposed wind farm. The proposed project is located approximately 6km south west of Charleville. I have attached a KMZ file which includes the locations of the 6 no. proposed turbine (this can be opened in the google earth app) and I have attached a list of the ITM coordinates of the turbines below, as well as grid references.

Please consider the location of this project with respect to your company's infrastructure. If any potential issues arise, or if there is any further information I can provide you with regarding the proposed project, please do not hesitate to contact me by email or telephone.

Turbine ID	ITM Coordinates		Grid Ref	
	X	Y	X	Y
T1	550822	617929	150867	117894
T2	550194	617834	150239	117799
T3	550973	617471	151019	117436
T4	549617	617237	149663	117202
T5	550272	617247	150318	117212
T6	550682	616887	150728	116852

Kind regards,  
Eamon Hutton



**Eamon Hutton**  
**Project Planner**

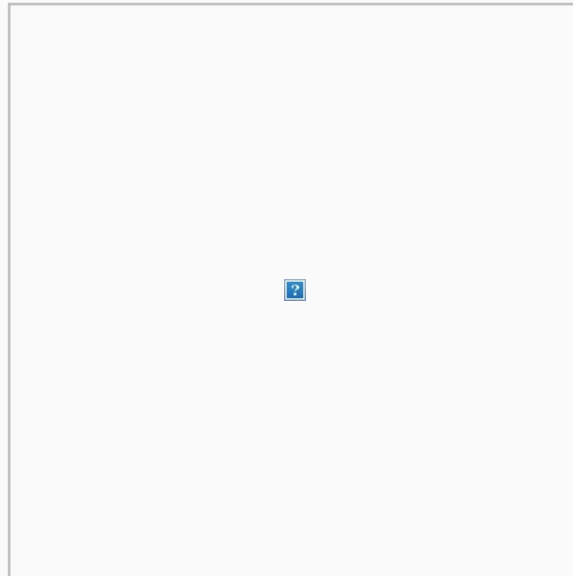
---

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[www.fehilytimoney.ie](http://www.fehilytimoney.ie)  

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**From:** [Munster Broadband Support](#)  
**To:** [Annagh Windfarm](#)  
**Subject:** #118615 New Support Ticket Created  
**Date:** Friday 25 September 2020 13:08:09

--REPLY above this line to respond--



## A Message From Support

Hello ,

Service Ticket # **118615**, has been created for you.

To update this service ticket please reply directly to this email.

Description: Annagh Wind Farm Telecoms Assessment

Service Detail:

**Fri 25/09/2020/1:08 pm UTC+01/ [annaghwindfarm@ftco.ie](mailto:annaghwindfarm@ftco.ie)**

Greetings,

EMPower intend to apply for planning permission for a wind farm development near Charleville in north County Cork consisting of 6 no. wind turbines. The project is named the Annagh Wind Farm. The Commission for Communications Regulation have recommended that we contact you in relation to potential interferences to telecommunications service as a result of the proposed wind farm. The proposed project is located approximately 6km south west of Charleville. I have attached a KMZ file which includes the locations of the 6 no. proposed turbine (this can be opened in the google earth app) and I have attached a list of the ITM coordinates of the turbines below, as well as grid references.

Please consider the location of this project with respect to your company's infrastructure. If any potential issues arise, or if there is any further information I can provide you with regarding the proposed project, please do not hesitate to contact me by email or telephone.

**Turbine ID**  
**ITM Coordinates**

**Grid Ref**

**X**

**Y**

**X**

**Y**

**T1**

550822

617929

150867

117894

T2  
550194  
617834  
150239  
117799  
T3  
550973  
617471  
151019  
117436  
T4  
549617  
617237  
149663  
117202  
T5  
550272  
617247  
150318  
117212  
T6  
550682  
616887  
150728  
116852

Kind regards,  
Eamon Hutton



\*\*\*\*

**Eamon Hutton**  
**Project Planner**

**Fehily Timoney and Company**  
Core House, Pouladuff Road, Cork, T12 D773  
t: +353 21 496 4133

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Hours: Monday - Friday 8.30am - 5.00pm (GMT)  
Phone: +353 766156666

**From:** [L1-External](#)  
**To:** [Annagh Windfarm](#)  
**Subject:** [Digiweb #2423957] AutoReply: Annagh Wind Farm Telecoms Assessment  
**Date:** Friday 25 September 2020 13:09:32

---

Dear Customer,

Thank you for contacting the Digiweb Broadband and Phone Service Technical Support desk.

Our aim is to respond to all emails within 24 hours but no later than 72 hours.

We value your custom and a Technical Support Agent will be in contact at first opportunity.

Have you checked out our Digiweb Support Site at <http://scanmail.trustwave.com/?c=17268&d=i97t318jktgeX7V60ifBnm7biQKME82Jr7H4Igh7w&s=159&u=http%3a%2f%2fsupport%2edigiweb%2eie%3f%2f17268&d=i97t318jktgeX7V60ifBnm7biQKME82Jr7anfwo87A&s=159&u=http%3a%2f%2fwwww%2edigiweb%2eie> You may be able to find an answer to your query here.

For all future correspondence about your reported issue, please ensure to include the following string at the beginning of the subject line in your email:

[Digiweb #2423957]

Alternatively, you may also reply to this message and it will update your ticket with your response.

Kind Regards,

Digiweb Technical Support Team

T: 1890 940 405 F: +353 42 9396410 E: [support@digiweb.ie](mailto:support@digiweb.ie)  
A: IDA Business & Technology Park, Dundalk, Ireland W: <http://scanmail.trustwave.com/?c=17268&d=i97t318jktgeX7V60ifBnm7biQKME82Jr7anfwo87A&s=159&u=http%3a%2f%2fwwww%2edigiweb%2eie>

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Follow us on Twitter @digiweb\_ireland: <https://scanmail.trustwave.com/?c=17268&d=i97t318jktgeX7V60ifBnm7biQKME82Jr7b8IwU06Q&s=159&u=https%3a%2f%2ftwitter%2ecom%2fdigiweb%5fireland>

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Have you register for our online portal at [http://scanmail.trustwave.com/?c=17268&d=i97t318jktgeX7V60ifBnm7biQKME82Jr7D\\_Lgc94A&s=159&u=http%3a%2f%2fmy%2edigiweb%2eie%2f?](http://scanmail.trustwave.com/?c=17268&d=i97t318jktgeX7V60ifBnm7biQKME82Jr7D_Lgc94A&s=159&u=http%3a%2f%2fmy%2edigiweb%2eie%2f?)  
By registering with your email address and following a few quick steps you can access all your account information. You can check your balance and previous invoices, update your contact details and make secure payments at a time that suits you.

-----  
Greetings,

EMPower intend to apply for planning permission for a wind farm development near Charleville in north County Cork consisting of 6 no. wind turbines. The project is named the Annagh Wind Farm. The Commission for Communications Regulation have recommended that we contact you in relation to potential interferences to telecommunications service as a result of the proposed wind farm. The proposed project is located approximately 6km south west of Charleville. I have attached a KMZ file which includes the locations of the 6 no. proposed turbine (this can be opened in the google earth app) and I have attached a list of the ITM coordinates of the turbines below, as well as grid references.

Please consider the location of this project with respect to your company's infrastructure. If any potential issues arise, or if there is any further information I can provide you with regarding the proposed project, please do not hesitate to contact me by email or telephone.

Turbine ID  
ITM Coordinates

Grid Ref

X  
Y  
X  
Y  
T1  
550822  
617929  
150867  
117894  
T2  
550194  
617834  
150239  
117799  
T3  
550973  
617471

151019  
117436  
T4  
549617  
617237  
149663  
117202  
T5  
550272  
617247  
150318  
117212  
T6  
550682  
616887  
150728  
116852

Kind regards,  
Eamon Hutton

[cid:image001.png@01D53D55.31084E00]

Eamon Hutton  
Project Planner

Fehily Timoney and Company  
Core House, Pouladuff Road, Cork, T12 D773  
t: +353 21 496 4133  
[http://scanmail.trustwave.com/?e=17268&d=i97t318jktgeX7V60ifBnm7biQKME82Jr-L7LFRnuw&s=159&u=http%3a%2f%2fwww%2efehilytimoney%2eie%2f>](http://scanmail.trustwave.com/?e=17268&d=i97t318jktgeX7V60ifBnm7biQKME82Jr7OnK1M07g&s=159&u=http%3a%2f%2fwww%2efehilytimoney%2eie<http://scanmail.trustwave.com/?e=17268&d=i97t318jktgeX7V60ifBnm7biQKME82Jr-L7LFRnuw&s=159&u=http%3a%2f%2fwww%2efehilytimoney%2eie%2f>)  
[cid:image002.png@01D543A0.DC9CCE70] <<http://scanmail.trustwave.com/?e=17268&d=i97t318jktgeX7V60ifBnm7biQKME82Jr7L8eAZh6w&s=159&u=http%3a%2f%2flinkedin%2ecom%2fcompany%2ffehily-timoney-and-company-ltd>> [cid:image003.png@01D543A0.DC9CCE70] <<https://scanmail.trustwave.com/?e=17268&d=i97t318jktgeX7V60ifBnm7biQKME82Jr-CnL1M94A&s=159&u=https%3a%2f%2ftwitter%2ecom%2ffehilyTimoneyCo>>

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**From:** [Magnet Networks](#)  
**To:** [Annagh Windfarm](#)  
**Subject:** Thank you for your mail to Magnet Business Technical Support  
**Date:** Friday 25 September 2020 13:12:13

---



---

Thank you for your email to Magnet Business Technical Support. Your case reference number is **00982780**. We will be in contact with you within 24 hours.

If your issue is urgent please contact a member of our Customer Services Team directly on 1800 789 789. Our offices are open from 8am to 8pm Monday to Friday and 10am to 4pm Weekends and Bank Holidays.

This is an automatic response, please note replies to this address are not monitored.

To log a new support case please email [support@magnetnetworks.com](mailto:support@magnetnetworks.com) or for account queries please email [collections@magnetnetworks.com](mailto:collections@magnetnetworks.com)

Magnet Networks  
Limited  
IDA Business and  
Technology Park,  
Clonshaugh,  
Dublin 17,  
Ireland

Tel: 01 681 0000  
Fax: 01 681 0005  
Email:  
[info@magnetnetworks.com](mailto:info@magnetnetworks.com)  
Web:  
[www.magnetnetworks.com](http://www.magnetnetworks.com)

Directors:  
Kenneth Dean Peterson  
Jnr (USA)  
Dave Brewer  
Mark Kellett

Registered Office:  
IDA Business and  
Technology Park,  
Clonshaugh,  
Dublin 17,  
Company Registration No.  
391141





**From:** [gis.ireland@bt.com](mailto:gis.ireland@bt.com)  
**To:** [Annagh Windfarm](#)  
**Subject:** RE: Anahi Wind Farm Telecoms Assessment  
**Date:** Tuesday 29 September 2020 09:30:18  
**Attachments:** [image005.png](#)  
[image006.png](#)  
[image007.png](#)

---

**BT Services for:** Unnamed Road, Co. Cork, Ireland

Thank you for your enquiry regarding our network. There is no BT Ireland network at this location according to our records. This information is believed to be correct. There may also be items of BT Ireland network of which no record is held. It is recommended that on the day of the site setup you contact the BT Ireland Network Management Centre (NMC)(014326555) before you break the ground surface.

Please note that your company will be liable for the full cost of repairs and services lost if any damage is caused to our network during works being carried out.

Please request all future enquiries via self-service <https://www.ctw4.nl> web.

Kind Regards,  
GIS Team

BT Ireland | Block C, Dundrum Business Park, Dublin 14. | E: [gis.ireland@bt.com](mailto:gis.ireland@bt.com) | tel: 014326479

BT Ireland, trading in Republic of Ireland as BT Communications Ireland Limited. Registered office: Grand Canal Plaza, Upper Grand Canal Street, Dublin 4 (Registered in Ireland no 141524) and trading in Northern Ireland as British Telecommunications plc. Registered office: 81 Newgate Street London EC1A 7AJ (Registered in England no: 1800000), both being affiliates of BT Group plc.

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---

**From:** Annagh Windfarm [mailto:[annaghwindfarm@ftco.ie](mailto:annaghwindfarm@ftco.ie)]  
**Sent:** 25 September 2020 13:12  
**To:** GIS Ireland G <[gis.ireland@bt.com](mailto:gis.ireland@bt.com)>  
**Subject:** Annagh Wind Farm Telecoms Assessment

Greetings,

EMPower intend to apply for planning permission for a wind farm development near Charleville in north County Cork consisting of 6 no. wind turbines. The project is named the Annagh Wind

Farm. The Commission for Communications Regulation have recommended that we contact you in relation to potential interferences to telecommunications service as a result of the proposed wind farm. The proposed project is located approximately 6km south west of Charleville. I have attached a KMZ file which includes the locations of the 6 no. proposed turbine (this can be opened in the google earth app) and I have attached a list of the ITM coordinates of the turbines below, as well as grid references.

Please consider the location of this project with respect to your company's infrastructure. If any potential issues arise, or if there is any further information I can provide you with regarding the proposed project, please do not hesitate to contact me by email or telephone.

Turbine ID	ITM Coordinates		Grid Ref	
	X	Y	X	Y
T1	550822	617929	150867	117894
T2	550194	617834	150239	117799
T3	550973	617471	151019	117436
T4	549617	617237	149663	117202
T5	550272	617247	150318	117212
T6	550682	616887	150728	116852

Kind regards,  
Eamon Hutton



**Eamon Hutton**  
Project Planner

**Fehily Timoney and Company**  
Core House, Pouladuff Road, Cork, T12 D773  
t: +353 21 496 4133

[www.fehilytimoney.ie](http://www.fehilytimoney.ie)  

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**From:** [Alister Cole](#)  
**To:** [Annagh Windfarm](#)  
**Cc:** [DL Estates ROI](#); [Sean Kelly](#)  
**Subject:** RE: Annagh Wind Farm Telecoms Assessment  
**Date:** Tuesday 29 September 2020 15:39:00  
**Attachments:** [image005.png](#)  
[image006.png](#)  
[image007.png](#)

---

Hi Eamon,

I have reviewed the turbine locations of the proposed Annagh Windfarm development and 3Ireland have no MW links that will be affected.

Best regards,

Alister



Alister Cole  
Transmission Engineer

**Mobile:** 086 6024556  
**Email:** [Alister.Cole1@three.ie](mailto:Alister.Cole1@three.ie)

---

**From:** Annagh Windfarm <[annaghwindfarm@ftco.ie](mailto:annaghwindfarm@ftco.ie)>  
**Sent:** 25 September 2020 13:17  
**To:** Alister Cole <[Alister.Cole1@three.ie](mailto:Alister.Cole1@three.ie)>  
**Subject:** Annagh Wind Farm Telecoms Assessment

Greetings,

EMPower intend to apply for planning permission for a wind farm development near Charleville in north County Cork consisting of 6 no. wind turbines. The project is named the Annagh Wind Farm. The Commission for Communications Regulation have recommended that we contact you in relation to potential interferences to telecommunications service as a result of the proposed wind farm. The proposed project is located approximately 6km south west of Charleville. I have attached a KMZ file which includes the locations of the 6 no. proposed turbine (this can be opened in the google earth app) and I have attached a list of the ITM coordinates of the turbines below, as well as grid references.

Please consider the location of this project with respect to your company's infrastructure. If any potential issues arise, or if there is any further information I can provide you with regarding the proposed project, please do not hesitate to contact me by email or telephone.

Turbine	ITM Coordinates	Grid Ref
---------	-----------------	----------

ID	X	Y	X	Y
T1	550822	617929	150867	117894
T2	550194	617834	150239	117799
T3	550973	617471	151019	117436
T4	549617	617237	149663	117202
T5	550272	617247	150318	117212
T6	550682	616887	150728	116852

Kind regards,  
Eamon Hutton



**Eamon Hutton**  
Project Planner

**Fehily Timoney and Company**  
Core House, Pouladuff Road, Cork, T12 D773  
t: +353 21 496 4133  
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28/29 Sir John Rogerson's Quay, Dublin 2, Ireland.

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**From:** [Eamon Hutton](#)  
**To:** [Annagh Windfarm](#)  
**Subject:** FW: Annagh Wind Farm Telecoms Assessment  
**Date:** Wednesday 30 September 2020 17:00:33  
**Attachments:** [image001.png](#)  
[image002.png](#)  
[image003.png](#)  
[image001.png](#)

---

**From:** John Bagnall <[john.bagnall@eir.ie](mailto:john.bagnall@eir.ie)>  
**Sent:** Wednesday 30 September 2020 16:20  
**To:** Eamon Hutton <[eamon.hutton@ftco.ie](mailto:eamon.hutton@ftco.ie)>  
**Cc:** Paul Marron <[paul.marron@eir.ie](mailto:paul.marron@eir.ie)>  
**Subject:** Re: Annagh Wind Farm Telecoms Assessment

Hi Eamon,

The proposed windfarm does not pose any risk to the Eir mobile network, it's over 2.5km away from any site or transmission link.



Kind regards,

 **John Bagnall**  
Transmission Design & Engineering

**M:** +353 85 1053746

**E:** [john.bagnall@eir.ie](mailto:john.bagnall@eir.ie)

Address: EirCode - D24 HX03

On Wed, 30 Sep 2020 at 15:05, Paul Marron <[paul.marron@eir.ie](mailto:paul.marron@eir.ie)> wrote:

|

Hi Eamon,

I've forwarded your request to my colleague John Bagnall who looks after windfarm analysis for eir mobile.

Regards,

Paul

----- Forwarded message -----

From: **Eamon Hutton** <[eamon.hutton@ftco.ie](mailto:eamon.hutton@ftco.ie)>

Date: Wed, 30 Sep 2020 at 12:46

Subject: Annagh Wind Farm Telecoms Assessment

To: [Paul.Marron@eir.ie](mailto:Paul.Marron@eir.ie) <[Paul.Marron@eir.ie](mailto:Paul.Marron@eir.ie)>

Greetings,

EMPower intend to apply for planning permission for a wind farm development near Charleville in north County Cork consisting of 6 no. wind turbines. The project is named the Annagh Wind Farm. The Commission for Communications Regulation have recommended that we contact you in relation to potential interferences to telecommunications service as a result of the proposed wind farm. The proposed project is located approximately 6km south west of Charleville. I have attached a KMZ file which includes the locations of the 6 no. proposed turbine (this can be opened in the google earth app) and I have attached a list of the ITM coordinates of the turbines below, as well as grid references.

Please consider the location of this project with respect to your organisation's infrastructure. If any potential issues arise, or if there is any further information I can provide you with regarding the proposed project, please do not hesitate to contact me by email or telephone.

Turbine ID	ITM Coordinates		Grid Ref	
	X	Y	X	Y
T1	550822	617929	150867	117894
T2	550194	617834	150239	117799
T3	550973	617471	151019	117436
T4	549617	617237	149663	117202
T5	550272	617247	150318	117212
T6	550682	616887	150728	116852

Kind regards,  
Eamon Hutton

**Eamon Hutton**  
Project Planner

---

**Fehily Timoney and Company**  
Core House, Pouladuff Road, Cork, T12 D773  
t: +353 21 496 4133  
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--

**Paul Marron**

Transmission Engineer

Eir Mobile Networks

2022 Bianconi Ave, Citywest, Dublin 24.

[www.eir.ie](http://www.eir.ie)

**Mobile:** 0876548499 | **Email:** [paul.marron@eir.ie](mailto:paul.marron@eir.ie)

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---





**From:** [Lyndsey Crowley](#)  
**To:** [Annagh Windfarm](#)  
**Cc:** [Des Corbett](#)  
**Subject:** Annagh Wind Farm  
**Date:** Tuesday 29 September 2020 16:44:49  
**Attachments:** [image.png](#)

---

Hi Eamon,

Thank you for your email regarding the proposed turbine development at Annagh windfarm

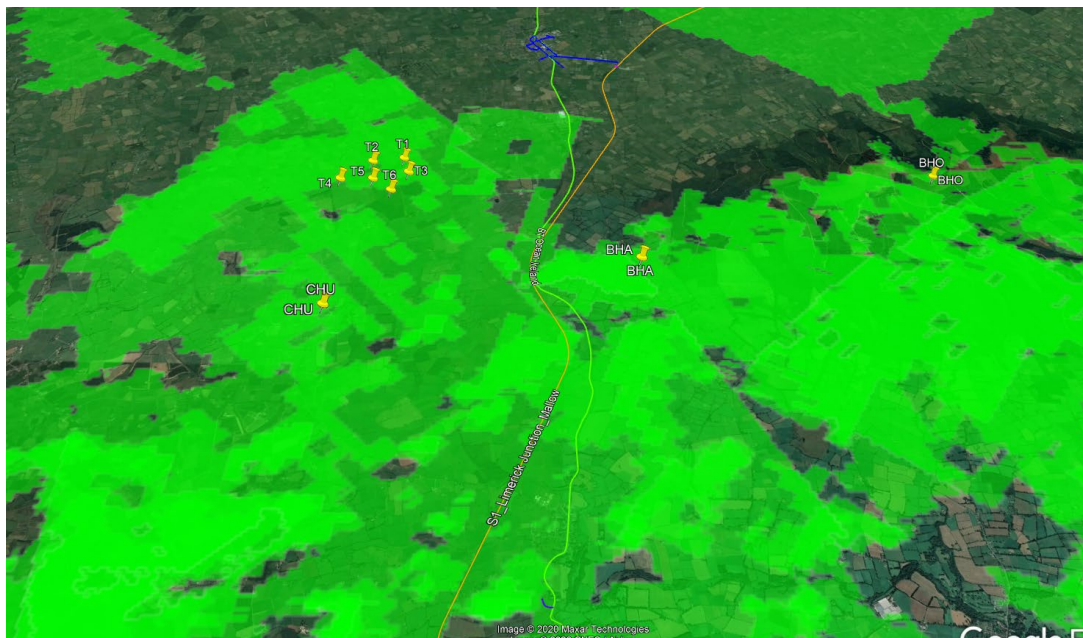
I have had a cursory look and I do feel that there will be some impact to our publically available telecommunications services.

There are a number of base stations nearby, operating fixed wireless broadband and telephony services for both residential and business customers. .

Please see below screenshot:

Our coverage extends 360 degrees @ 30km range given the proposed wind farm is less than 4km away for one of our sites and 5km for our other site.

I have completed GIS analysis of our coverage areas and estimate that approximately 35% of the coverage will be lost.



We would like to liaise further regarding possible mitigation measures.

Lyndsey



Lyndsey Crowley - Network Development Manager  
[lyndsey@novatelecom.ie](mailto:lyndsey@novatelecom.ie)

**Nova Telecom** Office: 021 237 3469

<http://novatelecom.ie>

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**FEHILY  
TIMONEY**

**CONSULTANTS IN ENGINEERING,  
ENVIRONMENTAL SCIENCE  
& PLANNING**

# **Appendix 5.2**

Scoping Report





«AddressBlock»

Our Ref: P2359/Lett/EH/CF

21 September 2020

**Re: Proposed Annagh Wind Farm Environmental Impact Assessment Report – Scoping & Consultation Request**

Dear Sir/Madam

EMPower intend to apply for planning permission for a renewable energy development referred to as the Annagh Wind Farm, located in North County Cork, near the town of Charleville. The proposed project includes lands contained within the following townlands: Annagh North, Coolcaum, Cooliney, Cullig and Fiddane.

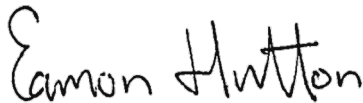
This letter and enclosed scoping report is being issued to you as part of the consultation process for the project's Environmental Impact Assessment Report (EIAR). As part of the consultation process, we would be interested in receiving any comments you may have on the proposed development, relevant to your area of expertise. We respectfully ask that you forward all responses before the 2nd of November 2020 to provide adequate time to consider all material. Your response may be forwarded by email or by post to the address below.

**By Email:** [annaghwindfarm@ftco.ie](mailto:annaghwindfarm@ftco.ie)

**By Post:** Eamon Hutton, Fehily Timoney & Company, Core House,  
Pouladuff Road, County Cork, T12 D773

If you do not have any comments to make on the proposed project, I would be grateful if you would please acknowledge receipt of this correspondence. If you have any further queries regarding the project, please contact the undersigned.

Yours sincerely,



Eamon Hutton  
for and on behalf of **Fehily Timoney and Company**

Encl.





CONSULTANTS IN ENGINEERING,  
ENVIRONMENTAL SCIENCE &  
PLANNING

# ANNAGH WIND FARM

---

## ENVIRONMENTAL IMPACT ASSESSMENT – SCOPING REPORT

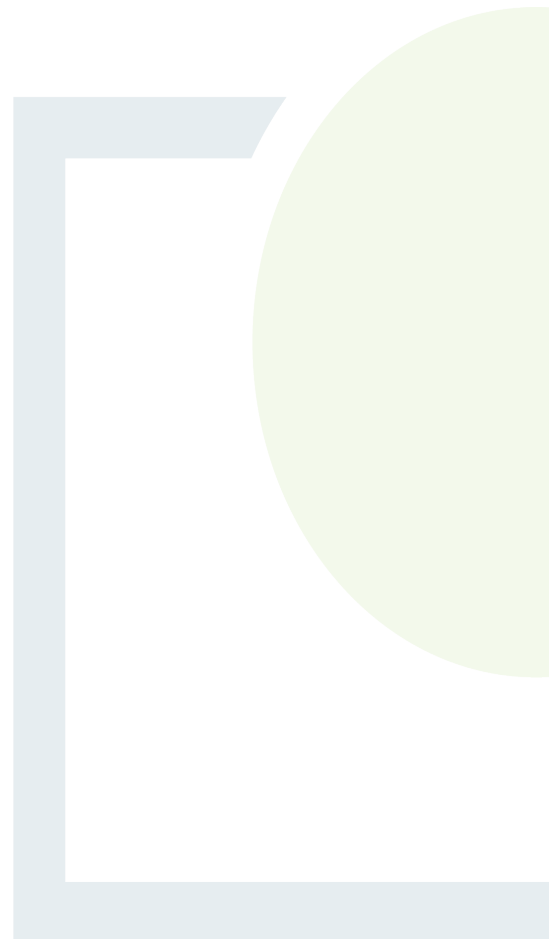
---

Prepared for: EMPOWER



**Date:** September 2020

Core House, Pouladuff Road, Cork  
T: +353 21 496 4133 E: [info@ftco.ie](mailto:info@ftco.ie)  
CORK | DUBLIN | CARLOW  
[www.fehilytimoney.ie](http://www.fehilytimoney.ie)







## ENVIRONMENTAL IMPACT ASSESSMENT – SCOPING REPORT

Rev. No.	Description of Changes	Prepared by:	Checked by:	Approved by:	Date:
A	For Internal Review	EH/CF	JH	JH	21.09.20

**Client:** EMPower

**Keywords:** Annagh, Wind Turbines, Renewable Energy, Environmental Impact Assessment Report, Scoping, Planning Application

**Abstract:** This is a scoping report prepared for a proposed wind energy development at Annagh near Charleville, County Cork. The purpose of the scoping report is to identify the content and extent of the information to be provided in the Environmental Impact Assessment Report (EIAR) for the proposed project.

Please send all responses to: [annaghwindfarm@ftco.ie](mailto:annaghwindfarm@ftco.ie)

or respond by post to:  
**Fehily Timoney & Company,**  
Core House,  
Pouladuff Road,  
County Cork



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## 1. INTRODUCTION

### 1.1 General

#### 1.1.1 [Introduction](#)

EMPower intend to apply for planning consent for a renewable energy development referred to as the Annagh Wind Farm, located in North County Cork, near the town of Charleville. The proposed Annagh Wind Farm project includes lands contained within the following townlands: Annagh North, Coolcaum, Cooliney, Cullig and Fiddane. A site location map is included in Figure 1-1

2 no. grid connection route options are currently being considered in order to supply power from the proposed development to the Irish National Electricity Grid. It is proposed to construct a new substation on-site and connect by underground cable to the Charleville 110kV substation, located approximately 3km north east of the proposed project, subject to consultation with Eirgrid.

#### 1.1.2 [The Proposed Development](#)

The proposed development is located within the jurisdiction of Cork County Council, approximately 45km north-north west of Cork City. The project is located approximately 6km south west of Charleville and approximately 3km north of the village of Churchtown, the most proximate settlement to the proposed project.

The project team is currently considering a Study Area for a 6 Wind Turbine layout. The 6 Wind Turbine layout will consist of turbines with a tip height of up to 185m. The current project layout (Design Iteration 2) is presented in Figure 1-2.

The proposed development is further detailed in section 2.1 of this report.

2 no. possible grid connection arrangement options are being considered to connect the project to the national grid. The preferred connection is likely to be an underground cable connection to the Charleville 110kV substation, subject to consultation with Eirgrid. There 2 no. grid route options are illustrated in figure 2-1, detailing 2 possible routes from the proposed project site to the Charleville 110kV substation which both follow the public road. The potential grid route options are at an early stage of consideration and may be subject to change.

The townlands associated with Option 1 for an underground grid connection to the Charleville 110kV substation include Cooliney, Fiddane, Rathnacally, Farranshonikeen, Ardnageehy and Clashganny. The townlands associated with Option 2 route include Cooliney, Fiddane, Milltown, Killaree, Ardmore, Kiltass, Garrynagranoge, Clashganny, Ballypierce and Rathnacally. The grid route options are illustrated in figure 2-1.

#### 1.1.3 [The Applicant](#)

The applicant for the proposed project is EMPower. EMPower is a growing international renewable energy developer based in Ireland who focus on wind and solar energy projects. EMPower's project team have gained substantial international experience in the renewable energy sector. EMPower aim to identify and developer appropriate sites for renewable energy projects in line with international best practice in environmental and engineering design, in conjunction with local stakeholders.



#### 1.1.4 Purpose of the Scoping Report

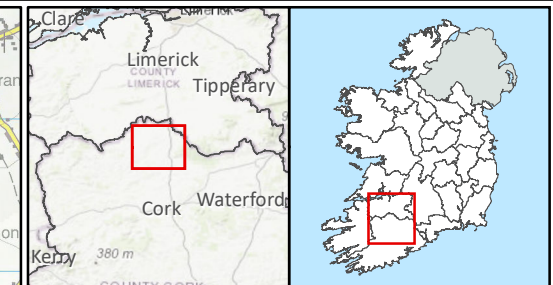
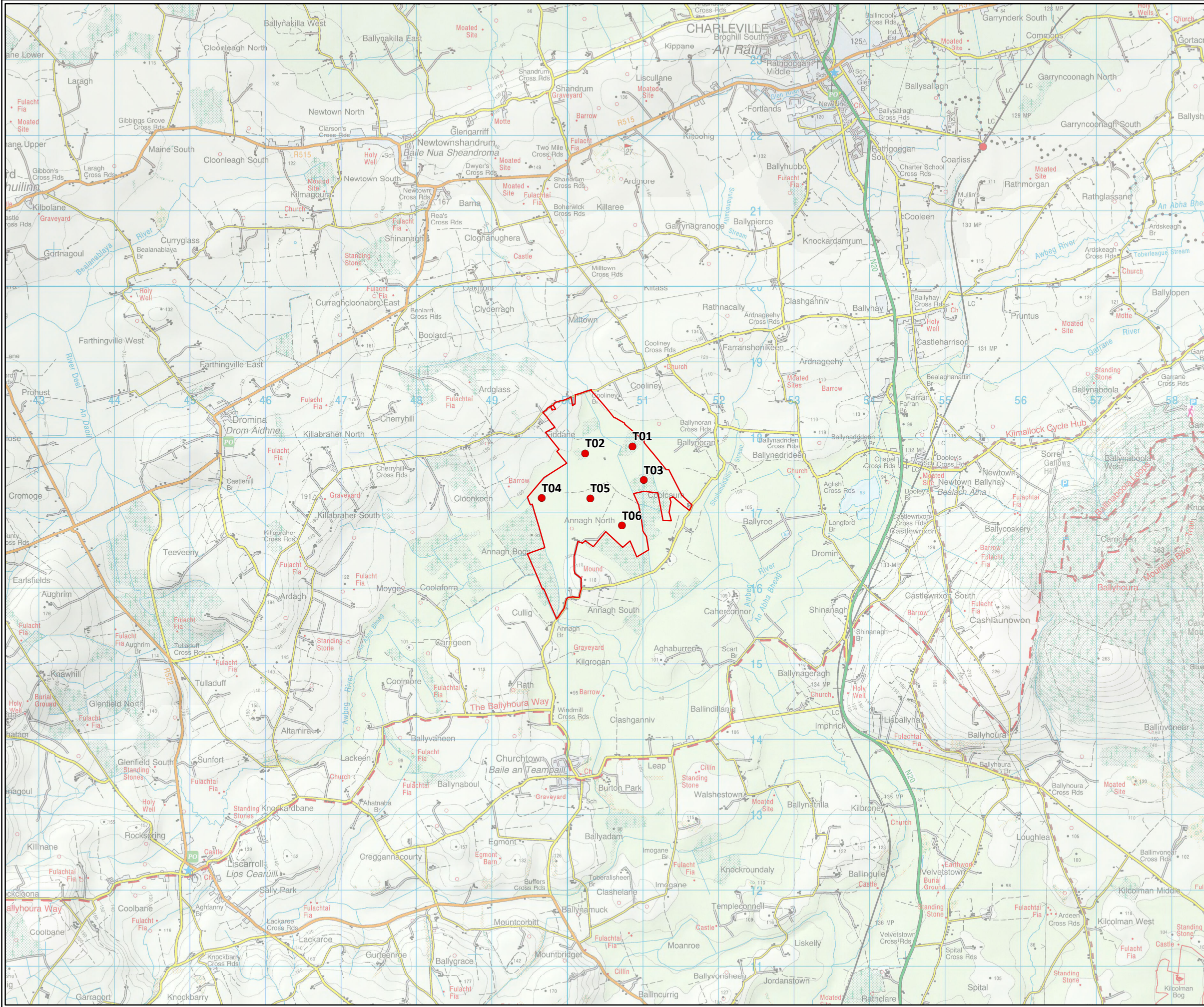
This is a scoping report prepared for the Environmental Impact Assessment Report (EIAR) for the proposed Annagh Wind Farm in north Co. Cork.

The purpose of the EIA scoping process is to identify the key points and issues which are likely to be important during the environmental impact assessment (EIA) and to eliminate those that are not. The scoping process identifies sources or causes of potential environmental effects, the pathways by which the effects can happen, and the sensitive receptors, which are likely to be affected. It defines the appropriate level of detail for the information to be provided in the EIAR. In essence, the primary focus of scoping is to define the most appropriate assessment of significant effects related to the proposed development.

This scoping report has been distributed to a range of stakeholders who are considered to have appropriate expertise and relevant prior experience of the factors involved, knowledge of the characteristics of the project type and of the sensitivities likely to be present in the receiving environment as well as local knowledge and interest in the area.

A full list of the scoping consultees is included in Appendix A of this document.



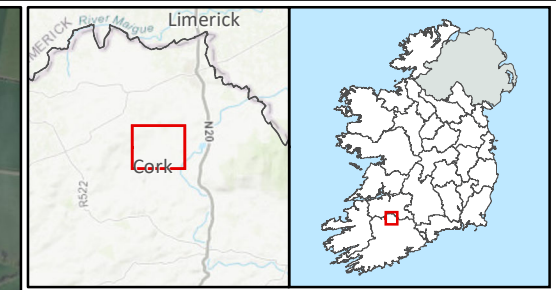


- Proposed Turbine Layout
- Proposed Planning Boundary

<b>TITLE:</b>		Site Location	
<b>PROJECT:</b>		Annagh Wind Farm, Co. Cork	
<b>FIGURE NO:</b>		1.1	
<b>CLIENT:</b>		EMPower	
<b>SCALE:</b>	1:50000	<b>REVISION:</b>	0
<b>DATE:</b>	21/07/2020	<b>PAGE SIZE:</b>	A3







- Proposed Turbine Layout
- Proposed Planning Boundary
- Proposed Construction Access
- Proposed Internal Access Track
- Proposed Turbine Hardstanding Area
- Proposed Construction Compound
- Proposed Substation

<b>TITLE:</b>	Current Design Layout		
<b>PROJECT:</b>	Annagh Wind Farm, Co. Cork		
<b>FIGURE NO:</b>	1.2		
<b>CLIENT:</b>	EMPower		
<b>SCALE:</b>	1:12500	<b>REVISION:</b>	0
<b>DATE:</b>	15/10/2020	<b>PAGE SIZE:</b>	A3







## 1.2 Planning Process for Proposed Development

The proposed development will be submitted for planning consent pursuant to the Planning and Development Act 2000 (as amended) to the relevant local authority, Cork County Council. The grid route element of the project will be considered in the EIAR for this project and may be included in the planning application for the Annagh Wind Farm or may be subject to an individual planning application.

## 1.3 Environmental Impact Assessment and the Function of the EIAR

Under Section 172 of the Planning and Development Act, as amended, a planning application for a development which comes within a class of development specified under Schedule 5 of Part 2 of the Planning and Development Regulations must be accompanied by an Environmental Impact Assessment Report (EIAR) in accordance with the 2014 Directive. Accordingly, as the proposed development will have more than 5 no. turbines and a generating capacity of greater than 5MW, an EIAR will be prepared for the project in accordance with the Planning and Development Regulations 2001 (as amended).

The purpose of an EIAR is to provide a detailed description of the proposed development and outline potential impacts associated with the construction and operation of the project. Where adverse impacts have been identified, mitigation measures are proposed, and the residual impacts described. Potential cumulative impacts with other plans or projects will also be assessed.

## 1.4 Contribution to the EIAR

This Scoping Report has been prepared by Fehily Timoney & Company (FT) on behalf of EMPOWER. FT is a planning, environmental and engineering consultancy based in Cork, Dublin and Carlow, specialising in civil and environmental engineering, environmental science and planning. FT is well established as a leading consultancy in wind farm development in Ireland.

FT will be designing and preparing the Environmental Impact Assessment Report for submission to Cork County Council as described in Section 1.2 above.

Specialist contributors to the EIAR include:

- Macro Works who will prepare the landscape and visual impact assessment;
- John Cronin & Associates who will prepare the Cultural Heritage assessment; and
- Greenleaf Ecology who will contribute to the ecology assessment.

## 1.5 Consultation

The stakeholder consultation process is being carried out in accordance with the Code of Practice for Wind Energy Development in Ireland-Guidelines for Community Engagement (available at: [www.dccae.gov.ie](http://www.dccae.gov.ie)).



Comments on the scope of the EIAR can be submitted by email to [annaghwindfarm@ftco.ie](mailto:annaghwindfarm@ftco.ie) or returned by post to Fehily Timoney & Company, Core House, Pouladuff Road, County Cork. We ask all consultees to submit responses by the **2nd of November 2020** to provide adequate time to consider all responses. A list of statutory and non-statutory consultees who are included in the scoping process are detailed in Appendix A of this report.

It is envisaged that the responses from this consultation will inform the ongoing design process in addition to informing the scope of the environmental assessments.

### Community & Stakeholder Consultation

EMPower are operating as the Community Liaison Officer (CLO) for the proposed development and will function as a key point of contact within the local community. The CLO has been resourced to deal with all queries and will conduct informal local community consultation in the area. Feedback from the CLO will be passed on to the project design team and EIAR team on an ongoing basis in order to allow the consultation process to inform the design process.

### Local Authority Consultation

A pre-planning meeting with Cork County Council will take place following the scoping process in order to discuss the proposed development with the development management team of the Local Authority.



## 2. PROJECT DESCRIPTION

### 2.1 Proposed Wind Farm

Under the current design parameters the proposed development will consist of 6 no. wind turbines with a tip height of up to 185m and rotor diameter of up to 150m, turbine foundations and hardstand areas, new access tracks and upgrading of existing access tracks, an on-site substation and compound including control buildings and associated electrical equipment, underground electrical and communications cabling, borrow pits, drainage and sediment controls, temporary construction compounds, tree felling, biodiversity enhancement and conservation areas and all associated works.

The current layout, Design Iteration 2 (DI2), is illustrated in Figure 1.2. The layout of the proposed wind farm has been designed to minimise the potential environmental effects of the wind farm while at the same time maximising the energy yield of the wind resource passing over the project site.

The electricity generated by the proposed wind farm will be transmitted by a collector system of underground cables to the proposed on-site substation. The proposed development will also comprise underground cables from the development to the National Grid connection point as well as improvements to the public road network for the delivery of turbine components.

### 2.2 Grid Connection

It is proposed to supply power from the Annagh Wind Farm to the Irish electricity network via underground cable to the existing Charleville 110kV substation located in the townland of Rathnacally, approximately 3km north east of the proposed project, subject to consultation with Eirgrid.

2 no. route options have been identified for the grid route. Option A is a shorter route and consists of approximately 6.1km of underground cabling. This includes 2.8km of underground cabling in private lands at the wind farm site and approximately 3.3km of cabling to be installed in the public road. Option A leaves the project site and proceeds east along the L1322 local road where it turns north to meet the Charleville 110kV substation.

Option B consists approximately 8.6km of underground cabling. This includes 2.8km of underground cabling in private lands at the wind farm site and approximately 5.8km of underground cabling to be installed in the public road. Option B initially follows the same route as Option A, leaving the site and proceeding east along the L1322 local road. It then follows a local road north at Cooliney and then turns east at Milltown, following this route for approximately 3km before turning south at Clashganny where it meets the Charleville 110kV substation.

Both Option A and Option B will be assessed, and the preferred option will be included in the EIAR for the Annagh Wind Farm project.

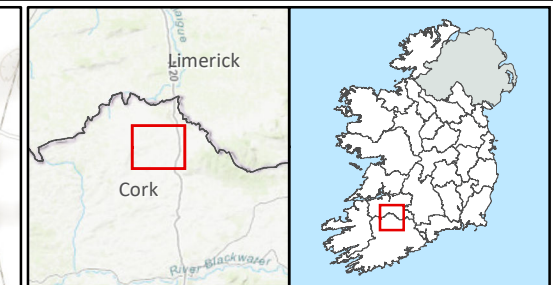
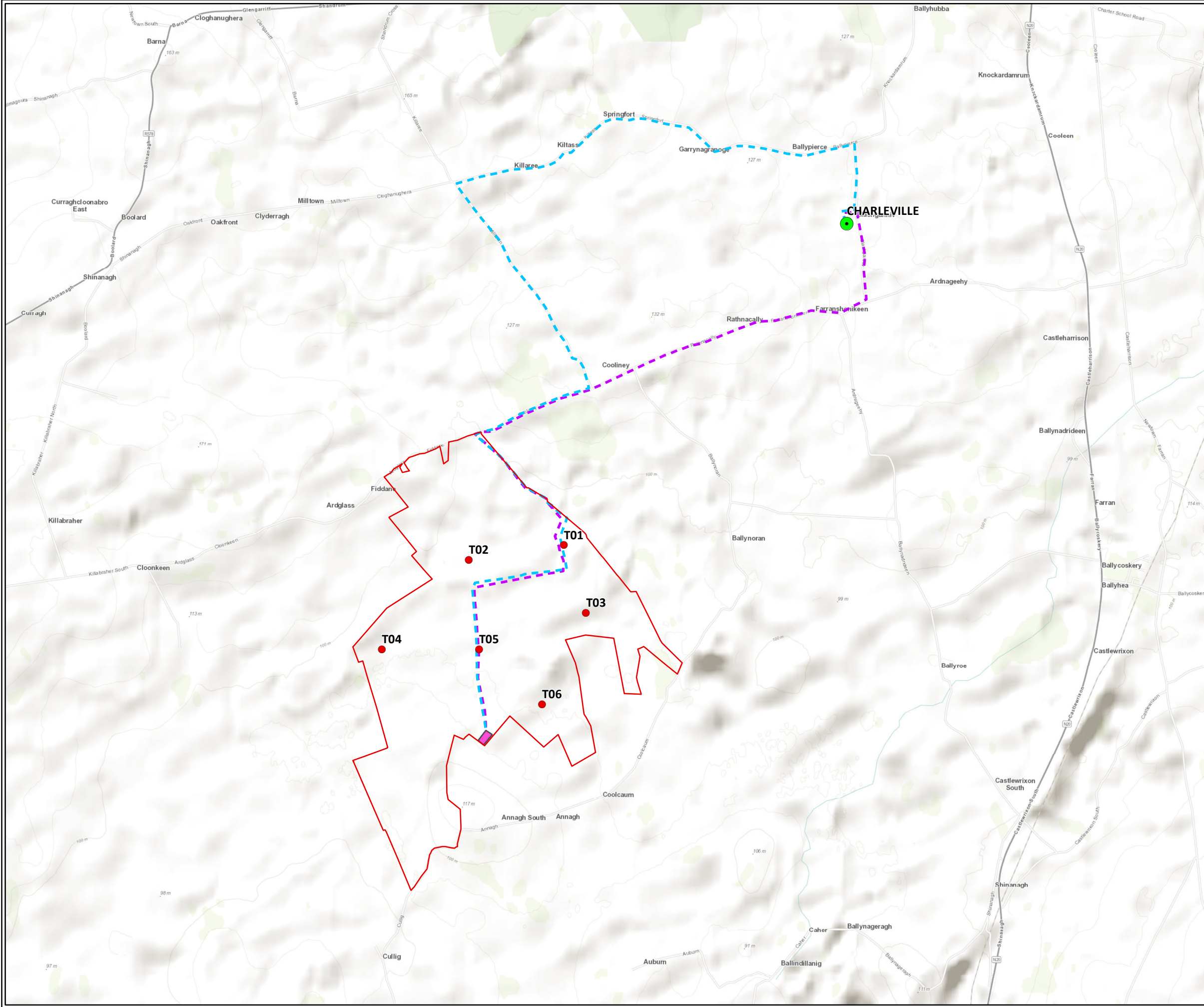
A substation is proposed on-site which will collect the electricity produced by the wind farm. The grid connection cable will follow the route of the existing public road between the proposed substation and the existing Charleville 110kV substations.



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Connection will be sought under the Enduring Connection Process (ECP) grid access regime. The grid connection will be considered in the Environmental Impact Assessment Report. The proposed grid connection route options are shown in Figure 2.1.

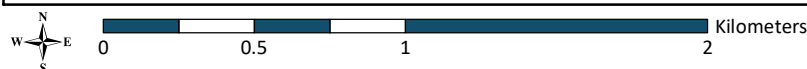




- Proposed Turbine Layout
- Proposed Planning Boundary
- Proposed Substation
- Substations (110-220kV)
- Proposed Grid Connection Route**
- Option 1
- Option 2

<b>TITLE:</b>	
Grid Connection Route Options	
<b>PROJECT:</b>	
Annagh Wind Farm, Co. Cork	
<b>FIGURE NO:</b> 2.1	
<b>CLIENT:</b> EMPower	
<b>SCALE:</b> 1:25000	<b>REVISION:</b> 0
<b>DATE:</b> 21/07/2020	<b>PAGE SIZE:</b> A3

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## 2.3 Turbine Delivery

A number of wind turbine components will enter the country through the ports including the blades, tower sections and the nacelles. The wind turbine components will be delivered to site by special transport vehicles and assembled on-site. A number of routes are being assessed to determine the most appropriate turbine delivery route.

It is likely that the turbine components will be transported to the proposed project via the N20 and then along the L1322 to the project site. The turbine delivery route is subject to change pending a detailed engineer's assessment.





## 3. STRUCTURE AND SCOPE OF THE EIAR

### 3.1 Content of the EIAR – Statutory Requirements

The EIAR will be prepared in accordance with Schedule 6 of the Planning and Development Regulations 2001, as amended, which sets out the contents of an EIAR. In addition, the contents of Directive 2014/52/EU, which was adopted in the EU on 16 April 2014, will also be included in the preparation of this EIAR (the 2014 EIA Directive).

The purpose of the EIAR is to provide in particular:

- a) a description of the project comprising information on the site, design, size and other relevant features of the project;
- b) a description of the likely potential significant effects of the project on the environment;
- c) a description of the features of the project and/or measures envisaged in order to avoid, prevent or reduce and, if possible, offset likely significant adverse effects on the environment;
- d) a description of the reasonable alternatives studied by the developer, which are relevant to the project and its specific characteristics, and an indication of the main reasons for the option chosen, taking into account the effects of the project on the environment;
- e) a non-technical summary of the information referred to in points (a) to (d); and
- f) any additional information relevant to the specific characteristics of the wind farm project proposed.

The EIAR will identify, describe and assess the direct and indirect significant effects of the project on the following factors:

- a) population and human health
- b) biodiversity, with particular attention to protected species and habitats
- c) land, soil, water, air and climate
- d) material assets, cultural heritage and the landscape
- e) the interaction between the factors referred to in points (a) to (d).

### 3.2 EIAR Methodology

#### 3.2.1 General

The EPA and the European Commission (EC) have published guidelines on the preparation of environmental impact assessment reports, namely:

- Draft Advice Notes on Preparing Environmental Impact Statements (EPA, 2015);
- Draft Guidance on the information to be contained in Environmental Impact Assessment Reports (Environmental Protection Agency (EPA), 2017);



- Environmental Impact Assessment of Projects - Guidance on Scoping (European Commission (EC), 2018);
- Environmental Impact Assessment of Projects Guidance on the preparation of the Environmental Impact Assessment Report (EC, 2017);
- Guidelines for Planning Authorities and An Bord Pleanála on carrying out Environmental Impact Assessment (Department of Housing, Planning and Local Government, 2018).

The EIAR team will have regard to these guidelines in the preparation of the EIAR.

The team will also have regard to best practice guidance for individual environmental topics. Regard will also be paid to the 'Best Practice Guidelines for the Irish Wind Energy Industry' published by the Irish Wind Energy Association and the 'Wind Energy Development Guidelines' published by the Department of Environment, Heritage and Local Government (2006) and the subsequent Draft Revised Wind Energy Development Guidelines (2019).

There are two different EIAR structures which are commonly used and which the EPA guidelines accept as equally valid. The structure, which the EIAR team proposes to use for the EIAR for the proposed Annagh Wind Farm project, is the grouped format structure.

Using this structure there is a separate chapter for each topic, e.g. air quality, biodiversity, hydrology. The description of the existing environment, the proposed development and the potential impacts, mitigation measures and residual impacts are grouped in the chapter. The grouped format makes it easy to investigate topics of interest and facilitates cross-reference to specialist studies.

Given the need to ensure that the EIAR is readily accessible to the general public, as well as to the statutory authorities, the EIAR team has proposed to structure the EIAR as described below:

- Non-technical Summary
- Introduction
- Policy and Legislation
- Need for the Development & Alternatives Considered
- Description of the Proposed Development
- EIA Scoping, Consultation and Key Issues
- Biodiversity
- Land, Soils and Geology (including hydrogeology)
- Archaeology, Architecture and Cultural Heritage
- Population, Human Health & Material Assets
- Landscape & Visual
- Traffic and Transportation
- Air Quality and Climate Change
- Noise and Vibration
- Hydrology & Water Quality
- Telecommunications & Aviation



- Material Assets
- Shadow Flicker
- Interactions of the Foregoing

### 3.2.2 [EIAR Chapter Structure](#)

The broad methodology framework used in each chapter will include the following:

- Introduction
- Methodology
- Existing Environment
- Potential Impacts
- Mitigation Measures
- Residual Impacts

#### Introduction

This section introduces the environmental topic to be assessed and the areas to be examined within the assessment.

#### Methodology

Specific topic related methodologies are outlined in this section. This will include the methodology used in describing the existing environment and undertaking the impact assessment. It is important that the methodology is documented so that the reader understands how the assessment was undertaken. This can also be used as a reference if future studies are required.

#### Existing Environment

An accurate description of the existing environment is necessary to predict the likely significant impacts of a new development. Existing baseline environmental monitoring data can also be used as a valuable reference for the assessment of actual impacts from a development once it is in operation.

To describe the existing environment, desktop reviews of existing data sources will be undertaken for each specialist area relying on published reference reports and datasets to ensure the objectivity of the assessment. Desktop studies are also supplemented by specialised field walkovers or studies in order to confirm the accuracy of the desktop study or to gather more baseline environmental information for incorporation into the EIAR.

The existing environment will be evaluated to highlight the character of the existing environment that is distinctive and what the significance of this is. The significance of a specific environment can be derived from legislation, national policies, local plans and policies, guidelines or professional judgements. The sensitivity of the environment will also be described.



### Potential Impacts

In this section, individual specialists predict how the receiving environment will interact with the proposed development. The full extent of the proposed development's effects and emissions before the proposed mitigation measures are introduced is outlined. Impacts from both the construction and operation phases of the proposed development are outlined. Interactions and cumulative impacts with other environmental topics are also included in this evaluation.

The evaluation of the significance of the impact is also undertaken. Where possible, pre-existing standardised criteria for the significance of impacts will be used in accordance with the guidelines set out in the EPA (2015) Draft Guidelines on the Information to be contained in Environmental Impact Statements. Such criteria can include Irish legislation, international standards, European Commission and EPA guidelines or good practice guidelines. Where appropriate criteria do not exist the assessment methodology section states the criteria used to evaluate the significance.

### Mitigation Measures

If significant impacts are anticipated mitigation measures will be devised to minimise impacts on the environment. Mitigation measures by avoidance, by reduction and by remedy can be outlined.

### Residual Impacts

The assessment identifies the likely impact that will occur after the proposed mitigation measures have been put in place. These impacts are described in detail and assessment of their significance undertaken.

#### 3.2.3 EIAR Report Structure

The structure proposed for the EIAR is as follows:

Volume 1 - Non-Technical summary

Volume 2 - Main EIAR

Volume 3 - Appendices for the EIAR

Volume 4 – Photomontages and Visual Maps





## 4. ENVIRONMENTAL ISSUES TO BE ADDRESSED IN THE EIAR

### 4.1 Introduction

The EPA Advice Notes provide guidance on the topics which would usually be addressed when preparing an EIAR for different classes of development. The Advice Notes highlight typical issues, which would arise for each development class. Project Type 33 is 'installations for harnessing wind power for energy production (wind farms)'. The scope of the EIAR will have regard to the guidance provided on the issues to be addressed for a Project Type 33.

The EIAR will summarise International, European, National and Local Energy and Planning Policy, the challenges associated with Climate Change and the related need for the proposed development.

### 4.2 Alternatives Considered

The alternatives, which were considered, when developing the overall configuration of the proposed Annagh Wind Farm will be described and the technology options for the project will be outlined in Chapter 3 Need for the Development & Alternatives Considered.

The principle alternatives studied with respect to the Annagh Wind Farm will be outlined under the following headings:

- Locations – This will include a discussion of the overall project site selection process for the Annagh Wind Farm on a national, regional and local scale. It will include a project site selection report which will be included in the EIAR outlining details of the criteria used to determine project site suitability for wind energy development including:
  - Wind resource;
  - Proximity to residential dwellings;
  - Land Zoning in County Development Plans;
  - Established and Future Land-Use;
  - Ecological Conservation Designations;
  - Landscape Designations; and
  - Ease of Access etc.
- Access – Details of the criteria used to select the network of access tracks that will provide access from the public road network to the project site (and to each turbine within the site) in addition to those that will provide internal connections (as an alternative to using public roads) between turbines will be outlined. This will include information on the availability of existing track, suitable ground conditions, terrain, local road infrastructure etc.
- Connection to the National Grid – Details of the criteria used to select the proposed grid connection route will be provided. This will include an assessment of alternative grid connection route options.

The reasons, including environmental and plan-led considerations will be explained.



### 4.3 Scheme of Description

The EIAR will describe each element of the project including the following:

- Existing Environment
- Landownership
- On-site Wind Resource
- Turbine Layout
- Power Output
- Turbine Typical Components
- Access Tracks and Hardstandings
- Watercourse Crossings
- Grid Connection
- On-site Substation
- Electrical Cabling
- Traffic Management
- Turbine Delivery
- Tree Felling
- Replant Lands
- Wind Farms in Proximity
- Construction Overview
- Operation and Lifespan
- Community Benefit
- Decommissioning

In a judgement in 2014, *O’Grianna v. An Bord Pleanála, Cork County Council and Framore Limited*, it was ruled that all planning permission should not be granted for a wind farm project requiring a grid connection unless the grid connection details are provided in the Environmental Impact Assessment (EIA) process.

Arising from this it is essential that the details of this project and its proposed grid connection should be provided in the EIA process, this will be set out in the Description of Development in detail in Chapter 3, while Chapter 2 will provide a detailed assessment of alternatives considered in relation to the preferred grid connection route.

The operating procedures and hours, staffing, monitoring, maintenance requirements, and the provision for decommissioning of the proposed Annagh Wind Farm will also be outlined.



If planning consent is secured for the proposed development, tree felling, site preparation works, upgrading of existing access tracks and the provision of new access tracks will precede all other activities. Drainage infrastructure will be constructed in parallel with the track construction. This will be followed by the construction of the turbine foundations and the provision of the hardstanding areas. In parallel with these works the on-site electrical works; sub-station and internal cable network; will be completed. The cable from the wind farm to the proposed grid connection point will then be laid underground, primarily along public roads. Any works required to the public road network to facilitate turbine delivery will also be carried out.

#### 4.4 Construction Activities

The Annagh Wind Farm will have a defined planning boundary to include not only the turbines but all ancillary infrastructure such as transformers and crane hardstanding areas at each turbine, borrow pits, new and upgraded access tracks, on-site underground cabling, on-site substation and construction compounds. Details on all of these elements will be provided within the EIAR.

Information will be provided on the following aspects of the construction of the Annagh Wind Farm:

- Construction programme
- Construction sequence and methodology
- Drainage control measures
- Temporary site facilities
- Site preparation works
- Access road construction and upgrade
- Borrow pits and reinstatement works
- Cable installation on site
- Turbine foundation and associated hardstanding area construction
- Turbine delivery and installation
- Commissioning

The control measures that will be implemented to manage the risk of soil and water pollution, emissions of dust and noise, construction waste management and traffic impacts will be explained.

#### 4.5 Consultation Program

Over the course of the final design and preparation of the EIAR, consultation will continue with the community, stakeholders and consultees. As part of the EIAR, full details of all consultation will be documented and assessed.



## 4.6 Environmental Aspects: Population, Human Health & Material Assets

### 4.6.1 Aspects to be Addressed

The Population and Human Health Chapter of the EIAR will assess the likely significant effects of the proposed development on population and human health and safety with a particular reference to the topics of population, human health, socio-economic activity, land-use and recreation, amenity and tourism.

#### Population

The potential impacts of the proposed Annagh Wind Farm on population trends and statistics (density, age) will be addressed in this chapter.

#### Human Health

The potential impacts on human health from the proposed Annagh Wind Farm will be assessed.

#### Health and Safety

Details relating to health and safety arising from the proposed construction, operation and decommissioning of the wind farm will be assessed.

#### Socio-economic Activity

The potential impacts of the proposed Annagh Wind Farm on employment and economic activities of the region and locality.

#### Land-use

The assessment will address the potential impacts of the proposed wind farm on existing and proposed land use.

#### Recreation, Amenity and Tourism

The assessment will address the potential impacts of the proposed Annagh Wind Farm on residential amenity, recreational facilities and activities and tourism of the region.

### 4.6.2 Assessment Methodology

#### Population

With the purpose of analysing population trends and statistics on the proposed area, population data from the Central Statistics Office will be obtained for the study area defined by electoral division, including the area of the grid route corridor. The statistics of this data is compared against county and state trends, density and age.



### Human Health

The assessment will contain a desk study review of the potential impacts of the construction, operation and decommissioning of renewable energy developments on human health using published and verified sources of information.

### Health and Safety

The assessment will contain a desk study review of the impacts of the construction, operation and decommissioning of renewable energy developments on health and safety using published and verified sources of information.

### Socio-economic Activity

Data from the Central Statistics Office will be used to define the socio-economic baseline. Desktop research and consultation will provide an indication of economic activity in the study area. The potential positive and negative impacts of the proposed wind farm on employment and economic activity both directly and indirectly, will be assessed.

### Land-use

The land uses in the area, which could potentially be affected by the proposed development, will be described using Corine 2018 land cover data and desktop research. This data will be verified by subsequent walkovers and surveys.

### Recreation, Amenity and Tourism

All areas of scenic beauty in addition to heritage, culture and leisure facilities and activities in the study area will be identified. A review of the main recreational activities in the area likely to be affected will be conducted. Residential amenities and recreational facilities, such as forestry in public ownership, walking paths, sports facilities, will be recorded and potential impacts assessed.

An assessment will then be conducted for each element of the proposed Annagh Wind Farm to ascertain any potential impacts that may arise which could directly or indirectly affect recreational activity or an amenity. This assessment will be prepared giving cognisance to other disciplines such as cultural heritage and archaeology, hydrology and ecology.

A review will be conducted of a number of published studies and surveys which have been conducted both in Ireland by Fáilte Ireland and in the UK on the attitude of tourists to wind farms. A study of the potential impacts that the proposed development may have on the tourism of the region will be carried out by reviewing Fáilte Ireland surveys, appraising the existing patterns of the tourism within the county and appraising the impacts that wind farms have on tourism in other counties and countries



### 4.6.3 Receiving Environment

The project is located in north County Cork, ca 6km south west of Charleville. The closest settlement to the proposed development is the Village of Churchtown, ca. 3km south of the proposed project. Due to the rural nature of the immediate area, it is considered sparsely populated with a greater concentration of dwellings along local roads.

Landcover includes forestry, agricultural lands and transitional woodland-shrub. The greater area is characterised by agricultural lands and small parcels of forestry. A large Coillte forestry holding is located in the Ballyhoura Mountains to the east. There are no significant tourist attractions located in the immediate area. Walking and biking are popular recreation activities in the nearby Ballyhouras. The Ballyhoura Waymarked Trail and Kilmallock Cycling Hun Route 1 is located to the east. There are also a number of GAA grounds located in the wider area.

### 4.6.4 Potential Impacts

#### Population

The potential impacts arising from the proposed development on population during construction are likely to be slight positive, given the enhanced employment opportunities associated with the proposed development. During operational phase these impacts would likely be reduced to imperceptible. The assessment will consider the potential impacts during all phases of the proposed development.

#### Human Health

The potential affects arising from the proposed development which can impact on human health during construction, operational and decommissioning will be considered in this chapter. Once operational, turbines contribute to the production of renewable energy and for this reason, it is thought that the operational phase will deliver positive impacts to human health.

#### Health and Safety

If not properly designed and constructed, there is the potential for construction and operational activities associated with the proposed development to impact on the health and safety of employees associated with the development as well as the public. Best practice construction and environmental management measures will be employed to prevent the potential for accidents. The EIAR will be accompanied by a comprehensive outline Construction and Environmental Management Plan (oCEMP) which will include detailed health and safety requirements during the construction, operation and decommissioning of the proposed Annagh Wind Farm. With the implementation of measures outlined in the EIAR and oCEMP, it is anticipated that the proposed development is not likely to have a potential significant impact on human health and safety (pending a full environmental impact assessment).



## Socio-Economics

The proposed development will have significant long and short term benefits for the local economy including job creation, landowner payments, local authority commercial rate payments and a Community Benefit Scheme. These will be developed in full and considered in the EIAR.

## Land Use

The proposed development will require land take for the access tracks, wind turbines bases and adjacent hard-standings and sub-station footprints. The current land uses will continue other than within the proposed land take of the wind farm. Full details will be contained in this chapter of the EIAR.

## Recreation, Amenity and Tourism

Potential construction impacts from the grid connection cables include full or partial closure of roads used within the area, while the cables are being installed. There may be temporary disruption to access routes and walking paths, however any disruption will be mitigated where possible by maintaining access where required, and where this is not possible, in minimising the impact, clearly communicating the timing and scope of works to the local community. Possibilities for improvements to recreation facilities in the area will be considered.

## **4.7 Environmental Aspect: Shadow Flicker**

### 4.7.1 Aspects to be addressed

This chapter will address the potential effects on human beings of shadow flicker, i.e., the moving shadows cast by the turbine blades in times of direct sunlight.

### 4.7.2 Assessment Methodology

A shadow flicker assessment will be carried out using ReSoft Wind farm software which will calculate times throughout the year when a turbine, viewed from the window of a house, is in line with the sun, and therefore the potential exists for shadow flicker to occur. All occupied and unoccupied dwellings and permitted houses (that are not yet constructed) as well as any other property considered sensitive (schools etc) within 10 rotor diameters of a proposed turbine will be included in the assessment. The effect of shadow flicker is not considered significant beyond the distance of 10 rotor diameters from each turbine location.

The outputs of the modelling assessment will be used to identify the potential direct and indirect impacts of shadow flicker on dwellings. The results will be compared with relevant guidance including:

- Section 5.12 of the 2006 Department of Arts, Heritage and the Gaeltacht (DoEHLG) Planning Guidelines on Wind Energy Developments (2006).
- Section 5.8 of the Department of Housing, Planning and Local Government's Draft Revised Wind Energy Development Guideless (2019)
- The Irish Wind Energy Association 'Best Practice Guidelines for the Irish Wind Energy Industry' (2012) .



Cumulative impacts of the proposed Annagh Wind Farm and other third-party schemes will be assessed. IWEA Best Practice Guidelines (2012, Section 6.3.4) states that “any such wind farm developments within 2 km of the proposed development should be considered in a separate cumulative shadow flicker assessment. Potential cumulative impacts of shadow flicker between the proposed development and nearby wind turbines will be considered.

#### 4.7.3 Receiving Environment

The general receiving environment is rural. The majority of buildings in the vicinity of the proposed development are residential or agricultural buildings with isolated commercial premises located in the greater area.

#### 4.7.4 Potential Impacts

In times of direct sunshine, wind turbine blades could occasionally cast moving shadows on residences in close proximity to the turbines. At certain times of the year, the moving shadows of the turbine blades can periodically reduce light to a room causing the light to appear to flicker. Shadow flicker would not generally have any effect on health or safety but could on limited occasions present a brief nuisance effect.

### 4.8 Environmental Aspect: Noise and Vibration

#### 4.8.1 Aspects to Address

The chapter will address noise and vibration impacts from the construction, operation and decommissioning of the proposed wind farm.

#### 4.8.2 Assessment Methodology

The noise assessment will be carried out on each phase of the wind farm:

- Construction phase
- Operational phase, including turbine and sub-station operations
- Decommissioning phase, including dismantling the turbines, and related traffic.

The Wind Energy Development Guidelines (2006) are currently the statutory guidelines for carrying out noise assessments for wind energy development in Ireland. Draft Guidelines were published in December 2019 and these are currently being reviewed by the developer. The Wind Energy Development Guidelines 2006, the Draft Wind Energy Guidelines and reference to the Institute of Acoustics (IOA) ‘A Good Practice Guide to the Application of ETSU-R-97 for the Assessment and Rating of Wind Turbine Noise’ will all be considered in developing and assessing the wind farm.

The noise impact assessment will involve measurement of background noise levels and predicting noise impacts from the proposed development and nearby operational and consented developments.





The background noise levels will be used to derive noise limits in accordance with relevant guidelines at the time the development is submitted for planning. In the event that the predicted noise levels exceed the noise limits, mitigation measures will be outlined.

Construction/decommissioning noise predictions will be carried out to determine the noise levels at the nearest noise sensitive locations. Noise prediction will be carried out using British Standard BS 5228-1:2009+A1:2014, Code of practice for noise and vibration control on construction and open sites – Part 1: Noise. Predicted construction noise levels will be compared against noise levels in BS 5228:2009+A1:2014 Part 1. Where the impact significance identifies a requirement for mitigation, mitigation measures will be outlined.

#### 4.8.3 Receiving Environment

All dwellings in proximity to turbines have been identified. A minimum setback distance of 740m between turbines and occupied dwellings is expected to be implemented as part of the design process.

#### 4.8.4 Potential Impacts

Potential impacts of noise nuisance will be addressed at the design stage by locating turbines at sufficient separation distances or by employing reduced turbine noise modes to comply with the noise limits in force at the time of application.

### 4.9 Environmental Aspect: Traffic and Transportation

#### 4.9.1 Aspects to be Addressed

The traffic impact assessment will address the traffic impacts on the road network from the construction, operation and decommissioning of the proposed Annagh Wind Farm. The assessment will include the supply of materials, plant and equipment, the turbine elements and the components of the sub-station. Traffic arising from the construction and operations workforce will also be addressed.

#### 4.9.2 Assessment Methodology

A traffic impact assessment will be conducted in accordance with the Transport Infrastructure Ireland (TII) Traffic and Transport Assessment (TTA) Guidelines, May 2014. Data collected from road traffic surveys along the delivery route will be used in the assessment.

A route survey will be carried out by a specialist transport consultant between the port of entry options and proposed project entrance locations. This survey will identify potential pinch points and locations that may require off site temporary upgrades to facilitate the safe transport of the turbines to the development area.

Auto Track vehicle swept path analysis (SPA) will be conducted for all internal tracks to ensure that they are adequate to allow delivery of turbine components while also minimising the required land take where feasible. SPA will also be carried out on pinch points identified in the transport route survey report.



The methodology for the traffic impact assessment will include a review of the traffic volumes and impacts which will be generated by the construction, operation and decommissioning of the wind farm. The traffic generated by the construction workforce, by the transport of materials and equipment as well as future maintenance-related activities will be predicted. The traffic distribution pattern on the local road network during construction will be examined and impacts determined. The potential disruption to the road network during the installation of the cables and the availability of alternative routes will be assessed, where required. Recommendations will be made to mitigate any potential traffic impacts on the road network.

#### 4.9.3 Receiving Environment

The project is accessed by the L1322 local road, which connects to the N20 national primary route approximately 4.2km east of the proposed project at Ballyhea. The N20 national primary route connects Cork City to Limerick. The L1322 connects to the R522 south of the site. It is likely that Ringaskiddy Port will be used for the importation of turbines. The port is located approximately 80km by road, south east of the project site. The site is also well position to receive turbines from other ports throughout the country.

#### 4.9.4 Potential Impacts

A Traffic Impact Assessment will address the traffic impacts on the road network for the construction, operation and decommissioning of the proposed Annagh Wind Farm. The assessment will include the supply of materials, plant and equipment, the turbine elements and the components of the substation. Traffic arising from the construction and operations workforce will also be addressed.

The traffic impact assessment will be conducted in accordance with the Transport Infrastructure Ireland (TII) Traffic and Transport Assessment (TTA) Guidelines, May 2014. Data collected from road traffic surveys along the delivery route will be used in the assessment. The impact assessment will include a review of the traffic volumes and impacts which will be generated by the construction and operation of the proposed wind farm. The traffic generated by the construction workforce, by the transport of materials and equipment as well as future maintenance-related activities will be predicted. The traffic distribution pattern on the local road network during construction will be examined and impacts determined. The potential disruption to the road network during the installation of the cables and the availability of alternative routes will be assessed, where required. Recommendations will be made to mitigate any potential traffic impacts on the road network.

The greatest potential for traffic impact from the proposed Annagh Wind Farm is during the construction phase which will give rise to additional traffic on the road network.

The turbines will be delivered to the proposed project area in separate parts, typically comprising of loads for each of the towers, the rotor blades, the nacelle, the rotor hub, the turbine base and the electrical components. The delivery route from the port into which the components are shipped, to the proposed wind farm will use the national primary route network as much as possible. Modifications may be required to the existing local road network to cater for the delivery of the oversized loads.

Stone aggregate will be required for the upgrading of existing tracks and construction of new roads as well as the construction of turbine bases and hardstands. All of these activities have the potential to generate significant local traffic numbers.



There will be an increase in local traffic during the construction of the wind farm; staff, including plant operators, electricians, engineers and trades people, will be commuting to and from the proposed project area each morning and evening. In addition, there is likely to be an increase in local traffic due to onlookers as the turbines are erected.

There will also be temporary traffic impacts from cable laying works on the public roads. These impacts will be managed to reduce the nuisance being caused to local road users.

## 4.10 Environmental Aspect: Air Quality and Climate

### 4.10.1 Aspects to be Addressed

The assessment will address the potential impacts on air quality due to construction and decommissioning equipment and activities and to emissions from traffic associated with the construction process. The potential impacts on air quality in the operational phase will also be addressed.

The climate in the immediate local area of a proposed development is known as the micro-climate whereas the climate of a large geographical area (global) is the macro-climate. The potential impacts of the proposed Annagh Wind Farm on micro-climate and macro-climate will be addressed. The project will also be assessed for compliance with the Climate Action Plan 2019.

### 4.10.2 Assessment Methodology

Air quality monitoring conducted by the EPA at a number of locations in the vicinity of the project will be reviewed and levels compared with the air quality standards. To assess the impacts of construction dust emissions, the approach and assessment criteria outline in the Guidelines for the Treatment of Air Quality During the Planning and Construction of National Road Schemes (2011) will be used.

For the purposes of assessing the impact on air quality of emissions generated by construction traffic, the methodology described in the Design Manual for Roads and Bridges (DMRB) (Volume 11, Section 3 Air Quality, May 2007) will be used. Parameters to be assessed will include oxides of nitrogen, particulates PM10 and PM2.5, carbon monoxide and benzene.

The potential micro-climatic impacts of the proposed Annagh Wind Farm will be assessed in relation to the micro-climatic baseline, the scale of the elements of the project and the nature of use of the surrounding environment. For the assessment of macro-climatic effects, the emissions of carbon dioxide (CO<sub>2</sub>) and other greenhouse gases from fossil fuel power generation, which will not be required should the proposed Annagh Wind Farm become operational, will be quantified and assessed in terms of Ireland's commitments under EU and international climate change treaties and protocols.

### 4.10.3 Receiving Environment

In terms of micro-climate, the proposed wind farm is located in a rural area corresponding to air quality zone D, Rural Ireland, in the Air Quality Regulations SI 180 of 2011, as amended. Therefore, the air quality is expected to be good.



The macro-climatic baseline is the future emission of CO<sub>2</sub> and other greenhouse gases, which would be produced by fossil fuel power generation in the country, in the absence of the proposed wind farm.

#### 4.10.4 Potential Impacts

The assessment will address the potential impacts on air quality due to construction equipment and activities and to emissions from traffic associated with the construction process. The potential impacts on air quality in the operational phase will also be addressed.

The construction phase of the proposed Annagh Wind Farm has the potential to generate dust emissions, which could give rise to nuisance for local residents. To assess the impacts of construction dust emissions, the approach and assessment criteria outlined in the Guidelines for the Treatment of Air Quality During the Planning and Construction of National Road Schemes (National Roads Authority, 2011) will be used.

Construction plant and equipment, and the traffic generated by the construction process, have the potential to give rise to emissions of oxides of nitrogen, benzene and particulates, which could impact on local air quality. The operation of the proposed wind farm is not expected to have a negative impact on air quality.

The proposed Annagh Wind Farm is expected to have a positive impact on emissions of CO<sub>2</sub> and other greenhouse gases. For the assessment of macro-climatic effects, the emissions of CO<sub>2</sub> and other greenhouse gases from fossil fuel power generation, which would not be required when the wind farm is operational, will be quantified and assessed in terms of Ireland's commitments under EU and international climate change treaties and protocols.

It is expected that the proposed development will have a positive impact on Air Quality including NO<sub>x</sub> and Sox, a calculation of same will be included in the EIAR.

### 4.11 Environmental Aspect: Biodiversity

#### 4.11.1 Aspects to be Addressed

This chapter of the EIAR will address the terrestrial and freshwater aquatic habitats and species, including those of conservation concern within and in close proximity to the proposed wind farm; including along and in close proximity to the on-site cable routes; on and in close proximity to the sub-station, tree felling and any required replanting. It will also address the potential impacts on ecology from the proposed underground cable between the wind farm and the grid connection as well as any proposed alterations to the public road network required for the delivery of turbine components.

In particular, the assessment will focus on:

- Natura 2000 sites i.e., Special Areas of Conservation designated under the EU Habitats Directive (Council Directive 92/43/EEC) and Special Protection Areas designated under the EU Birds Directive (Directive 2009/147 EC), within 15km of the proposed project and routes.
- Other designated sites such as Natural Heritage Areas, proposed Natural Heritage Areas, Nature Reserves and Refuges for Fauna or Flora
- Habitats listed in Annex I of the Habitats Directive
- Birds listed in Annex I of the Birds Directive



- The impact on any flight paths of bird and bat species
- Species protected under the Wildlife Acts
- Protected flora under the Flora Protection Order (2015)
- Habitats that can be considered as corridors for the purposes of article 10 of the Habitats Directive
- Red data book species
- And biodiversity in general.

#### 4.11.2 Assessment Methodology

Desk studies will be undertaken in which ecological databases, such as those of the National Parks and Wildlife Service (NPWS), EPA and NBDC will be consulted. The NPWS, Inland Fisheries Ireland and the main environmental non-governmental organisations have been or will be consulted.

Bird survey methods have been selected following a review of best practice guidelines, including guidance available from Scottish Natural Heritage (SNH), and following consultation with NPWS and other bodies such as BirdWatch Ireland. Bird surveys commenced in 2017 and are ongoing at the project site.

The scope of the bird survey includes vantage point surveys (from 10 locations), transect surveys, point counts, Hen Harrier survey, Red Grouse survey, breeding wader, breeding Merlin survey and Collision Risk Modelling.

Habitats shall be appraised and evaluated according to their occurrence as protected habitats under Annex I of the EU Habitats Directive (92/43/EEC) and for their capacity to support rare, threatened and endangered species. The methodology used to assess the impact on habitats is based on NRA guidelines (2009<sup>1</sup>), CIEEM guidelines and EPA guidelines. The habitat mapping exercise had regard to the 'Best Practice Guidance for Habitat Survey and Mapping' (Smith et al., 2011<sup>2</sup>) published by the Heritage Council. In addition to habitat identification, each habitat will be assessed for its ecological significance, based on the National Roads Authority (NRA) Site Evaluation Scheme (NRA, 2009).

Bat surveys will be undertaken in accordance with Bats and Onshore Wind Turbines: Survey, Assessment and Mitigation (Scottish Natural Heritage, 2019<sup>3</sup>). Winter and breeding roost surveys will be required. Activity surveys will also be required during the bat activity season April to September as per Bat Conservation Ireland and Bat Conservation Trust Guidelines.

The proposed project will require surveying for terrestrial mammal species including inter alia Badger, Red Squirrel and Otter. A targeted Marsh Fritillary Survey is required due to the potential for habitat on-site and records within the study area, to assess the distribution of the species within the project area and also the extent of suitable habitat for the species. During the course of ecological surveys of the project area, other species of fauna shall be noted and considered in the ecological appraisal.

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<sup>1</sup> NRA (2009). Environmental Assessment and Construction Guidelines. Published by the National Roads Authority.

<sup>2</sup> Smith, G.F., O'Donoghue, P, O'Hara K., and Delaney, E. (2011). Best Practice Guidance for Habitat Survey and Mapping. Published by the Heritage Council.

<sup>3</sup> Scottish Natural Heritage, Natural England, Natural Resources Wales, Renewable UK, Scottish Power Renewables, Ecotricity Ltd, the University of Exeter and the Bat Conservation Trust (2019): Bats and Onshore Wind Turbines: Survey, Assessment and Mitigation.



### 4.11.3 Potential Impacts

This chapter of the EIAR will address the nationally designated sites, terrestrial and freshwater (aquatic) habitats and species, including those of conservation concern on and in close proximity to the proposed wind farm and including along and in close proximity to the proposed cable route and proposed haul route.

The ecological evaluation of the project area and its' Biodiversity will be assessed according to NRA (2009). Once the value of the identified ecological receptors (features and resources) is determined, the next step will be to assess the potential impact and resulting effect of the proposed development on the identified key ecological receptors.

This will be carried out with regard to the criteria outlined in various impact assessment guidelines (NRA, 2009; CIEEM, 2016). The impacts will be assessed under a number of parameters such as magnitude, extent, timing, frequency, duration and reversibility. The impact significance criteria detailed in the EPA guidelines (EPA, 2002) will be used where applicable.

Potential impacts of the wind farm on Biodiversity include:

- Direct loss of habitat due to the footprint of the area;
- Damage to adjacent habitats during construction which could potentially be affected by construction activity;
- Impacts during construction on the hydrology of water dependant habitats
- Impacts on water quality both at a local level and regional level due to pollution run-off whether during or post construction;
- Impacts on downstream aquatic species during construction or due to pollution events etc.;
- Disturbance to local wildlife, including loss of habitat, disturbance and displacement;
- The potential collision risk to birds and bats;
- Damage to or habitat loss of important wildlife corridors or stepping stones during construction. Fragmentation of same at a larger more regional level as a result of habitat loss;
- The introduction of alien invasive species during construction;
- Displacement of bird species from limited breeding areas;
- Displacement or disturbance to breeding waders from areas within the proposed wind turbine envelope;
- Barrier effect on migrating birds, whereby individual species' dispersal or migration routes are affected by the placement of turbines which effectively cause a barrier;
- Impacts on the conservation status or constituent parts of designated sites.
- Potential impacts associated with tree felling and any required replanting on designated sites, habitats, Biodiversity.

Potential impacts on European (Natura 2000) sites as a result of the proposed development will be assessed though the appropriate assessment process.



#### 4.11.4 Appropriate Assessment

An Appropriate Assessment Screening Report and if required a Natura Impact Statement will be prepared in respect of the proposed development, so as to enable the competent authorities to carry out an Appropriate Assessment as required by Article 6(3) of Council Directive 92/43/EEC (“the Habitats Directive”) and section 177U of the Planning and Development Act 2000, as amended (“the Planning Act”). The potential impact to European sites due to tree felling and any proposed replanting shall also be considered.

In compliance with the aforementioned provisions of Article 6(3) of the Habitats Directive and section 177U of the Planning Act, a Screening Appropriate Assessment of an application for consent for proposed development shall be carried out by the competent authority or authorities to assess, in view of best scientific knowledge, if that proposed development, individually or in combination with another plan or project is likely to have a significant effect on a European site, in view of the site’s conservation objectives.

Where negative impacts on a Natura 2000 site cannot be discounted during Stage 1 Screening for Appropriate Assessment, the Assessment must proceed to Stage 2 and a Natura Impact Statement prepared at which point a detailed, targeted assessment of the nature and potential significance of direct and indirect impacts arising from the proposed project must be completed and an assessment as to whether the integrity of the Natura 2000 site would be adversely affected.

European sites, as defined in the Planning Act, comprise both Special Protection Areas (SPAs) for birds and Special Areas of Conservation (SACs) for habitats and other species, and are designated by Member States pursuant to the requirements of Council Directive 79/409/EEC, now Directive 2009/147/EU, on the conservation of wild birds (“the Birds Directive”) and the Habitats Directive, respectively.

Article 6(3) of the Habitats Directive envisages a two-stage assessment process, which is implemented into Irish law (with some additional requirements) by the provisions of sections 177U and 177V of the Planning Act. Screening for AA in accordance with section 177U is the first stage of the AA process (“Stage One”), in which the possibility of there being a significant effect on a European site is considered. Plans or projects that have no appreciable effect on a European site are thereby excluded, or “screened out”, at this stage of the process. Where, however, the competent authority’s screening assessment concludes that there is potential for significant effects, then it is necessary to carry out an Appropriate Assessment (AA) (“Stage Two”) for the purposes of Article 6(3), and a Natura Impact Statement (NIS) is prepared and submitted to the competent authority.

The first step in the screening process is to develop a list of European sites which may have the potential to be affected by the proposed development. Each relevant European site is reviewed to establish whether or not the proposed development is likely to have a significant effect on the European site. The development area of the proposed Annagh Wind Farm is not located within a designated nature conservation site, however there are a number of designated sites within 15km including the following:

- Kilcolman Bog SPA (004095), located ca. 10km south east of the project.
- Blackwater River (Cork/Waterford) SAC (002170), located ca. 200m south west of the project.
- Ballyhoura Mountains SAC (002036), located ca. 8km east of the project.



The project is located in close proximity to the Blackwater River (Cork/Waterford) SAC (002170). Among the qualifying interests protected under the Blackwater River(Cork/Waterford) SAC are seven aquatic species (namely, Freshwater Pearl Mussel, White-clawed Crayfish, Sea Lamprey, Brook Lamprey, River Lamprey, Twaite Shad, Salmon and Otter) and nine habitats including Alluvial forests [91E0].

The qualifying interests protected under the Ballyhoura Mountains SAC (002036) designation for this site are Northern Atlantic wet heaths with Erica tetralix, European dry heath, Blanket Bog.

The qualifying interests protected under the Kilcolman Bog SPA (004095) include the Whooper Swan (Cygnus Cygnus), Teal (Anas crecca) and Shoveler (Anas clypeata).

For each European Site, the qualifying interests or special conservation interests of each European site will be identified, and the potential effects summarised under the following headings for the purposes of the screening process:

- Direct impacts refer to habitat loss or fragmentation arising from land-take requirements for development or agricultural purposes. Direct impacts can arise as a result of a change in land use or management, such as the elimination of agricultural practices that prevent scrub encroachment.
- Indirect and secondary may arise, for example, when a development alters the hydrology of a catchment area, which in turn affects the movement of groundwater to a site, and the qualifying interests that rely on the maintenance of water levels. Deterioration in water quality could occur as both an indirect and direct consequence of a particular development, which in turn changes the aquatic environment and reduces its capacity to support certain plants and animals. The introduction of invasive species can also be defined as an indirect impact, which results in increased movement of vectors (humans, fauna, surface water), and consequently the transfer of alien species from one area to another.
- Disturbance to fauna can arise directly through the loss of habitat (e.g. otter holts) or indirectly through noise, vibration and increased activity associated with construction and operation.

In the event that significant effects cannot be ruled out during the Stage 1 Screening for Appropriate Assessment, the process proceeds to Stage 2 Appropriate Assessment and a Natura Impact Statement is prepared. During Stage 2 AA, the effect of the project on the integrity of the European site(s), as defined by its structure and function, and its conservation objectives is appraised. Potential impacts on species or habitats will be evaluated with respect to the scale, extent and nature of the impact, for example the area of habitat affected, changes in hydrodynamics, the percentage reduction in species density, potential changes in species distribution. The duration of the impact will be determined in terms of the duration of the works and also the amount of time required for the species and / or habitat to be replaced or to recover from the impacts. Information on the main alternatives studied by the developer and why they were excluded will also be provided within the AA process.

During Stage 2 of the AA process, mitigation measures can be developed to minimise effects on European Sites.

Mitigation measures will follow the mitigation hierarchy:

- Avoidance
- Reduction
- Remedy





For each mitigation measure the following will be provided:

- Details of how the mitigation will be secured and implemented
- Evidence of the degree of confidence in their likely success
- A timescale of when they will be implemented
- Details of how the mitigation measures will be monitored and how any mitigation failure will be addressed where practical.

## 4.12 Environmental Aspect: Land, Soils, Geology and Slope Stability

### 4.12.1 Aspects to be addressed

The assessment will address soils, bedrock and groundwater underlying the wind farm.

### 4.12.2 Assessment Methodology

The methodology for the soils and geology assessment will be in accordance with the guidelines published by the Institute of Geologists of Ireland in 2013, 'Guidelines for the Preparation of Soils, Geology and Hydrogeology Chapters of Environmental Impact Statements'.

Site walkovers will be undertaken. Each site walkover will include peat probes and/or use of a hand vane/gouge cores at selected locations to confirm the presence and/or depth of peat (if present) across the project area. In addition, the following will also be conducted:

- A review of the characteristics of the entire project area (ground conditions, topography, vegetation cover/condition and peat formation, if any, across the project area)
- Identification of past and present land use of the project area (grazing, forestry etc.) and their current impact on the existing ground conditions
- Identification of potential borrow pit locations (if required)
- Identification of areas for possible storage/reinstatement of peat or other materials
- Identification of potential for peat landslide (if peat is identified) - With reference to slope stability issues in areas where peat is present, reference will be made to the Guidance Note for Peat Landslide Hazard and Risk Assessments Best Practice Guide for Proposed Electricity Generation Developments.

The data gathered will be used to inform the final location of all turbines and associated infrastructure. An earthworks balance calculation will be prepared for the overall development to assess where excavated material can be beneficially re-used. In addition, an assessment of the volumes of raw material will be made which will in turn be used to determine the number and size of borrow pits required.



#### 4.12.3 Receiving Environment

With respect to quaternary geology, the majority of site underlain by Alluvium, small area underlain by Till derived from Namurian Sandstones and Shales. Reference to bedrock exposure at surface to the south of the site. Bedrock geology is made up of Copstown Limestone Formation (well bedded muddy limestone), the Hazelwood Limestone Formation (massive mud-grade limestone, possibly karstified) and the Lis Carroll Limestone Formation (cherty, bioclastic limestone).

Landslide susceptibility is considered low due to the relatively flat topography. The nearest landslide event occurred ca. 15km to the north of the site, recorded as a Peat flow on Kapanihane Bog near Charleville, 1697.

There are no recorded karst features on the site. The groundwater aquifer is considered locally Important in bedrock, only productive in local zones. Northern part of site is Regionally Important Aquifer – Karstified (diffuse). Groundwater vulnerability is considered medium (majority of site) to extreme at the south of the site.

#### 4.12.4 Potential Impacts

The potential impacts of the development of the wind farm on the geology, hydrogeology and slope stability are:

- The excavation and removal of soil and rock and interference with any existing drainage is a potential direct permanent effect that, without mitigation, could alter the existing hydrogeological balance;
- The construction of the turbines, hardstanding areas, access tracks, borrow pits and cable trenches has the potential to cause hydrogeological impacts by modifying the natural groundwater levels adjacent to the excavation. This in turn may deprive ditches and streams of their natural supply of water which may lead to reduced base flow and recharge to the bedrock aquifer;
- Areas which are underlain by peat deposits are susceptible to slope stability issues, including peat slides and bursts, when changes are made to topography, hydrogeology and hydrology of the area.
- The use of granular fill and other materials for the construction of the access tracks has the potential to have a permanent impact on the source quarries or borrow pits;
- Excavations have the potential to increase erosion and sediment release that could also have additional impacts on water quality due to sedimentation of water courses;
- Soil compaction may occur due to movement of construction and maintenance traffic;
- Removal of sub soils may result in the exposure of the underlying rock to sources of contamination and may increase the vulnerability of the aquifer, whether or not the rock is exposed;
- Chemical pollution may occur as a result of an accidental spillage or leakage of chemicals, runoff from vehicle washing facilities, unset concrete, storage of fuels or refuelling activities, etc. Chemical pollutants may enter the groundwater and have implications for ecology and any wells in the area, particularly those located down-gradient of the project; and
- Sanitary waste arising from temporary construction compounds could lead to contamination of groundwater.

At the substation and along the grid route, the potential impacts are the pollution of groundwater from an oil or fuel spillage during construction.



## 4.13 Environmental Aspect: Water Quality and Hydrology

### 4.13.1 Aspects to be Addressed

The assessment will address impacts on hydrology and water quality. The aspects of the hydrological environment that could be affected by the activities associated with the proposed Annagh Wind Farm will also be addressed.

### 4.13.2 Assessment Methodology

The assessment will consist of a review of existing baseline data including water quality data from the EPA, River Basin Management Plans and flood risk data from the Office of Public Works (OPW). The objectives of the relevant River Basin Management Plans in relation to water quality will be considered. The review will include the Cork County Development Plan 2014-2020 and consideration of the policies and objectives of the Plan in relation to surface water and flooding. The assessment will be prepared in accordance with the EPA and OPW guidance. Any concerns expressed by consultees such as Inland Fisheries Ireland and relevant local authorities, relating to hydrology and drainage, will be addressed.

The review will have regard to the baseline data and the studies undertaken for the assessment of impacts on terrestrial and fresh water ecology, geology and hydrogeology in relation to environmentally protected areas, receiving waters and soil conditions.

It is proposed to conduct grab sampling of water courses which could potentially be impacted by construction of the wind farm, where gaps are identified in the review of published data. The scope of this sampling will be agreed with Inland Fisheries Ireland and will also follow relevant guidance for determining baseline water quality.

Site visits consisting of a walkover of the wind farm project area have been undertaken. These surveys included noting and examining the hydrological features and land use across the project area. The information gained on these site visits have influenced the development of Design Iteration 1, providing input with the aim of minimising river/stream crossings, providing a buffer to hydrological features and avoiding areas of significant flood risk.

The Hydrology Chapter will include a section on flood risk identification and assessment. This will include an assessment of the potential increase to flooding elsewhere and it will examine the potential flood risk to the proposed development. The type of development will be assessed in accordance with the Planning System and Flood Risk Management Guidelines for Planning Authorities, November 2009. Any increase in hard surfaces will be quantified and the impact of this modelled in the downstream structures over watercourses, where flood incidents have been recorded by the OPW. Cumulative impacts with neighbouring developments will also be tested in the model where appropriate.

Where parts of the development are located on areas encroaching on floodplains, this may require additional drainage measures and further measures required to mitigate flood risk. Mitigation, such as attenuation of surface water run-off from the project, will be proposed where increases in flood risk are deemed to be significant.

In the case of essential infrastructure such as a sub-station, these are not permitted to be located in a floodplain.



For the access tracks, the stream crossings will be identified, and a preliminary design of the proposed stream crossings prepared. The accommodation of overland flow will be assessed and suitable locations for the treatment of discharges identified.

The following will also be included as part of the assessment for Hydrology:

- Identify potential impacts of the proposed development on hydrology (hydrodynamics and flooding).
- Identify potential cumulative hydrological impacts of the proposed development with any neighbouring wind farms or significant projects.
- Consider potential drainage into sensitive catchments.
- Drainage investigation will involve identification of drainage sub-catchments, studying the requirement(s) of cross-drainage works, if any, exploring the infiltration potential of the soils in the area, etc.
- Identification of mitigation measures for flooding and pollution of receiving waters.
- Identification of residual impacts.

#### 4.13.3 Receiving Environment

The site is contained in the Awbeg[Buttevant]\_SC\_010 sub-catchment as defined in the Water Framework Directive. This is a part of the Blackwater (Munster) catchment. The Oakfront stream traverses the centre of the site north to south and the Fiddane stream is located to the west of the site. The preliminary flood risk assessment (OPW) also indicates that parts of the development are contained with Flood Zone A.

#### 4.13.4 Potential Impacts

The main potential impact from the construction of typical wind farm developments is the sedimentation of watercourses. Rainfall run-off containing silt could potentially lead to siltation and consequent physical effects on Biodiversity in aquatic habitats.

Sediment has the potential to arise from:

- Temporary spoil heaps from the excavations for the turbine bases; if left exposed, the spoil heaps could lead to an increase in silt-laden run-off.
- Haulage roads passing close to watercourses could allow the migration of silt-laden run-off into watercourses (crushable stone in access roads could lead to heavy vehicles creating fines in the stone with a subsequent loss of sediment in the surface water run-off).
- Silt carried on the wheels of vehicles leaving the project area could be carried onto the public road.
- Tree felling could lead to an increase in sediment in the surface water run-off.
- While the cable trench is open adjacent to a watercourse and at stream crossings, this could lead to an increase in the concentration of suspended solids in the watercourse.



In addition, possible impacts on water quality during construction activity include:

- Concrete operations could contaminate receiving waters.
- Runoff from vehicle washing facilities could lead to contamination of receiving waters.
- Refuelling activities could result in fuel spillages.

The potential impacts on hydrology and drainage that may arise from the proposed development of the wind farm project include impacts on localised flooding patterns and downstream structures as well as cumulative hydrological impacts with neighbouring developments including neighbouring wind farms.

At the temporary compound, the potential impacts are the pollution of surface water from an oil or fuel spillage during construction.

During the operational phase of the wind farm, potential impacts on water quality may arise from the use of lubricants, coolants and hydrocarbons in the operations of the turbine transformers as well as routine maintenance of all plant and equipment.

Knowing the sources of these potential impacts on water quality allows for a range of mitigation measures to be prepared including a surface water management plan, installation of silt management infrastructure such as silt fencing, silt traps and stilling ponds and a water quality monitoring program, among other best practice measures, in order to avoid negative impact on water quality, biodiversity and fisheries. These mitigation measures will be detailed in the EIAR.

#### **4.14 Environmental Aspect: Archaeology, Architectural and Cultural Heritage**

##### 4.14.1 Aspects to be Addressed

The assessment will address features and sites of archaeological, architectural and cultural heritage significance. The purpose of the study will be to assess the significance of the receiving cultural heritage environment and to identify and evaluate the magnitude of the impact of the proposed wind farm on the sensitivity of each cultural heritage feature within this environment and on the broader historic character of the landscape. Measures will be proposed to mitigate effects (where possible) so as to allow a fully informed decision to be made by the adjudicating authority.

##### 4.14.2 Assessment Methodology

The assessment will comprise a desk study and field walkover survey and will be based on EPA guidelines and relevant national and international best practice guidelines.



## Desk Study

A review of the following information will be carried out to inform the cultural heritage assessment report:

- A review and collation of information obtained from public and statutory consultees, for example nationwide surveys such as the Record of Monuments and Places (RMP) (including National Monuments in State Care, NIAH, RPS and landscape characterisation);
- A review of designated archaeological landscapes;
- A review of the Record of Protected Structures and Architectural Conservation Areas (ACA's) in the Cork County Development Plan 2014-2020;
- A review of the National Inventory of Architectural Heritage (NIAH) building survey sites, NIAH historic gardens and designed landscapes survey sites;
- A review of artefactual material held in the National Museum of Ireland Archives National Museum of Ireland;
- A literature review of published and key references appropriate to the wind farm project including material from local interest groups and historical and archaeological societies;
- Collation of information from similar or other infrastructure projects in proximity to the proposed wind farms, for example EIARs, SEAs, conservation plans, archaeological test assessments and excavations (including the Database of Irish Excavations) Cartographic sources;
- A review of place names folklore/traditions and Gaeltacht areas;
- Other documentary sources;
- A review and interpretation of aerial photographs and LiDAR imagery to be used in combination with historic mapping to map potential cultural heritage assets; and
- A review of existing guidelines and best practice approach will be undertaken.

## Field survey

The assessment will include a field assessment of each of the turbine locations and associated infrastructure, the survey will confirm the location of recorded cultural heritage sites and will record their baseline condition; as well as the archaeological potential of all areas within the wind farm project area and areas likely to be affected by the proposed development works. Fieldwork will also identify any unrecorded features of architectural or cultural heritage merit and will assess if they will be impacted by the development. A drone survey will also be undertaken to assess if any potential features with surface expressions not visible at ground level are observable within the boundary. All significant features will be recorded and photographed.

Field walkover surveys will also be undertaken where the access roads and cable routes pass close to recorded monuments and protected structures and where the routes diverge from the paved road and at the jointing bay locations.

Fieldwork along the cable routes will also seek to identify previously unrecorded roadside cultural heritage features (such as milestones, water pumps and stone bridges etc.) and structures.

A survey of alignments and views from stone circles and stone rows located in the surrounding landscape will be assessed.



## Setting

Every landscape presents different topographical and environmental conditions, land cover and land usage and as such the location, scale and physical form of each element of wind farm projects and associated works are site specific. As a consequence, the range of potential impacts depends on the individual circumstances of each proposed turbine and the combined contribution of the overall setting of the wind farm.

Based on the Zone of Theoretical Visibility, designated architectural, archaeological and cultural heritage features will be considered up to 5km of the development boundary. All undesignated cultural heritage features will be considered up to 500m of the development boundary. Selected highly sensitive heritage assets of national and international importance will be considered within 30km of the proposed development. The assessment of potential impacts on the setting of such assets will be carried out in consultation with the Landscape and Visual consultants for the proposed development and will include a review of relevant photomontages.

The reporting process ensures that all designations relating to heritage assets as well as cultural heritage features that are revealed through research, field assessment and consultation are clearly articulated. All relevant designated heritage assets will be mapped and lists all relevant cultural heritage constraints will be prepared.

## Interactions and consultation

The scale, form and layout of the proposed wind farm development requires a collaborative and iterative design development process with designers, archaeologists and landscape and visual specialists interactively engaged in the process from the outset. Consultation with statutory and non-statutory bodies will also take place throughout the process.

### 4.14.3 Receiving Environment

There are 23 recorded archaeological monuments located within a study area extending for 1km from the proposed wind farm and these range in date from the Bronze Age (2400-500 BC) to the post-medieval period. The potential also exists for the presence of unrecorded, sub-surface archaeological sites to exist in undisturbed greenfield locations within the proposed wind farm.

There are no recorded monument types with potential visual alignment attributes located within the 1km study area (e.g., megalithic tombs or stone circles/rows). The potential presence of such monuments within the wider landscape will be reviewed as part of the environmental impact assessment.

There are no Protected Structures located within 1km of the proposed wind farm. The National Inventory of Architectural Heritage lists a number of buildings within the area and these are contained within private properties.

A brief review of the two grid route options revealed no listed/protected bridges along either route. A 100m wide corridor centred on Option 1 contains four recorded monuments in adjacent fields while six were noted along a similar corridor centred on Option 2, including the gateway to Milltown Castle located in lands further to the west.



#### 4.14.4 Potential Impacts

Wind farms comprise large upright structures with moving elements. Their scale relative to features in close proximity such as monuments or historical structures can have a visual intrusion on the archaeological and historic landscape. While direct physical impacts can easily be assessed in quantitative terms, the assessment of setting can be subjective and as such is a matter of qualitative and professional judgement.

The assessment will include the implications of the proposed development on the direct physical impact of the wind farm and any indirect impacts on the setting of monuments, historic buildings and cultural heritage complexes.

The potential impacts are briefly described as follows:

- Direct impacts – Construction of wind turbines and access tracks has the potential to impact any underlying archaeological remains.
- The construction phase of the development will consist largely of earthmoving activities such as soil removal for access tracks, borrow pits (if required), turbine bases and hard stand areas. This may have a number of potential negative impacts on the unrecorded and sub-surface archaeological heritage features. The sites are generally located in greenfield agricultural farmland, forested or bogland landscapes. There is a potential for uncovering sub-surface archaeological and cultural heritage features, or features which have no above ground expression, during peat or topsoil removal associated with the construction of the wind farm. Existing farm tracks however will be used where possible.
- Indirect Impacts – Wind farms have the potential to detract from the historic character or adversely impact the setting and visual amenity of a heritage asset affecting the integrity, sense of place, tranquillity and remoteness of that feature. This includes potential impacts on the formal ritual alignments of monuments which may focus on landscape features, other monuments or astronomical events.
- Cumulative Impacts – An assessment will be made on the cumulative impact where necessary, depending on the scale, density and proximity of the turbines within the wind farm and to other wind farms. This will include the consideration of the setting of heritage assets.
- Residual Impacts – these relate to the setting impacts from turbines and associated infrastructure during the lifetime of the wind farm development.

The main potential for negative direct impacts on cultural heritage features occurs during the construction phase. Once the wind farm is operational, the potential for negative direct impacts on archaeological, architectural and cultural heritage assets will be negligible. The proposed development will avoid the known locations of all recorded archaeological sites.

### 4.15 Environmental Aspect: Aviation and Telecommunications

#### 4.15.1 Aspects to be Addressed

The rotating blades of a wind turbine can occasionally cause interference to electro-magnetically-propagated signals.





Such interference could, in theory, affect all forms of electromagnetic communications including:

- Satellite communications
- RADAR
- Cellular radio communications
- Aircraft instrument landing systems
- Air traffic control
- Terrestrial microwave links
- Television broadcasts

In addition, it is possible that houses in the immediate vicinity of the turbines could require some remedial measures in relation to television reception.

The EIAR will include an assessment of any such potential impacts.

#### 4.15.2 Assessment Methodology

An evaluation of the possible effects that the proposed development could have on aviation and existing telecommunications networks will be conducted. A study will be undertaken to analyse the impact of the turbines on telecommunications operator's point-to-point microwave radio links.

This evaluation will include the generation of GIS based telecommunications constraints mapping for the areas affected. The purpose of this mapping is to identify potential negative impacts on the telecommunications network and facilitate the selection of optimum sites and turbine locations by avoiding telecommunication links where possible, and thereby limiting any potential negative impacts on service providers in the area.

The proposed assessment methodology will include:

- Consultation with Irish Aviation Authority, Department of Defence, Commission for Energy Regulation, emergency services;
- Consultation with telecommunications operators to gather the necessary data;
- Preparation of constraint mapping;
- Analyses of the impact of the turbines on telecommunications operators' point-to-point microwave radio links and apply appropriate buffer distances around links and masts where required;
- Discussions with telecommunications operators identifying potential clashes. Operators to provide feedback on initial assessment and to provide information on the importance of the links identified;
- Further specialist investigations will be carried out if the telecommunications operators identify potential impacts; and
- Where necessary, mitigation measures to be agreed with operators including:
  - Turbine relocation
  - Telecommunications link relocation
  - Underground fibre optic cables to replace microwave link
  - Submission of final detailed layout to telecoms operators.
  - Agree any layout alterations following final detailed assessment by telecoms operators or agree suitable mitigation measures if necessary.



Impacts on aviation will be addressed following detailed discussions with the Irish Aviation Authority.

In relation to the cables, mapping of telecommunications cables, which could potentially be affected by the installation of the cables associated with the proposed Annagh Wind Farm, will be obtained and potential impacts assessed.

#### 4.15.3 Receiving Environment

An initial desktop study has been conducted to identify telecommunication infrastructure in the area of the proposed project. The Comreg site viewer<sup>4</sup> identifies a number of telecom masts in the surrounding proximities of the project.

The most proximate mast site is located approximately 3.5km north east of the proposed project at Ardnageehy. A mast has been identified approximately 4km to the east along the N20 at Shinanagh. A single mast has been identified approximately 4.5km north-north west of the site at Newtoiwshandrum.

4 no. masts have been identified approximately 6.5km south west of the project site at Sally Park. A further 4 no. mast are located approximately 5.5km to the west at the foothills of the Ballyhoura Mountains

Should an operator raise concerns, and the impact cannot be avoided by amending the layout of the wind farm, we will engage directly with the operator to quantify the interference impacts of the wind farm development and identify a likely telecommunications mitigation solution. This approach is proving successful on similar wind farm projects.

#### 4.15.4 Potential Impacts

An evaluation of the possible effects that the proposed development could have on aviation and existing telecommunications networks will be conducted. A study will be undertaken to analyse the impact of the turbines on telecommunications operator's point-to-point microwave radio links.

This evaluation will include the generation of GIS based telecommunications constraints mapping for the areas affected. The purpose of this mapping is to identify potential negative impacts on the telecommunications network and facilitate the selection of optimum sites and turbine locations by avoiding telecommunication links where possible, and thereby limiting any potential negative impacts on service providers in the area.

The Irish Wind Energy Association 2012 guidelines, "Best Practice Guidelines for the Irish Wind Energy Industry", indicate that wind turbines within 20 km of a radio navigation aid have the potential to cause electro-magnetic interference with these signals. It is possible that houses in the immediate vicinity of the turbines could require some remedial measures in relation to television reception.

In practice, such measures are not difficult to implement, are relatively inexpensive and if necessary, will be undertaken by the developer in conjunction with RTÉ.

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<sup>4</sup> <http://siteviewer.comreg.ie/#explore>



## 4.16 Environmental Aspect: Landscape and Visual Impact

### 4.16.1 Aspects to be Addressed

The landscape and visual assessment report will appraise the existing landscape character of the project area and its wider setting in order to assess the likely landscape, visual and residential amenity impacts arising from the proposed development. A Study Area of 30km is defined as set out in best practice guidance recently updated by Scottish Natural Heritage 2017. A suitable, bespoke study area will be proposed following further detailed analysis of the project. Potential mitigation measures are also included. Aspects to be addressed in the report are:

- ✓ Receiving environment, covering details on:
  - Wider landscape context
  - Localised site context.
  - Landform, landcover, land use patterns and trends
  - Key/unique landscape elements and features
  - Defining attributes of the wider landscape
  
- ✓ Landscape character, covering details on:
  - Character as outlined in CDP
  - Associated landscape values
  - Sensitivity levels within the landscape
  - Statutory designations
  - Landscape designations
  - Scenic/amenity routes
  - Views and prospects
  - Features of natural and built heritage
  
- ✓ Landscape Policy Context
  - Relevant policy objectives within Cork CDP and LAPs
  - Relevant policy objectives within neighbouring counties within the 30km Study Area (Objectives appendicised).
  
- ✓ Visual context
  - Zone of Theoretical Visibility
  - Viewshed Reference Points (Detailed findings appendicised).
  - Route Screening Assessment (Detailed findings appendicised).

Assessment of these aspects will ultimately inform potential landscape, visual and amenity aspects, residual impacts, and in turn appropriate mitigation measures to ensure impacts are not significant.



#### 4.16.2 Assessment Methodology

The LVIA Methodology can be summarised as undertaking the following key tasks:

- Desktop study of the project area in relation to its overall wider context;
- Visit to the project area and its environs;
- Visit to assess residential amenity impacts;
- Visit to assess route screening;
- Defining the baseline general landscape character, setting, and condition in relation to the position of the proposed development;
- Engagement with relevant landscape and amenity planning designations with the study area as outlined in the Cork County Development Plan 2014-2020 and any relevant policy within neighbouring county Kerry which falls within the 30km study area;
- Identification of quality and types of views in the areas;
- Establishing the extent of the visual envelope, i.e. the potential area of visibility of the project area in the surrounding landscape;
- Identification and evaluation of key components of the proposed development;
- Assessment of potential landscape and visual impacts, and residual impacts;
- Assessment of potential cumulative impacts with proposed/existing developments in the area;
- Preparation of Zone of Theoretical Visibility Maps (ZTVs) to a radial distance of c.30km from the project area; and
- Consideration of mitigation and enhancement measures.

The LVIA methodology is guided by the following guidance:

- Department of Environment, Heritage and Local Government 2006, Wind Energy Development Guidelines for Planning Authorities.
- Department of Housing, Planning and Local Government 2019, Draft Revised Wind Energy Development Guidelines.
- Environmental Protection Agency, 2002, Guidelines on the information to be contained in Environmental Impact Statements.
- Environmental Protection Agency, 2003, Advice Notes on current practice in the preparation of Environmental Impact Statements.
- Environmental Protection Agency, 2015, Draft Revised Guidelines on the information to be contained in Environmental Impact Statements.
- Environmental Protection Agency, 2017, Draft Revised Guidelines on the information to be contained in Environmental Impact Statements.
- Environmental Protection Agency, 2015, Draft Advice Notes on current practice in the preparation of Environmental Impact Statements.
- Landscape Institute, and Institute of Environmental Management & Assessment, 2013, Guidelines for Landscape and Visual Impact Assessment, 3rd Ed.
- Scottish Natural Heritage, 2017, Visual Representation of Wind Farms, Version 2.2.



The impact significance criteria used in the assessment are based on the EPA Guidelines, 2002 and Advice Notes, 2003 with reference also to EPA's draft 2017 revised guidelines and the 2015 draft Advice Notes.

#### 4.16.3 Receiving Environment

The site is within Landscape Character Type 5 'Fertile Plain with Moorland Ridge,' which has a "very high" landscape value and landscape sensitivity and a 'County' landscape importance. The Ballyhoura hill range is approx. 7km east of the site. It is also designated as being within 'Landscape Character Type 5' and it has two wind farms in operation (i.e., the 6 turbine Knocknatallig Windfarm, and the Coillte/ESB 14 turbine Castlepook wind farm).

According to 'Wind Energy Strategy' (on the online CDP viewer), the site is located within an area 'Open to consideration.' There are two Co. Cork designated scenic routes in the study area, both more than 15km from site.

#### 4.16.4 Potential Impacts

In the European Landscape Convention, landscape is defined as 'an area, as perceived by people, whose character is the result of the action and interaction of natural and/or human factors'. The term "landscape" is thus defined as a zone or area as perceived by local people or visitors, whose visual features and character are the result of the action of natural and/or cultural factors. Recognition is given to the fact that landscapes evolve through time and are the result natural and human activities.

Landscape and visual impact assessment has two separate but closely related aspects. The first is visual impact, i.e., the extent to which the wind turbines in the landscape can be seen. The second is landscape character impact, i.e., effects of the wind turbines on the fabric or structure of the landscape as perceived by people. Landscape character is derived from the appearance of the land and takes account of natural and man-made features such as topography, landform, vegetation, land use and built environment and their interaction to create specific patterns that are distinctive to particular localities.

The proposed wind turbines will be large structures with the potential to have significant landscape and visual impacts. The development of wind farms, including associated infrastructure such as tracks and ancillary buildings, may have a major impact on the surrounding landscape.

Key to the development of the project will be the need for clear communication of the scale and extent of the proposed project. Clear and concise mapping of the existing areas of landscape and visual sensitivity together with photomontages of the proposed wind turbines will be essential in demonstrating the nature and extent of the development.

Zone of Theoretical Visibility Mapping (ZTV's) will be prepared based on the Department of the Environment, Heritage and Local Government's 'Wind Farm Planning Guidelines'. The ZTV's will illustrate the study area extending to 30km around the proposed project area and highlight the areas where the proposed turbines will theoretically be visible from, as well as the cumulative visual impact arising from the existing wind farms nearby. These ZTV's do not take into consideration vegetation cover, changing weather conditions or the mitigating effect of distance and therefore illustrate the worst-case scenario of visibility.

Estimation of the visual impact of the proposed scheme on the landscape will be based on the visual presence of the turbines, their aesthetic impact the landscape context and the significance of the impact.



The assessment will examine potential landscape and visual impact of the proposed turbines on designated landscape, properties, roads, recreation and tourism areas, including;

- Direct effects on landscape features, views, routes and areas described in the County Development Plans and Landscape Character Assessments. The review of the landscape setting will account for a 30km study area from the project boundary, thereby including parts of County Limerick. Assessments of and objectives for landscape character will be looked at in the Limerick County Development Plan to ensure a consistent and integrated appraisal of the area within this 30km area.
- Potential changes to landscape and townscape character referring to in the County Landscape Character Assessments noting subtle effects that contribute to the experience of more intangible landscape characteristics. Landscape types, significance/value, sensitivity and capacity for change will be examined.
- Effects on designated landscapes, views, conservation sites (including significant archaeological sites) and other special areas of interest.
- Effects during construction and decommissioning.

Viewshed reference points (VRP) from the surrounding landscape will be identified from the desktop studies outlined above and will be verified on site. Photomontages from these viewshed reference points will be prepared for the proposed wind turbines, together with a wireframe and photomontage views of the other planned/permitted wind turbines in the landscape, to assist in demonstrating the levels of visual impact.



## 5. CUMULATIVE IMPACTS, INDIRECT IMPACT AND INTERACTION OF EFFECTS

### 5.1 Aspects to be Addressed

The cumulative impact of the proposed Annagh Wind Farm with other projects which are either existing, permitted or pending planning permission, or for which there is information in the public domain, at a sufficient level of detail to allow assessment, will be addressed. An example of a project within the public domain can be projects that are listed in the County Development Plan or National Development Plan. Indirect effects and effects in different environmental media will be addressed.

The cumulative effects from the construction of the wind turbines, cabling and haul route alterations will also be assessed.

### 5.2 Cumulative Assessment Methodology

The assessment methodology will be based on the EPA guidance and the EU guidelines, 'Guidelines for the Assessment of Indirect and Cumulative Impacts as well as Impact Interactions', published by the Office for Official Publications of the European Communities in May 1999.

As part of scoping the studies required to assess the impacts of the proposed Annagh Wind Farm in the different environmental media, the potential for significant cumulative and indirect impacts and interactions will be examined and any such potential impacts will be identified. Where the potential for significant cumulative and indirect impacts and interactions is identified, such impacts and interaction of impacts will be included in the scope and addressed in the baseline and impact assessment studies for each of the relevant environmental media and aspects of the project. The cumulative and indirect impacts and interaction of impacts will be presented in the chapters of the EIAR which address the most relevant environmental media.

The matrix and expert opinion approaches, as outlined in the EU Guidelines, will be used in the identification of the potential for significant cumulative and indirect impacts and interactions. A matrix of potential interactions will be prepared. Modelling and carrying capacity analyses will be used to evaluate impacts.

### 5.3 Receiving Environment

There are a number of wind energy projects located in the surrounding landscape of the proposed Annagh Wind Farm which will be considered for cumulative impact. These include the following constructed wind farms:

- Castlepook Wind Farm
- Knocknatallig Wind Farm
- 2 no. turbine wind farm located in the townland of Rathnacally

Furthermore, projects with planning permission for wind energy developments which have not yet been constructed will also be considered. Other planned, permitted or constructed projects in the area will be considered for potential cumulative impact.



Furthermore, significant projects within the region will also be considered for potential cumulative impact, for example, the M20 motorway which is likely to be located approximately 4km to the east of the proposed Annagh Wind Farm.

## 5.4 Potential Impacts

If other projects of similar scale and type are under construction at the same time as the proposed Annagh Wind Farm, there would be potential for cumulative impact due to increased construction traffic, increased demand on construction materials and skills as well as potential for increased runoff to local streams, potential for in-combination visual impact and potential for increased noise impacts.

Positive cumulative impacts are also possible, for instance, improvement to air quality as a result of renewable energy projects and achievement of national and international renewable energy generation targets.

## Conclusion

The scoping report has set out a description of the proposed Annagh Wind Farm Development in North County Cork. The methodology and contents of the Environmental Impact Assessment Report (EIAR) has been detailed and different elements of the report have been set out. It is intended that consultees consider the proposed project from their relevant area of expertise. We hope that all consultees will submit comments and inform the EIAR process. If you have comments you would like to share with the EIAR team regarding the assessment of the Annagh Wind Farm project, please forward them to the email address provided below, or by post to Fehily Timoney & Company (address below).

Please send all responses to: [annaghwindfarm@ftco.ie](mailto:annaghwindfarm@ftco.ie)

or respond by post to:  
**Fehily Timoney & Company,**  
**Core House,**  
**Pouladuff Road,**  
**County Cork**



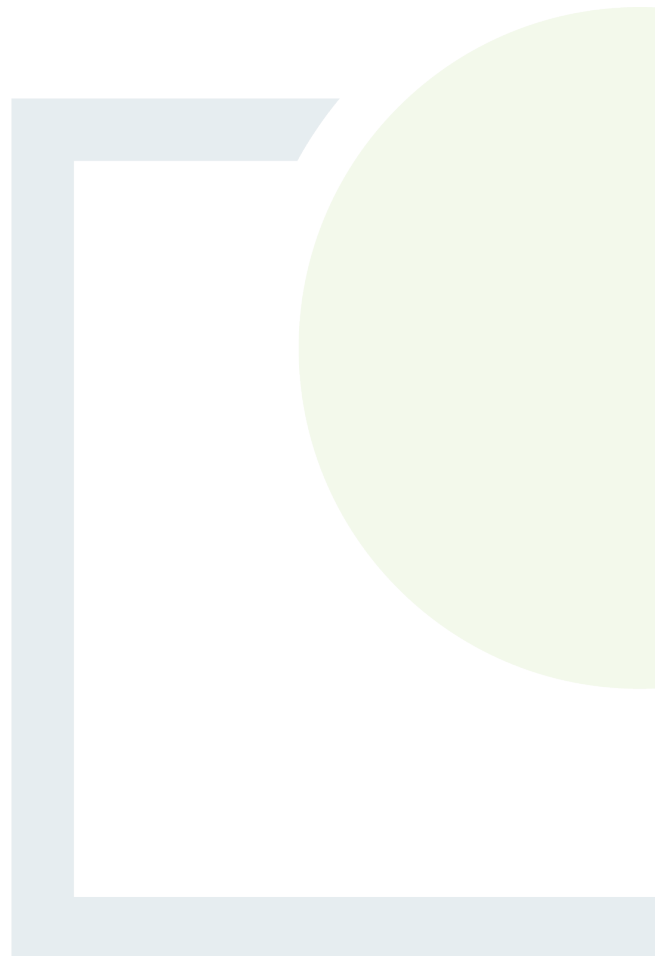


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# APPENDIX A

LIST OF CONSULTEES





## **Government Departments**

Department of Housing, Planning and Local Government  
Department of Culture, Heritage and the Gaeltacht (DAU)  
Department of Agriculture, Food and the Marine  
Department of Communications, Climate Action and Environment  
Department of Transport, Tourism and Sport  
Department of Defence

## **Other Interested Bodies**

Cork County Council  
Inland Fisheries Ireland (IFI)  
Transport Infrastructure Ireland (TII)  
Environmental Protection Agency (EPA)  
The Heritage Council  
An Taisce  
An Chomhairle Ealaíon (Arts Council)  
Failte Ireland  
Health and Safety Authority  
Irish Water  
Commission for Regulation of Utilities  
National Roads Authority  
Office of Public Works  
Health Service Executive (HSE)  
Geological Survey Ireland (GSI)  
Southern Regional Assembly  
Biodiversity Ireland  
Irish Wildlife Trust  
Butterfly Conservation Ireland  
Birdwatch Ireland  
National Parks and Wildlife Service (NPWS)  
Irish Raptor Study Group  
Irish Environmental Network  
Teagasc  
Gas Networks Ireland  
The Irish Meteorological Service (Met Eireann)  
Eirgrid  
ESB Networks  
Sustainable Energy Authority Ireland  
National Transport Authority  
Irish Wind Energy Association  
Geographical Society of Ireland

An Garda Siochána - Buttevant  
Environmental Sciences Association of Ireland  
Forestry Service  
Angling Council of Ireland  
National Monuments Service  
Cork County Mayor - Ian Doyle  
Irish Community Rapid Response (ICRR)

**Telecommunications and Aviation**

Irish Aviation Authority  
Cork Airport Authority  
Rathcoole Aerodrome  
Nova Telecom  
Skylink Communications  
Imagine  
Munster Broadband  
Digiweb  
Ripplecom  
Magnet Networks  
BT Communications Ireland Ltd  
RTE  
Virgin Media Ireland  
Eir (Eircom)  
Vodafone (Netshare)  
Three  
ESB Telecoms  
TETRA Ireland Ltd.  
TowerCom Ltd.  
Pure Telecom  
Sky Broadband Ireland  
Commission for Communications Regulation  
Enet Telecommunications Network Limited  
ITS Irish Networks Services  
Ivertec Ltd  
RTE/Saorview  
RTE Transmission Network (2RN)  
Broadcasting Authority of Ireland - BAI





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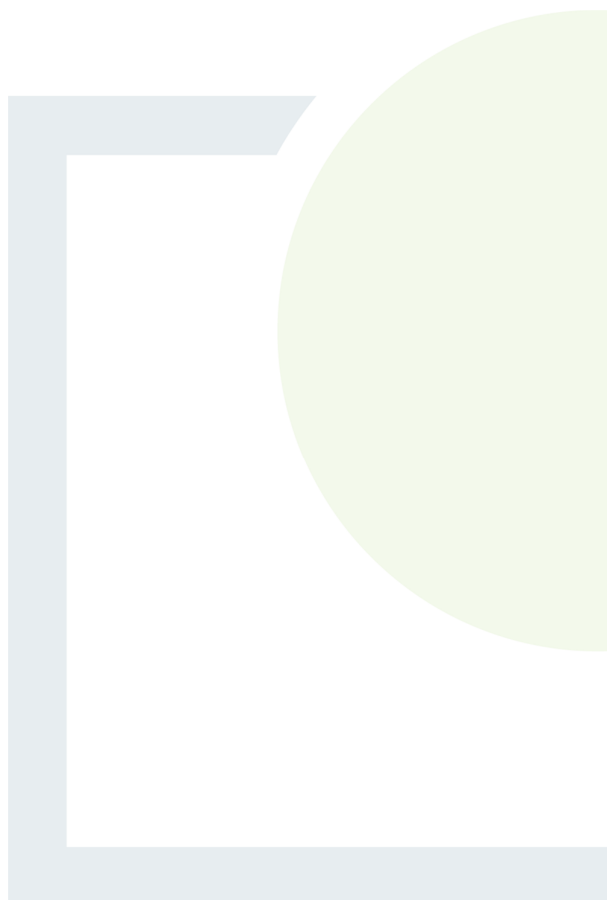




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## APPENDIX 5.3

Public Consultation Literature







The former Central Hotel in Mallow town Centre



# Former Central Hotel under the spotlight again

**BILL BROWNE**

THE future of the former Central Hotel has once again come under the spotlight following a request by a local county councillor for - and update on - the status of the site.

Raising the issue in a motion at this week's meeting of the Kanturk/Mallow district committee, Cllr Gearóid Murphy (FF) asked officials if they had received any information from its current owners about when redevelopment works will commence at the site.

In June of this year, Mallow Capital Ltd was granted planning permission to convert the ground floor of the building, which has lain idle since the hotel closed in 2007, for retail and café use and the conversion of the upper two floors to residential use.

Cllr Murphy said it was vitally important that the building, which had been placed on the derelict sites register, was "not allowed to stay in its current state for another 10 or 15 years".

"This is a matter of major concern for the local community.

This building has wonderful potential given its central location in the town and I raise this issue because I want to find what future plans its current owners have for it," he said.

District officer Liz Donovan said the council had been in contact with the owners and Gardaí over recent months in relation to incidents of anti-social behaviour and illegal dumping at the site, which had now been dealt with.

"We have also sought updates on when construction work might start there, but have heard nothing back thus far. We will let councillors know as soon as we do hear back from them," she said.

*The Corkman* attempted to contact the owners of the site but had not received a reply at the time of going to press.

Cllr Murphy's motion sparked a wider debate about the need for another hotel in Mallow town, with Cllr Pat Hayes (FF) saying that in light of this need the site might be better used for a new hotel.

Senior council executive officer Mary Hayes said that

while there was clearly a need for another hotel in Mallow, a retail development on the site in question was a "very positive development".

"For too long we have had this 'stolen' effect where retail has been developed outside of our towns, creating this lack of usage of buildings within town centres. With this in mind, the plan to redevelop this site has to be welcomed," said Ms Hayes.

"Contact with the owners of the former hotel site has been very positive in relation to the proposed redevelopment and we hope that will remain the case. We just need to wait now," she added.

Cllr Murphy said that while he too would like to see another hotel in Mallow, he was pleased that the owners of the site were engaging with the Council on its redevelopment.

"I would much prefer retail space going in there as opposed to it staying in the current state for the next 10 or 15 years. We are currently in an economic upswing and I would hope that something is done there before there is a downturn," he said.

# Fury over lack of CLÁR funding for County Cork

CORK RECEIVED JUST 3% OF NATIONAL TOTAL IN LATEST ALLOCATIONS - WITH NOTHING COMING TO NORTH CORK

**BILL BROWNE**

COUNTY Cork is being seriously let down in relation to CLÁR funding, with the north Cork region in particular not receiving a single cent in allocations under the latest round of the programme.

The situation has incensed local politicians, prompting Cork North West Fianna Fáil TD Michael Moynihan to raise the issue with the junior Rural and Community Development minister Seán Canney in Dáil Éireann on Tuesday.

He pointed out that of the €3.8 million allocated nationwide under the scheme, just €115,000 was allocated to Cork - representing just three per cent of the overall total.

"In north Cork, there was no funding at all. It all went to a number of projects in west Cork," said Deputy Moynihan.

He pointed out that Minister Canney's department had set out that Cork county was entitled to 15 priority projects under CLÁR, which provides funding for small infrastructural projects in rural areas that have experienced significant population decline.

These included traffic calming measures near the school in Knocknagree and other projects in Kanturk, Lyre and Millstreet that had been prioritised by Cork County Council.

Deputy Moynihan pointed out that just three of the 15 projects had been funded - none of which were in north Cork.

"CLÁR is vital in funding projects in rural communities such as Knocknagree, Kanturk, Lyre and Millstreet. Why was Cork only getting three per cent of the funding and why were the projects prioritised by Cork County Council not funded?"

He said that Cork was at a "great disadvantage" as its size is greater than six counties combined, saying that any six counties that would make up the landmass of Cork "would have far more projects funded".

Deputy Moynihan said that Cork should be treated according to its three divisions (north, south and west) and that CLÁR funding should be allocated on a divisional basis. He said the northern division has a population of 90,000 and the southern division 150,000, pointing out that counties with smaller populations had received CLÁR funding.

"Let me return to my fundamental point. Projects were prioritised by our local authority and it was led to believe they would be funded under CLÁR. Why were they not funded?"



**Deputy Michael Moynihan (FF).**

In reply, Minister Canney said there were almost 500 CLÁR applications received this year and that the funding sought for these "far exceeded the available budget".

"Unfortunately, it was not possible to fund all of the projects for which applications were submitted," said Minister Canney.

Deputy Moynihan asked Minister Canney if he accepted that his department had indicated, that if applied for, the 15 Cork projects would be successful.

"Does the Minister also accept that Cork should be treated differently because of its landmass, much of which is in the CLÁR region? I am referring in particular to the Duhallow region, where not one of the four projects received funding."

Minister Canney refuted a suggestion by Deputy Moynihan that the money was going "up the west" of the country "with nothing coming down to Cork", pointing out that three projects in county had been funded this year to the tune of almost €295,000.

He also pointed out that Cork had received €1.6 million in CLÁR between 2016 and 2018.

"I will continue to prioritise projects under CLÁR but we need to do so within the existing budgetary constraints. Since CLÁR's reintroduction, Cork has not done to badly," he said.

In reply to Deputy Moynihan's comment that he could not understand why a school safety application was refused funding, Deputy Canney said that if there was a specific situation it could be looked at.



## Baile Mhuire College memories

Denis O'Keeffe Knocknagree, Paddy O'Friel, Leo McSweeney Millstreet and D J O'Keeffe Knocknagree at the Baile Mhuire College reunion in McSweeney's Killarney. Photo Michelle Cooper Galvin

# EMPower

## Notice of Public Information Event

EM Power, a company with an address at 2 Dublin Landings, North Wall Quay, Dublin 2 are investigating the potential to develop a windfarm on the townlands of Fiddane, Coolcaum, Annagh (Annagh North & Annagh bogs) in Co. Cork.

We are hosting a public information event in Liscarroll Gaels GAA Club, Churchtown on Wednesday the 30th of October between the hours of 5 and 8 PM. This event will be open to all members of the public to attend in order to learn more about the current feasibility studies underway.

EM Power, 2 Dublin Landings, North Wall Quay, North Dock, Dublin D01 V4A3, Ireland



Tel: 022-42394



The Corkman

# Classifieds

Email: ads@corkman.ie

Web: www.corkman.ie



## IN MEMORIAM

### EILY BUCKLEY

In Loving Memory of Eily Buckley, Lamanagh, Boherbue on this the 7th Anniversary (1st of September) of her passing.



*The light went out that day,  
No chance to say goodbye,  
A loss that's deeply hard to hide,  
But know you're always at our side.*

Deeply missed by Anthony, Dan, Jillian, brother Paddy and respective Buckley and McAuliffe families.

## IN MEMORIAM

### KATHLEEN SHEAHAN

Knockbrack, Banteer Co Cork, 5th Anniversary



*Those we love don't go away,  
They walk beside us everyday,  
Unseen unheard but always near,  
Still loved and missed so very dear.*

Forever in our thoughts Joan, Denis & Family.

## MARTIN LAWLOR

7th Anniversary



Gurrane Banteer

In loving memory of Martin whose 7th Anniversary occurs at this time.

## PLANNING

**CORK COUNTY COUNCIL** ~ ~ We, Eircom Limited, intend to apply for permission for development at this site Carraig na bhFear GAA, Carrignavar, Co. Cork. The development will consist of the construction of an 18 metre high free standing communications structure with its associated antennae, communication dishes, security light and ground equipment within a 2.4m high palisade fence compound. The development will form part of Eircom Ltd existing telecommunications and broadband network. The Planning Application may be inspected or purchased at a fee not exceeding the reasonable cost of making a copy at the offices of the Planning Authority during its public opening hours and a submission or observation in relation to the application may be made to the Authority in writing on payment of the prescribed fee within the period of 5 weeks beginning on the date of receipt by the Authority of the application

**Cork County Council** We, Oliver Daly Architects, 6 Church Street, Castleisland, Co Kerry Tel. 066 7143604, intend to apply to Cork County Council for full planning permission for the construction of a dwelling house, carport with detached garage, access passage with vehicular entrance and all associated site development works including the installation of a wastewater treatment system and polishing filter at Lvradaowen, Balthmore

## PUBLIC NOTICES

## PUBLIC NOTICES

## PUBLIC NOTICES

# EMPower

## Notice of Public Information Event

As communicated via previous project newsletters and webinars, EMPower, a company with an address at 2 Dublin Landings, North Wall Quay, Dublin 1, D01 V4A3, are actively exploring the potential for a wind farm development opportunity on the townlands of Fiddane, Coolcaum, Annagh (Annagh North & Annagh bogs) in Co. Cork.

As part of our community consultation campaign, we are hosting a webinar at 7pm on Wednesday the 08th September 2021 in order to engage with local residents while observing public health guidance and restrictions surrounding COVID-19. The webinar will last for one hour.

We would welcome your input on any aspect of the proposed project's design process or the associated project community benefit fund allocation.

You can register for this webinar and also find further project information at our website,

[www.annaghwindfarm.ie](http://www.annaghwindfarm.ie)

## JIM CULLOTY

5th Anniversary  
Died on 06 Sept 2016



## PLANNING

**CORK COUNTY COUNCIL** Jeremiah Shine is applying for Permission for Retention of

## PLANNING

**Cork County Council**~ O'Connor Architectural Design & Planning Mallow are applying on

## PLANNING

**CORK COUNTY COUNCIL:** Planning permission sought for the construction of a new rugby



**CLASSIFIEDS**

**TELEPHONE**  
022 42394

**EMAIL**  
ads@corkman.ie

**LEGAL NOTICES**

**LEGAL NOTICES**

**LEGAL NOTICES**

**PLANNING**

**PLANNING**

**PLANNING**



**Notice of Public Information Event**

EMPower, a company with an address at 2 Dublin Landings, North Wall Quay, Dublin 2 are investigating the potential to develop a windfarm on the townlands of Fiddane, Coolcaum, Annagh (Annagh North & Annagh bogs) in Co. Cork.

As part of our community consultation campaign, we are hosting a webinar at 7pm on Wednesday the 9th of December 2020 in order to engage with local residents while observing public health guidance and restrictions surrounding COVID-19. The webinar will last for one hour and we would be grateful for your feedback on any issues you would like to raise regarding the wind farm and the community fund allocation. You can register and find project information at our website, [www.annaghwindfarm.ie](http://www.annaghwindfarm.ie)

**EM Power, 2 Dublin Landings, North Wall Quay, North Dock, Dublin D01 V4A3, Ireland**

**CORK CITY COUNCIL** We, Bishopstown Lawn Tennis Club, intend to apply for Planning Permission for development to a). refurbish and reconfigure existing 6 no. tennis courts, update 3 of these tennis courts with full ITF Class 1 Professional 12m high Sports Lighting and associated ground works and fencing, b). construct a proprietary fixed cover structure/membrane system with removable sides (for Summer play) to permanently cover 3 no. tennis courts for indoor play including internal lighting only, c). extend and refurbish existing clubhouse to incorporate a gym, expanded changing rooms and accessible toilets, dedicated meeting room, lounge/social area, coffee bar/tea room and office, d). construct 2. no. ITF approved mini tennis courts/padel tennis courts, one to include practice wall, with associated Court Sports Lighting, walls and fencing, e). construct a sports equipment and maintenance storage shed to west of site adjacent to practice wall, f). construct a court viewing area to south of site, g). construct general site security fencing and all associated site works, all at Bishopstown Lawn Tennis Club, Murphy's Farm, Chestnut Grove, Uam Var Estate, Bishopstown, Co. Cork. Signed: Robert M Cummins - Cummins + Voortman Ltd ([www.cvltd.ie](http://www.cvltd.ie)) The planning application may be inspected, or purchased at a fee not exceeding the reasonable cost of making a copy, at the offices of the Planning Authority during its public opening hours. A submission or observation in relation to the application may be made in writing to the Planning Authority on payment of the prescribed fee 20 euros, within the period of five weeks beginning on the date of receipt by the authority of the application and such submissions or observations will be considered by the Planning Authority in making a decision on the application. The planning Authority may grant permission subject to or without conditions, or may refuse to grant permission.

**CORK COUNTY COUNCIL** We, John and Aine Nevin intend to apply to the above Council for Permission for the following: (1) The demolition of existing disused shed (2) The construction of a new two storey Dwelling, domestic garage and all associated site works and services. At Ballydahin Td, Cork Road, Mallow, Co. Cork. This Planning Application may be inspected or purchased at a fee not exceeding the reasonable cost of making a copy at the offices of the Planning Authority during its public opening hours and submission or observation in relation to the application may be made to the Authority in writing on payment of the prescribed fee within the period of 5 weeks beginning on the date of receipt by the Authority of the application, and such submissions and observations will be considered by the planning authority in making a decision on the application. The planning authority may grant permission subject to or without conditions, or may refuse to grant permission.

**CORK COUNTY COUNCIL** Denis Quinn Architectural Planning, Kiskeel Co. Cork (087) 909090 applying on behalf of Leader for permission to demolish existing extension to existing cottage, demolition of existing shed on site, to construct new extension to include first floor living space and alterations to existing cottage and new vehicular entrance and all associated site works at Cooles, Tullylease, Charleville, Co. Cork. Significant further information in relation to the above application has been furnished to the Planning Authority and is available for inspection or purchase at a fee not exceeding the reasonable cost of making a copy at the offices of the Authority, County Hall, Carrigrohane Road, Cork, during its public opening hours i.e. 9.00a.m. to 4.00p.m. Monday to Friday (excluding public holidays). A submission or observation in relation to the further information or revised plans may be made in writing to the Planning Authority on payment of the prescribed fee within 2 weeks of the date of receipt of the revised notice by the Planning Authority.

**PLANNING**

**CORK COUNTY COUNCIL:** I Timmy O'Connell wishes to apply to Cork County Council for Planning Permission for the Construction of a New Dwelling House, Domestic Garage, New Entrance, installation of a site specific wastewater treatment system, closure of existing entrance and associated site works at Knockatooon, Rockchapel, Co. Cork. The planning application may be inspected or purchased at a fee not exceeding the reasonable cost of making a copy at the offices of the Planning Authority, County Hall, Carrigrohane Road, Cork, during its public opening hours, i.e. 9.00a.m. to 4.00 p.m. Monday to Friday (excluding public holidays). A submission or observation in relation to the application may be made in writing to the Planning Authority on payment of the prescribed fee within the period of 5 weeks beginning on the date of receipt by the Authority of the application, and such submissions and observations will be considered by the planning authority in making a decision on the application. The planning authority may grant permission subject to or without conditions, or may refuse to grant permission.

**CORK COUNTY COUNCIL** AND REVISED PLANS Kevin Daly has submitted significant further information and revised plans in relation to Planning application ref. No. 20/5538 which is for planning permission to demolish existing extension to existing cottage, demolition of existing shed on site, to construct new extension to include first floor living space and alterations to existing cottage and new vehicular entrance and all associated site works at Cooles, Tullylease, Charleville, Co. Cork. Significant further information in relation to the above application has been furnished to the Planning Authority and is available for inspection or purchase at a fee not exceeding the reasonable cost of making a copy at the offices of the Authority, County Hall, Carrigrohane Road, Cork, during its public opening hours i.e. 9.00a.m. to 4.00p.m. Monday to Friday (excluding public holidays). A submission or observation in relation to the further information or revised plans may be made in writing to the Planning Authority on payment of the prescribed fee within 2 weeks of the date of receipt of the revised notice by the Planning Authority.

**CORK COUNTY COUNCIL** Denis Quinn Architectural Planning, Kiskeel Co. Cork (087) 909090 applying on behalf of Leader for permission to demolish existing extension to existing cottage, demolition of existing shed on site, to construct new extension to include first floor living space and alterations to existing cottage and new vehicular entrance and all associated site works at Cooles, Tullylease, Charleville, Co. Cork. Significant further information in relation to the above application has been furnished to the Planning Authority and is available for inspection or purchase at a fee not exceeding the reasonable cost of making a copy at the offices of the Authority, County Hall, Carrigrohane Road, Cork, during its public opening hours i.e. 9.00am to 4.00p.m. Monday to Friday (excluding public holidays). A submission or observation in relation to the further information or revised plans may be made in writing to the Planning Authority on payment of the prescribed fee within 2 weeks of the date of receipt of the revised notice by the Planning Authority.

**A Real Cork Christmas**  
Comhairle Contae Chorcaí  
Cork County Council

**MACROOM MUNICIPAL DISTRICT**

**MACROOM CHRISTMAS PARKING ARRANGEMENTS**

2 hours free parking  
from 1st December to 31st December 2020  
Normal parking restrictions apply

**MACROOM MUNICIPAL DISTRICT CHRISTMAS/NEW YEAR OPENING HOURS**

WEDNESDAY 23rd DECEMBER	OFFICE OPEN
THURSDAY 24th DECEMBER	OFFICE CLOSED
FRIDAY 25th DECEMBER	OFFICE CLOSED
MONDAY 28th DECEMBER	OFFICE CLOSED
TUESDAY 29th DECEMBER	OFFICE CLOSED
WEDNESDAY 30th DECEMBER	OFFICE OPEN
THURSDAY 31st DECEMBER	OFFICE OPEN
<b>JANUARY 2021</b>	
FRIDAY 1st JANUARY	OFFICE CLOSED
MONDAY 4th JANUARY	OFFICE OPEN

**(OFFICE HOURS: 9.00 a.m. - 5.00 p.m.)**  
Closed for Lunch 1 - 2 p.m.



**CLASSIFIEDS****TELEPHONE**  
022 42394**EMAIL**  
ads@corkman.ie

Comhairle Contae Chorcaí  
Cork County Council

**ROADS****ROADS ACT, 1993****TEMPORARY CLOSING OF PUBLIC ROADS**

Pursuant to Section 75 of the Roads Act, 1993, & Article 12 of the Roads Regulations 1994, notice is hereby given that Cork County Council will close the following road for the period and reason specified below:

**Road Subject of Closure**

L-7480 Cooleyhane, Macroom, Co. Cork.

**Period of Closure**

From 10.00hrs on Monday, 29th March 2021 to 20.00hrs on Friday, 9th April 2021 (24hr Closure).

**Reason for Closure**

To facilitate N22 Baile Bhuirne to Macroom By Pass – works on the Cooleyhane L-7480 Road Diversion).

**Alternative Routes**

*Northbound traffic:* Follow the L-7480 and L-7479-0 to Morris's Bridge. Follow the L-7477-0 west to junction with L-3418-0. Follow L-3418-0 south to Masseytown. Follow L-3424-1 to Cooleyhane.

The stated diversion route is applicable in reverse when travelling in the opposite direction.

Ref: TRC-13-2021

Director of Services, Roads & Transportation, Cork County Council, The Courthouse, Skibbereen, Co. Cork.  
Email: [roadclosures@corkeco.ie](mailto:roadclosures@corkeco.ie)

**ROADS ACT, 1993****TEMPORARY CLOSING OF PUBLIC ROADS**

Pursuant to Section 75 of the Roads Act, 1993, & Article 12 of the Roads Regulations 1994, notice is hereby given that Cork County Council proposes to temporarily close the following road for the period and reason specified below:

**Road Subject of Proposed Closure**

L-7456 Clonfadda Road, Macroom, Co. Cork.

**Period of Proposed Closure**

From 07.30hrs on Tuesday, 4th May 2021 to 20.00hrs on Friday, 10th September 2021 (24hr Closure).

**Reason for Proposed Closure**

To facilitate N22 Baile Bhuirne to Macroom By-Pass – Construction of Clonfadda Over Bridge and L-7456 Local Road.

**Alternative Routes**

*Northbound Traffic:* Follow the N22 east to the R-582 Millstreet Cross, follow R-582 north to junction with L-3409 for Clondrohid. Follow the L-3409 west to its junction with the L-7456.

The stated diversion route is applicable in reverse when travelling in the opposite direction.

Local access will be maintained throughout the duration of the Road Closure.

Objections to this proposed temporary road closure should be made in writing, to the undersigned, quoting Ref: TRC-16-2021, not later than 5.00pm on Tuesday, 23rd March 2021. Telephone contact details should be included in the objection.

Director of Services, Roads & Transportation, Cork County Council, The Courthouse, Skibbereen, Co. Cork.  
Email: [roadclosures@corkeco.ie](mailto:roadclosures@corkeco.ie)

**ROADS ACT, 1993****TEMPORARY CLOSING OF PUBLIC ROADS**

Pursuant to Section 75 of the Roads Act, 1993, & Article 12 of the Roads Regulations 1994, notice is hereby given that Cork County Council proposes to temporarily close the following road for the period and reason specified below:

**Road Subject of Proposed Closure**

L-7459 Kilnagurteen, Macroom, Co. Cork.

**Period of Proposed Closure**

From 07.30hrs on Tuesday, 8th June 2021 to 20.00hrs on Friday, 3rd December 2021 (24hr Closure).

**Reason for Proposed Closure**

To facilitate N22 Baile Bhuirne to Macroom Bypass – Works on Kilnagurteen Overpass.

**LEGAL NOTICES****LEGAL NOTICES****LEGAL NOTICES****PLANNING**

# EMPower

## Notice of Public Information Event

EMPower, a company with an address at 2 Dublin Landings, North Wall Quay, Dublin 2 are investigating the potential to develop a wind farm on the townlands of Fiddane, Coolcaum, Annagh (Annagh North & Annagh bogs) in Co. Cork. As part of our community consultation campaign, we are hosting a webinar at 7pm on Thursday the 25th March 2021 in order to engage with local residents while observing public health guidance and restrictions surrounding COVID-19. The webinar will last for one hour. We would be grateful for your input on the project's design process or on any aspect of the proposed wind farm and community fund allocation. You can register and find project information at our website, [www.annaghwindfarm.ie](http://www.annaghwindfarm.ie)

EM Power, 2 Dublin Landings, North Wall Quay,  
North Dock, Dublin D01 V4A3, Ireland

**PLANNING**

**CORK CO. CO. I,** Frank Coffey, Consulting Engineer, am applying on behalf of James Vaughan, for permission to construct a farm access road, incorporating revisions and changes to the access road previously permitted under the An Bord Pleanála N22 Baile Bhuirne Malgh Cromtha Bypass CPO confirmation (APB Order HAO/DHA0025), and similarly located, off the R582, at Gurteenroe, Macroom. The planning application may be inspected or purchased at a fee not exceeding the reasonable cost of making a copy, at the offices of the Planning Authority, County Hall, Carrigrohane Road, Cork during its public opening hours and that a submission / observation in relation to the application may be made to the authority in writing on payment of the prescribed fee of €20 within the period of 5 weeks beginning on the date of receipt by the authority of the application.

**CORK COUNTY COUNCIL** Phi

**PLANNING**

**CORK COUNTY COUNCIL –** We, Eircom Limited, intend to apply for permission for development at this site Eircom Exchange, Mullaghroe North, Cullen, Mallow, Co. Cork. The development will consist of the construction of a 24 metre high free standing communications structure with its associated antennae, communication dishes and ground equipment. The development will form part of Eircom Ltd existing telecommunications and broadband network. The planning application may be inspected or purchased at a fee not exceeding the reasonable cost of making a copy, at the offices of the Planning Authority, City Hall, Cork during its public opening hours and that a submission / observation in relation to the application may be made to the authority in writing on payment of the prescribed fee of €20 within the period of 5 weeks beginning on the date of receipt by the authority of the application.

**CORK COUNTY COUNCIL:** I

**PLANNING**

**CORK COUNTY COUNCIL** Alison Mc Sweeney and Paul Murphy are applying to Cork County Council for planning permission to (A) to renovate & construct a new extension to existing dwelling house and (B) install new septic tank and percolation area at Cloghboola More, Millstreet, Co. Cork. The application may be inspected, or purchased at a fee not exceeding the reasonable cost of making a copy, at the offices of the planning authority during its public opening hours and a submission or observation in relation to the application may be made to the authority, in writing, on payment of the prescribed fee within 5 weeks beginning on the date of receipt by the authority of the application.

**CORK COUNTY COUNCIL** Kodu Architecture, 55 South Mall, Cork. Tel: 021 427 9229.

**CORK COUNTY** Further Information  
**Plans Planning** sought by Ale  
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**CORK CITY**  
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# Annagh Wind Farm

Statement of Community Consultation

**EM**Power





# EMPower

EMPower is an Irish based international renewable energy developer with over 700 MW in development in Europe and Africa. Our senior management team has a combined 95 years' experience delivering projects from conception to operation across five continents.

EMPower is owned by GGE Ireland Limited, Wind Power Invest A/S and EMP Holdings Limited. We commenced project development in Ireland in 2018 following the government's announcement of the Renewable Energy Support Scheme (RESS) and Ireland's revised electricity target of 70% renewables by 2030.

Our vision is to provide low carbon, ecologically non-invasive, affordable energy to facilitate Ireland's expanding economy and sustainable energy targets. We are currently preparing for a planning submission to Cork County Council, intended in Summer 2021. EMP follows Equator Principles and IFC Performance Standards throughout all stages of development in order to ensure the protection of our local ecology and communities.

Our project website ([www.annaghwindfarm.ie](http://www.annaghwindfarm.ie)) will be updated regularly with reports as they are made available and the final Environmental Impact Assessment will be published for comments prior to submission. Please submit comments through the website or email us directly at [annagh@emp.group](mailto:annagh@emp.group).

## 95 Years

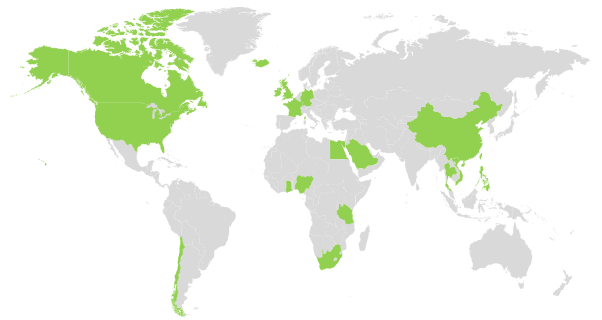
Combined Experience of EMPower Management Team in Renewable Energy

## 700 MW+

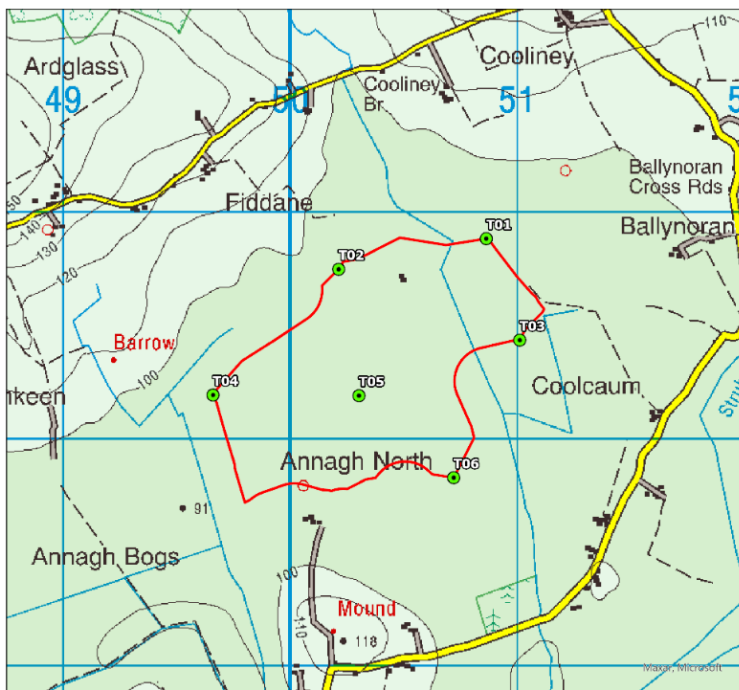
Wind Energy Capacity Currently Under Development By EMPower

## 5 Continents

Combined Geographical Experience of EMPower Team in Renewable Energy



## Annagh Wind Farm



Annagh WF - Proposed Wind Farm Layout

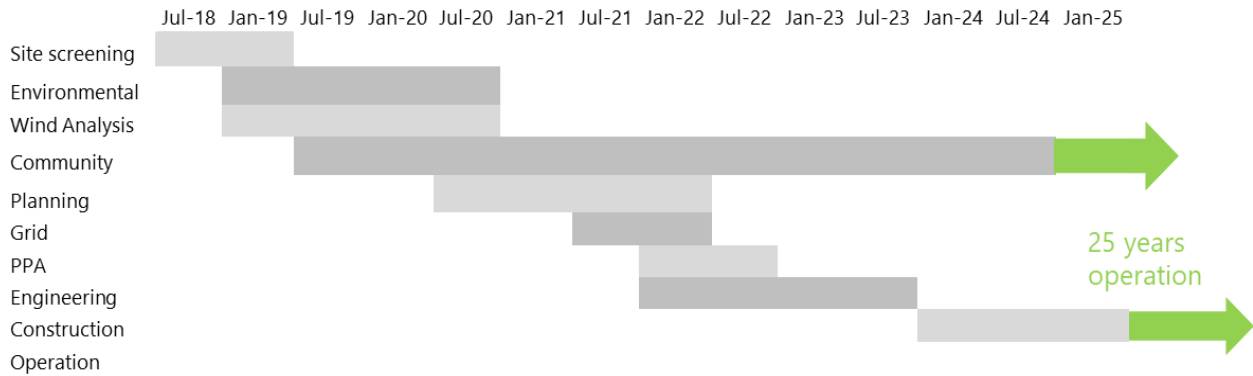
**Legend**  
● V150 Positions  
■ Buildable Area



- 6 Turbines
- 33.6 MW
- Clean power for 20,000 Irish Homes
- No Overhead Transmission Lines

The proposed development area of Annagh Wind Farm consists of a 249 acre site which is privately owned by 5 local landowners, located 3km North of Churchtown and 5km South West of Charleville. The final footprint of the project will be approximately 12 acres. EMPower proposes to develop up to 6 turbines, of 175m tip-height, subject to environmental impact assessment and planning permission. The site was identified in the Cork County Development Plan as an Open to Consideration area for wind development.

# Project Schedule



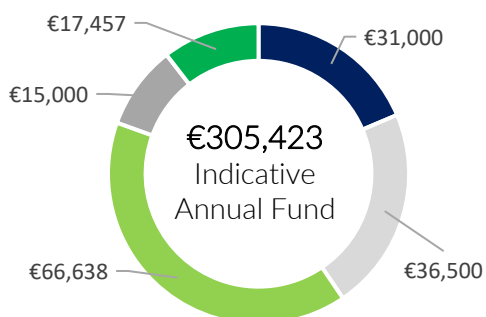
## Community Benefit

Annagh wind farm will require a €36.6 million investment and will provide sustainable, low carbon energy generation infrastructure to meet Ireland's growing demand. The development benefits to the local community include significant investment in local infrastructure such as roads and electrical systems, local job creation, and a contribution of €6 million in County Council rates over the project lifetime.

Annagh Wind Farm will also provide a community fund calculated in accordance with the Renewable Electricity Support Scheme (RESS) Terms and Conditions at **€2 per MWh** of electricity produced by the project. This is to be made available to the local community for the duration of the RESS (15 years). The average capacity factor of wind energy projects in Ireland is 28.3% (SEAI, 2019). Assuming this efficiency, and a capacity of 33.6 MW, the community benefit fund would amount to an average of €166,595 per annum. The actual fund will vary around the average from year to year, depending on wind conditions. Onsite wind measurement suggest that Annagh Windfarm will be capable of achieving an above average capacity factor, and therefore a larger community fund.

This scheme is proposed to be divided as per the illustration in the chart below. An annual payment of **€1,000** will be provided to each household within 1km of any Annagh Wind Farm turbine. An annual payment of **€500** will be provided to each household located between 1km and 2km of a turbine. These payments will be fixed and will not fluctuate. 40% of the fund, amounting to approximately €66,638 per year in this example, will be allocated to not-for-profit community enterprises, with an emphasis on low-carbon initiatives. The remainder of the fund will be directed towards local clubs, societies and initiatives. We welcome any suggestions from the community on suitable local projects that could be supported under this initiative.

### Annagh Indicative Community Fund Allocation



- Households <1km distance
- Households >1km, <2km distance
- Not-for-profit community enterprises
- Fund administration
- Local initiatives, clubs and societies

57

Direct jobs in construction phase

13

Highly skilled jobs over project lifetime

€ 36.6 million

Investment in Irish infrastructure

€ 2.5 million

Total Community Fund Contribution

€ 6 million

County Council Rates Contribution

# Environmental Impact Assessment

Following initial site screening activities, EMPower have commissioned an Environmental Impact Assessment (EIA) for the Annagh Wind Farm to assess what effects the project might have on the environment and local community. This is being carried out by the independent environmental and engineering consultancy, Fehily Timoney Company Consultants and the resulting reports will be issued to the planning & regulatory authorities. The final design will ensure that any sensitive areas are protected throughout development. The EMPower team held the project's first public consultation event in October 2019, with the aim of providing information to the local residents and collecting their feedback. A description of some key ESIA activities is presented to the right.



## Social Impact Assessment

This involves examining the social effects of infrastructure projects on the surrounding community, examining land use, employment, health and safety, tourism and local amenities.



## Ecology

An ecological impact assessment will be carried out in order to assess the impact on the site's flora and fauna, evaluating potential impacts on the local ecosystem. In line with industry best practice, EMPower are conducting 2 years bird surveys prior to planning application submission.



## Shadow Flicker

Shadow flicker refers to alternating changes in light intensity caused by the moving turbine rotors impacting dwellings. EMPower will carry out a shadow flicker analysis to avoid any impact of shadow flicker on local buildings in line with current guidelines.



## Noise Assessment

A noise assessment will be carried out to assess the impact of noise on the surrounding community by installing sound meters at noise sensitive locations (houses) and using turbine noise curves to establish noise emissions and design out any potential impacts.



## Landscape and Visual

A zone of theoretical visibility (ZTV) will be produced outlining which turbines will be visible from various locations. Photo montages will identify the visual impact of the project by showing the operational turbines in situ.

## Wind Energy FAQ

### How efficient is wind energy?

Wind turbines produce electricity approximately 85% of the time. The other 15% of the time they are not turning for reasons, such as: very low wind speeds, very high wind speeds, and maintenance/repair work.

After six to seven months, a wind turbine will have produced as much energy as has gone into constructing it. Annagh Wind Farm is anticipated to produce enough electricity to power approximately 20,000 Irish homes.

### Do wind farms effect house prices?

Several studies from the United Kingdom by The Centre for Economics and Business Research (CEBR), The Institute of Chartered Surveyors, The House of Commons Library and Renewable UK conclude wind farms have little or no impact on property values.

### Are turbines linked to health issues?

The balance of scientific evidence and human experience to date clearly concludes that wind turbines are not harmful to human health – in fact, wind energy reduces harmful air emissions and creates no harmful waste products when compared with other sources of electricity.

### What is a turbine's lifetime emissions?

Wind energy emits no toxic substances such as mercury and air pollutants like smog-creating nitrogen oxides, acid rain-forming sulphur dioxide and particulate deposits.

A 2014 study by the Intergovernmental Panel on Climate Change (IPCC) found onshore wind energy to have the lowest mean lifecycle emissions of all viable sources, such as solar, nuclear energy and natural gas, at just 11 grams CO<sub>2</sub>(e) per kWh.



## Get in touch

Website : [www.annaghwindfarm.ie](http://www.annaghwindfarm.ie)

Email : [annagh@emp.group](mailto:annagh@emp.group)

Phone : 01 588 0178

Write : EMPower, 2 Dublin Landings, North Wall Quay, North Dock, Dublin 1

**EMPOWER**

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North Dock, Dublin D01 V4A3  
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T: +353 (0)1 588 0178



27/11/2020

**Re: Proposed Wind Farm Development at Annagh, Co. Cork**

Dear Resident,

EMPower (EMP) is an international wind energy developer, managing a development portfolio of over 700MW in Europe and Africa. Founded by three Irish directors, our goal is to support Ireland's climate objectives through the development of appropriately located, clean, indigenous energy infrastructure.

We are currently exploring the potential to develop a 6-turbine wind farm at Annagh, Co. Cork, located approximately 3km North of Churchtown and 5km South West of Charleville. This wind farm would be 33.6 MW in capacity and would produce enough renewable electricity to power approximately 20,000 Irish homes per year. Our intention is to submit a planning application to Cork County Council in Q2 2021.

Annagh Wind Farm will also provide a community fund calculated in accordance with the Renewable Electricity Support Scheme (RESS) Terms and Conditions at **€2 per MWh** of electricity produced by the project. This is to be made available to the local community for the duration of the RESS (15 years). The average capacity factor of wind energy projects in Ireland is 28.3% (SEAI, 2019). Assuming this efficiency, and a capacity of 33.6 MW, the community benefit fund would amount to an average of €166,595 per annum. The actual fund will vary around the average from year to year, depending on wind conditions. Onsite wind measurement suggest that Annagh Windfarm will be capable of achieving an above average capacity factor, and therefore a larger community fund.

As a component of this fund, an annual payment towards electricity costs, of **€1,000** will be provided to each household within 1km of any Annagh Wind Farm turbine. An additional annual payment of **€500** will be provided to each household between 1km and 2km of any Annagh Wind Farm turbine. If you would like to enquire as to the distance of your home from this project, please feel free to contact us at [annagh@emp.group](mailto:annagh@emp.group)

Local not-for-profit enterprises, clubs and societies will also be eligible to receive funding from the community benefit scheme, as is further detailed in the enclosed Community Consultation Leaflet. We would be grateful for your suggestions of projects that you believe should be supported by this fund.

Due to public health guidelines in relation to preventing the spread of COVID-19 we are unable to host a local face-to-face consultation event. The safety of the public and our staff is of paramount importance to us. It is our intention to arrange a public consultation event locally once health guidelines allow it. **In the interim, we will host a live webinar on Wednesday the 9<sup>th</sup> December 2020 from 7-8pm, the details of which will be provided at [www.annaghwindfarm.ie](http://www.annaghwindfarm.ie).**

Our project website ([www.annaghwindfarm.ie](http://www.annaghwindfarm.ie)) will be updated regularly with reports as they are made available and the final Environmental Impact Assessment will be published for comments prior to submission. You may submit comments through the website, write to us at Annagh Windfarm, EMPOWER, 2 Dublin Landings, North Wall Quay, North Dock, Dublin 1. Or alternatively email us directly at [annagh@emp.group](mailto:annagh@emp.group).

We look forward to hearing from you.

Yours Sincerely,

Diarmuid Twomey  
Director

**EMPOWER**

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14 March 2021

Dear Resident,

EMPower is pleased to advise you that we will be hosting our third Public Consultation Event for the proposed Annagh Wind Farm on Thursday the 25th March 2021 between 7pm and 8pm.

You can register for the Webinar at the project website, [www.annaghwindfarm.ie](http://www.annaghwindfarm.ie).

EMPower is an Irish wind energy developer, managing a development portfolio of over 700MW in Europe and Africa. Founded by three Irish directors, our goal is to support Ireland's climate objectives through the development of appropriately located, clean, indigenous energy infrastructure.

We are currently preparing a proposal to develop a 6-turbine wind farm located 3 km North of Churchtown and 5 km South West of Charleville in County Cork. This wind farm would be up to 36 MW in capacity and would produce enough renewable electricity to power over 23,000 Irish homes per year<sup>1</sup>. Our intention is to submit a planning application to Cork County Council during the summer of 2021.

Throughout our consultation process, we have received numerous comments and queries from members of the local community, through email, phone calls and our Public Consultation Webinar. We would like to thank everyone who has taken the time to share their views to date. As a result of the above mentioned conversations we have compiled the following Q&A document in order to address queries raised and also to provide additional information regarding wind energy.

**Where can I access the Webinar presentation?**

The webinar presentation slides are uploaded to [www.annaghwindfarm.ie](http://www.annaghwindfarm.ie).

**How confident are you of this project going ahead?**

Every precaution is being taken to address and where possible mitigate all negative environmental and social impacts of the project to an acceptable level. From this perspective, we are confident that we are presenting a project worthy of receiving a planning permit from the relevant authority. However, there has historically been a high refusal rate for wind energy projects in Ireland, so success can never be guaranteed in this process.

**How are you addressing local traffic management?**

There will be a Traffic Management Plan included in the Environmental Impact Assessment, identifying all intended and unintended consequences of this development on local traffic flow. Mitigation strategies will be proposed to ensure the minimal possible impact is incurred to local road users. It is a common planning grant condition for a project of this nature that local roads will be upgraded to an acceptable standard prior to construction and reinstated to this standard post construction.

<sup>1</sup><https://www.iwea.com> - 1MW of wind capacity can provide enough electricity to supply approximately 650 homes

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### **What is the Renewable Electricity Support Scheme and auction process?**

The Renewable Electricity Support Scheme (RESS) provides support to renewable electricity projects in Ireland. Renewable electricity is a central element of our action on climate disruption as set out in the Programme for Government, the Climate Action Plan 2019, and the National Energy and Climate Plan 2021-2030. The RESS Scheme ensures that we are on a pathway to meet our ambitious climate targets and lays the foundations of a thriving and cost effective renewable electricity market. This will support the growth of the green economy, create sustainable work opportunities, and ultimately benefit the consumer as renewables become more cost effective.

The first RESS auction was awarded in September 2020, with the second auction planned for some time in 2021. If successful in its permitting and grid connection applications, the proposed Annagh Wind Farm project will aim to bid into the third or fourth RESS auction in 2023.

### **How will the community benefit scheme be allocated?**

If constructed, Annagh Wind Farm will provide a community fund of approximately €178,000 per year on average, to be made available to the local community for the duration of the Renewable Electricity Support Scheme (15 years). The total fund is calculated as €2/MWh of electricity produced by the project, and as such, may vary depending on the final permitted capacity and generation performance of the project.

As a component of this fund, an annual payment of €1,000 will be provided to each household within 1km of any Annagh Wind Farm turbine. An additional annual payment of €500 will be provided to each household between 1km and 2km of any Annagh Wind Farm turbine. If you would like to enquire as to the distance of your home from this project, please feel free to contact us at [annagh@emp.group](mailto:annagh@emp.group).

Local not-for-profit enterprises, clubs, and societies will also be eligible to receive funding from the community benefit scheme. More information regarding the planned allocation can be found on the project website ([www.annaghwindfarm.ie](http://www.annaghwindfarm.ie)).

It is ultimately EMPOWER's belief that the allocation of the community fund should, while adhering to the Terms and Conditions of the RESS, be directed primarily by the community members. For this reason, there will be further consultation regarding the allocation and administration of the community benefit fund and a local working group established before it is finalised.

### **What happens after the Renewable Electricity Support Scheme? Does the community fund continue?**

The 2 €/MWh community fund, amounting to an approximate average of €178,000 annually, will run for the duration of the Renewable Electricity Support Scheme, which will be 15 years. After this scheme is completed, Annagh Wind Farm Limited will revise this fund based on market conditions at the time and establish a new fund for the remaining years of the project.

### **Will the 2 €/MWh RESS community benefit fund increase over the 15 years in line with inflation?**

The community fund is designed to be linked to the performance of the wind farm, in that for every MWh the wind farm receives revenue for, it contributes €2 to the community fund. Given that the revenue the wind farm will receive, as per the RESS Terms and Conditions, does not increase in line with inflation, neither will the contribution to the community fund.

### **What happens when/if the wind farm is sold to private holders, then what will happen to the community benefit scheme payments?**



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The community fund is a condition of the Renewable Electricity Support Scheme, and therefore, no matter who owns the project, the project will be required to pay this community fund of 2 €/MWh for the duration of the scheme.

**Are any annual payments received taxable?**

To EMPower's knowledge, annual near neighbour payments will be taxable as income tax. However, please seek your own financial and legal advice regarding this point.

**Why hasn't anybody from EMPower visited my home to consult face to face?**

We had planned to carry out door to door visits to all households within 2km of the project but in order to comply with public health guidelines surrounding COVID-19, we have as yet been unable to complete these visits. Instead, we have endeavoured to consult with the local community through letter drops to all households within 2km, as well as public consultation webinars and individual communication over email and phone calls.

**Who will be developing the wind farm?**

EMPower are the sole developers and owners of the proposed Annagh Wind Farm. EMPower is owned by EMP Holdings Limited, Wind Power Invest A/S and GGE Ireland Limited.

**What is the make and model of the turbine proposed?**

If the project is successful, the final make and model of the turbine will be finalised post planning through a competitive tender process. For the purpose of the environmental impact analysis, "greatest impact scenarios" are taken from a number of different turbines including the Vestas V150 6.0 MW model.

**Are any further wind farm expansion plans being considered in the area?**

No. EMPower are not considering further expansion of the Annagh Wind Farm, or of developing new wind farms in the locality.

**How is the setback distance of turbines from housing calculated?**

The setback distance to housing will be 4 x tip height of turbines, in line with the proposed Draft Wind Energy Development Guidelines 2019.

**Has site access route been considered?**

A number of site access options are currently being considered. Our intention is to select the least impact, technically feasible approach and mitigate any negative impacts to an acceptable level before planning submission. The Traffic Management Plan will form a key document in this regard.

**Is battery storage needed?**

EMPower do not plan to apply for battery storage infrastructure as part of this project's planning submission.

**What is the lifetime of a wind project and what happens to the wind farm at the end of its life?**

Our intention is to apply for a 30-year planning permission at Annagh Wind Farm. When the operation lifetime of the project comes to an end, there are two possibilities. The project can enter into an entirely new planning process to seek consent to repower the project. This process will be subject to the planning legislation at that time. Alternatively, it can be fully decommissioned, whereby the turbines and supporting infrastructure is disassembled and removed, and the land is reinstated to its original condition. Before construction begins, a decommissioning bond is established to ensure funding is always available to decommission the project and reinstate the land.

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### **What are the standards and methods for shadow flicker control?**

Annagh Wind Farm will be observing a zero-tolerance limit for shadow flicker impacts on local residences. In order to prevent shadow flicker occurring, the times of day of potential occurrence have been identified. This approach is in line with the Draft 2019 Revised Wind Energy Development Guidelines.

The correct operation of the installed shadow flicker control measures will ensure that there will be no impact from shadow flicker. The operation and performance of the shadow flicker control measures will be monitored on an ongoing basis.

### **What has wind energy cost the Irish consumer?**

In January 2019, management and research consultancy, Baringa, conducted a financial impact analysis for end consumers of wind generation in Ireland over the period 2000-2020. The analysis indicated that the deployment of 4.1 GW of wind generation capacity in Ireland between 2000 and 2020 will result in a total net cost to consumers, over 20 years, of €0.1bn (€63 million to be exact), which equates to a cost of less than €1 per person per year.

(Source: Baringa - <https://www.iwea.com/images/files/baringa-wind-for-a-euro-report-january-2019.pdf>)

In the near future, as wind energy reaches cost competitiveness with new and existing gas fired plants, there will be a net financial benefit to electricity consumers for each turbine installed, in addition to all of the environmental and health benefits.

### **Do wind farms effect house prices?**

Research from around the world has shown that wind farms do not impact on house prices. In Britain, the Centre for Economics and Business Research (CEBR), found that wind turbines did not effect property sale prices. In the United States, researchers supported by the US Department of Energy (2014) also reached this conclusion.

(Source: CEBR -

<https://cdn.ymaws.com/www.renewableuk.com/resource/resmgr/publications/reports/ruk-cebr-study.pdf>)

(Source: Hoen et al - <https://emp.lbl.gov/sites/all/files/lbnl-6362e.pdf>)

(Source: ESB - <https://www.esb.ie/our-businesses/generation-energy-trading-new/wind-energy/wind-energy-frequently-asked-questions>)

### **Why not site wind turbines offshore?**

The urgent need to respond to climate change means that we'll need to use as many renewable resources as quickly as possible, including both onshore and offshore wind. At present onshore wind is one of the most economically competitive of the renewable technologies. Due to the technical hurdles of offshore construction and connection to the national grid, there is unlikely to be any offshore wind projects competing in the initial rounds of the RESS auctions. When projects and supporting grid infrastructure are ready, offshore wind will compete on price with other renewable technologies and the most economic solution will succeed.

The offshore wind resource potential is considerable in Ireland, but due to technical and economic restrictions, onshore wind is currently the key technology if we are to reach our energy objectives.

(Source: EWEA - [http://www.ewea.org/wind-energy-basics/faq/?tx\\_irfaq\\_pi1%5Bcat%5D=2](http://www.ewea.org/wind-energy-basics/faq/?tx_irfaq_pi1%5Bcat%5D=2))

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Thank you for participating in the consultation process for the proposed Ballynagre Wind Farm thus far. We look forward to continuing the consultation throughout the planning process and hopefully beyond.

If you have any further questions, please feel free to contact us at the following:

**Email**

[annagh@emp.group](mailto:annagh@emp.group)

**Telephone**

01 588 0178

**Post**

EMPower  
2 Dublin Landings  
North Wall Quay  
North Dock  
Dublin 1

We look forward to engaging with you at the Public Consultation Webinar on the 25<sup>th</sup> March.

Kind regards,

Marc McLoughlin

Project Manager  
Community Liaison Officer



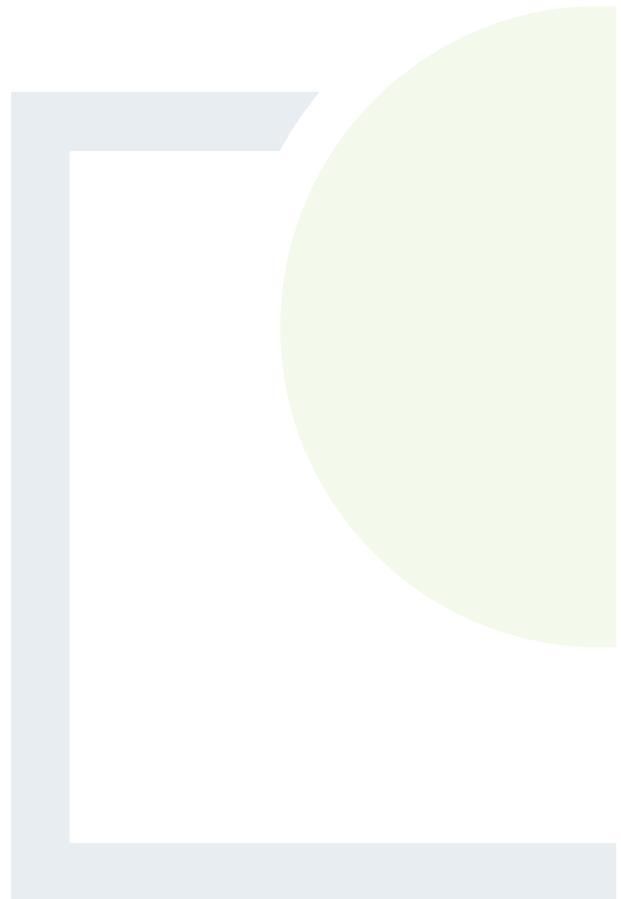


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**CONSULTANTS IN ENGINEERING,  
ENVIRONMENTAL SCIENCE  
& PLANNING**

## **APPENDIX 5.4**

Correspondence with Solar  
Farm Developer





**EMPOWER**  
2 Dublin Landings,  
North Wall Quay,  
North Dock, Dublin 1



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12th October 2021

**RE: Consultation with the applicant IGP Solar 8 Limited in relation to planning application reference 175799 (Cork County Council) regarding the project known as Charleville Solar Farm Limited**

Mr. Ian Lawrie  
Island Green Power Limited/Charleville Solar Farm Limited

Charleville Solar Farm Limited registered at;  
7 Cabinteely Close,  
Dublin 18,  
Cabinteely,  
Dublin D18 C2C0

IGP Solar 8 Limited  
Island Green Power Limited postal address;  
Island Green Power UK Ltd  
Unit 20,2 Coda Studios  
189 Munster Road  
London SW6 6AW

Dear Mr. Lawrie,

In relation to our proposed wind farm development in the townlands of Annagh North, Fiddane, Cooliney and Coolcaum, Co. Cork and subsequent to our numerous correspondence since June 2021. I wanted to write to inform you of the work we have undertaken in order to reduce any potential or perceived impact on your solar development, known as Charleville Solar Farm Limited, to an acceptable level.

We believe that the windfarm design originally communicated to you by the landowner David O'Sullivan, was feasible. However, we recognised that the proposed development raised some concerns on your part. Taking this into account we have partially re-designed our project at a significant cost in terms of both time and money in order to mitigate any concerns you communicated. Please see attached for your records a copy of the re-design which we are confident mitigates any perceived impact on your development to an acceptable level.

In order to provide additional comfort, we have engaged an expert solar consultant, Everose to carry out a production analysis and shading assessment. This analysis determined that with the re-design we have undertaken, assuming both projects are operational, the resulting losses incurred by the solar development would be 0.29% of annual production. We believe this is far lower than similar losses that have resulted from close proximity development of large-scale renewable energy assets in Ireland.

I trust that in undertaking this re-design and analysis in relation to our respective projects we have fully addressed your concerns. We are at your disposal should you wish to discuss this further.

**EMPOWER**  
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North Dock, Dublin 1

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T: +353.1.588.0178



Kind regards

A handwritten signature in black ink, appearing to read "Marc McLoughlin".

---

Marc McLoughlin  
CEO EMPower  
mml@emp.group  
+353.8685.93194

2 Dublin Landings, North Wall Quay  
North Dock, Dublin D01 V4A3, Ireland



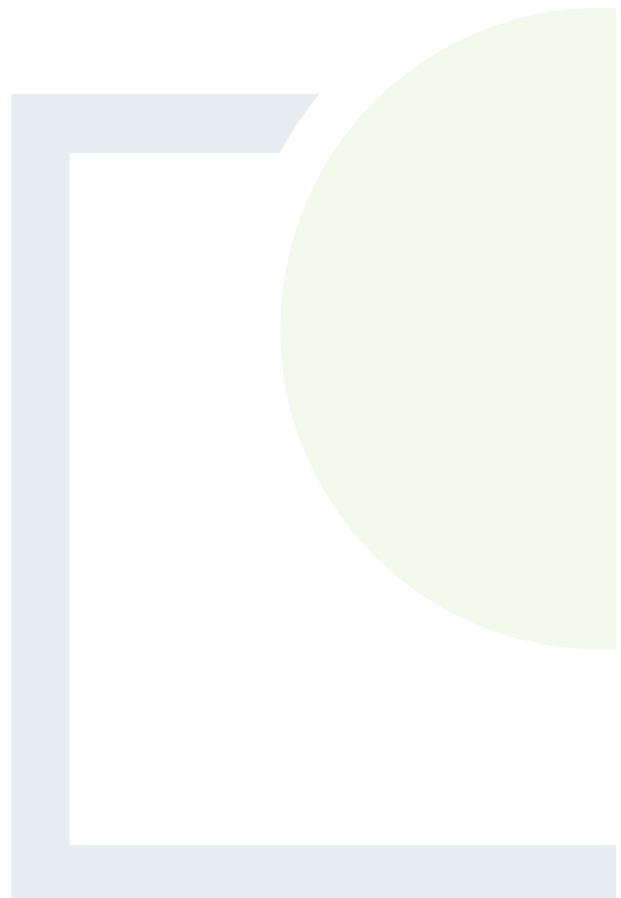


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**CONSULTANTS IN ENGINEERING,  
ENVIRONMENTAL SCIENCE  
& PLANNING**

## **APPENDIX 5.5**

Community Consultation  
Report





# Community Report

Proposed Annagh Wind Farm

Co. Cork



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## 1. Introduction

The Applicant has engaged and consulted with the local community in order to ensure that their views, concerns and suggestions were considered as part of the project design and the Environmental Impact Assessment process.

The Annagh Wind Farm project is proposed to be a 6-turbine development located in a largely agricultural area in north County Cork, approximately 6 km southwest of Charleville and approximately 3 km north of the village of Churchtown on lands contained within the townlands of Annagh North, Fiddane, Cooliney and Coolcaum. These communities are shown in relation to the development site below.

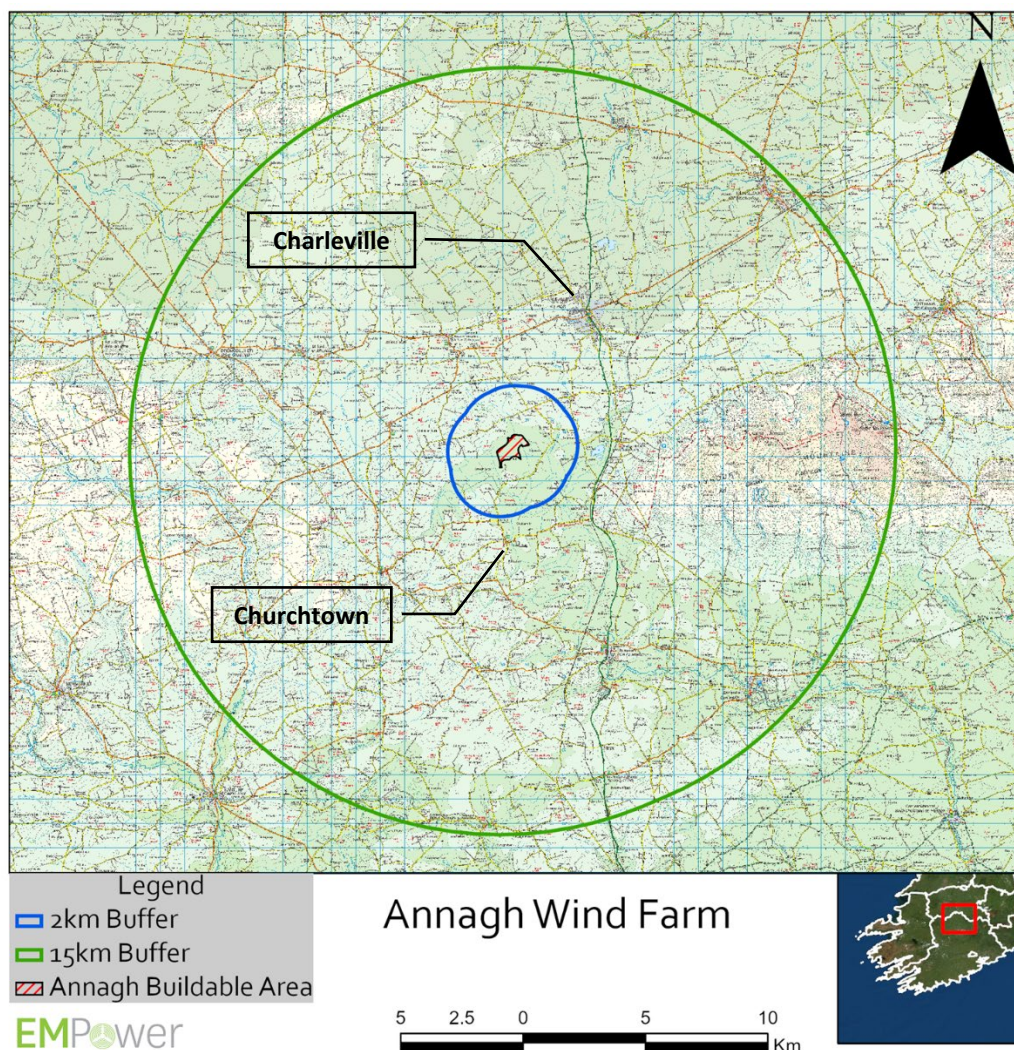


Figure 1 Map of Annagh buildable area with both 2km and 15km Buffers

In relation to national guidance on community engagement and consultation for wind energy developments, the Wind Energy Development Guidelines (Department of Environment, Heritage and Local Government, 2006) state that: "While it is not a mandatory requirement, it is strongly recommended that developers of a wind energy project should engage in active consultation and dialogue with the local community at an early stage in the planning process, ideally prior to submitting a planning application".

The Draft Revised Wind Energy Guidelines (Department of Housing, Planning and Local Government, 2019) further address this topic in the following: “In order to promote the observance of best practice, planning authorities should require applicants to prepare and submit a Community Report with their planning application and a condition on any subsequent planning permission should require developers to carry out the development in accordance with the approved Community Report”.

This Community report serves to outline the process that the Applicant undertook while engaging and consulting with the community surrounding the proposed Annagh Wind Farm.

EMPower believes in transparent and productive engagement with the communities surrounding its proposed wind farms. We strive to develop projects that will be of overall economic, environmental and social benefit to our near neighbours, local communities and wider society.

In the past, developers have often initiated the community consultation process shortly before submission of a planning application, when the key design decisions have been made. EMPower have sought to involve the local community much earlier in the Environmental Impact Analysis and project design, in order to facilitate constructive dialogue at a time when it can have a meaningful impact on environmental analysis and project design.

The Draft Revised Wind Energy Guidelines (Department of Housing, Planning and Local Government, 2019) state that “meaningful community consultation also helps developers:

- to refine the design approach to a project reflecting a broadly based community perspective
- to explain the potential benefits of a project more clearly to communities
- to establish relationships with the community, as well as empowering communities to interact with and benefit more fully from projects.”

In line with national policy, EMPower are committed to meaningful, transparent consultation, which facilitates more informed and active engagement with the proposed project.

## 2. Summary of Consultation

### 1.1 Community Liaison Officer

Marc McLoughlin is the appointed Community Liaison Officer for the proposed Annagh Wind Farm. Marc holds a B Eng. in Energy and Environmental Engineering from TU Dublin. He has been working with EMPower since 2019 as a direct project manager for the Annagh project. He has 17 years’ experience in Onshore windfarm development, construction and operations. Marc has led the community consultation process at the proposed Annagh Wind Farm since the first public event held in October 2019. Marc’s contact information for the proposed Annagh project has been made available to the local community throughout the consultation process.

### 1.2 Proposed Annagh Wind Farm Public Consultation Event No.1

An information event was held by representatives of EMPower on Wednesday the 30th of October 2019 at Liscarroll Gaels GAA Club, Churchtown. The event was advertised in the Corkman Newspaper on Thursday the 24th of October. The event was aimed at introducing the local community to the project at an early stage during the feasibility assessment of the project. Members of EMPower’s development team were present to inform members of the public of the intention to develop the



project, describe the various details of the project that had been developed to date and to feedback public opinion into the design process.



*Figure 2 Face to Face Public Consultation Event October 2019*

The project team presented the Annagh Wind Farm proposal which was then made up of an 8 no. turbine array. Information boards including maps, text and graphics were presented to describe the project. The information presented included the following:

- A description of the project site, the proposed project and statistics on the potential power output.
- An introduction to EMPower, the company's mission statement and expertise.
- A description of the development process of the wind farm from land agreements to decommissioning.
- Facts about wind energy in Ireland including current situation, national policy goals and the potential renewable energy support scheme, which was later published as the Renewable Electricity Support Scheme (RESS).
- Information on the community benefit fund, describing the development benefits to the local community as well as other socio-economic benefits such as job creation and County Council rates contribution.

A brochure was prepared describing the above information and made available at the event. Contact information for the project team was included so members of the public could get in contact and request information on the project. Materials presented at this event are provided in Appendix 4a.

### 1.3 Proposed Annagh Wind Farm Public Consultation Event No.2

The second community engagement was hosted in 2020 with a public information Webinar event hosted on the evening of the 9<sup>th</sup> December 2020. This event was advertised in the Corkman on the 3<sup>rd</sup> of December 2020. This webinar further described in detail, the process of site selection and the process of Environmental Impact Analysis that would be carried out. Proposed transport corridors, grid connection corridors, the community benefit fund and near neighbour scheme were also explained to the community. Further to this, the planned virtual consultation room was introduced whereby anyone in the local community could access it on the Annagh wind farm website.

Issues raised during and in the days prior to this meeting included the below:

- Impacts to local flora and fauna
- Impacts to peat habitats
- Impacts to waterbodies
- Scale and number of turbines
- Visual effects
- Noise impacts to local residents
- Access for turf cutting
- Access for recreational uses
- Community benefit fund

This early feedback was used to inform the development of the Environmental Impact Analysis and project design, as will later be described in the Section 4 Evolution of Project Design. Materials presented at this webinar are provided in Appendix 4b.

### 1.4 Proposed Annagh Wind Farm Public Consultation Event No.3

A Public Consultation Webinar was hosted on the 25<sup>th</sup> March 2021. The event was advertised in the Corkman newspaper of the 18<sup>th</sup> of March 2021. Information letters and project newsletters were delivered to residents within 2 kms of the proposed site prior to this event providing details related to the webinar event.

During this webinar, information about the ongoing environmental baseline surveys and an initial 6-turbine wind farm layout were presented, as well as the further information about the community fund allocation. There was also an interactive Q&A session during which the applicant answered questions submitted by local residents and the wider community.

The presentation described the applicant and environmental assessment team and set out the evolution of the project to date. Additional project information was presented such as a detailed layout of the project and the proposed turbine delivery route. Additional environmental information was also presented, and photomontages were included which demonstrated a visualisation of what the proposed wind farm would look like in the landscape from various viewpoints. The attendees were invited to ask questions and contact information was provided for any follow up queries.

The materials presented at this Webinar are included in Appendix 4c.

### 1.5 Proposed Annagh Wind Farm Public Consultation Event No.4

EMPower held an additional Public Consultation Webinar on the 8<sup>th</sup> September 2021, which was advertised in the Corkman Newspaper on 2<sup>nd</sup> September 2021. This Webinar presented the final 6-turbine design of the wind farm design, while again discussing the concluding environmental studies and community benefit fund. Further details were provided on the final transport and grid routes. In addition, a more detailed presentation on the Landscape and Visual Impact Assessment (LVIA) was provided. Attendees were invited to participate in an interactive Q&A where queries were addressed on the night and further contact with the project team was encouraged. The proposed submission timeline was explained to the attendees.

Materials presented at this webinar are provided in Appendix 4d. The Public Consultation Webinar video can be viewed on the project website at [www.annaghwindfarm.ie](http://www.annaghwindfarm.ie)

### 1.6 Annagh Wind Farm Project Website

At the time of the first public consultation event, a project website was established in order to share information with the local community. This website has continued to be updated regularly with project resources by EMPower throughout the development of the proposed project. Information presented on the project website includes:

- Company information
- Environmental Impact Analysis information
- Project Maps
- Webinar videos
- Relevant publications
- Wind Energy FAQ
- Contact information
- 

### 1.7 Contact with 2km Residents

EMPower endorses a focus on the residents of dwellings within 2 km of the site as these people will be closest to the development and will be most sensitive to any potential effects caused by the proposed development. We identified residents within 2 km by taking the initial project study area and applying a 2 km buffer on each turbine. Specific addresses were obtained from the publicly available Eircode database, additional ground proofing surveys were also conducted. Within this area dwellings that are lived in, vacant and with the potential to be occupied were mapped.

Unfortunately, it was not possible to perform ubiquitous house visits to all within 2 km, as this would have contradicted the public health guidance surrounding COVID-19. Alternatively, the EMPower team offered home visits on request to residents throughout the community consultation campaign. As the health and safety of our staff and the public is our top priority, any such visits would be in full compliance of the latest health guidance and restrictions. All correspondence delivered directly to residents within 2 km of the proposed project can be found in Appendix 2 of this report.

## **November/December 2020**

In order to ensure the health and safety of staff and local residents during public consultation, while still engaging with the community, the applicant sent a letter and public consultation brochure to each household within 2 kilometres (km) of the project study area on 27<sup>th</sup> November 2020.

This letter outlined the proposed project and invited the recipient to a live online Public Consultation Webinar, hosted by the applicant on 9<sup>th</sup> December 2020. This event was advertised in the Corkman Newspaper on the 3<sup>rd</sup> of December 2020.

## **March 2021**

EMPower delivered a Frequently Asked Questions (FAQ) compilation to all residents within 2 km of the proposed project on 14<sup>th</sup> March 2021, along with notification for the 3<sup>rd</sup> Public Consultation which was a webinar to be held on 25<sup>th</sup> March 2021. This webinar was also advertised in the Corkman newspaper on the 18<sup>th</sup> of March 2021.

## **August/September 2021**

EMPower delivered a letter to all residents within 2 km of the proposed project on 29<sup>th</sup> of August 2021, informing the 4<sup>th</sup> Public Consultation which was a webinar to be held on 8<sup>th</sup> of September 2021. This event was also advertised in the Corkman newspaper on the 2<sup>nd</sup> of September 2021.

## **October 2021**

On 24<sup>th</sup> of October (dated 20<sup>th</sup> October) 2021 EMPower provided a letter to all residents within 2 kms of the project location to inform the local community of EMPower's intention to submit planning within weeks of that date. This letter highlighted that the planning submission would be advertised in the Corkman newspaper. Further to this it gave notice that the virtual consultation room was live. Included in this distribution, directly to local residents was a detailed project newsletter giving an overview of the planning submission and detailed project design.

## **1.8 Virtual Consultation Room**

During the second Annagh Public Consultation Webinar presentation, EMPower staff also introduced the Virtual Consultation Room for the proposed Annagh Wind Farm. The virtual consultation room is provided during the planning submission period to allow the community to access information such as videos, project literature, maps and photomontages in an interactive way. This enables the local community to review the project specifics in detail at their own pace and to the level most suitable for each person. Further updates in relation to the virtual consultation room was provided to the local community during the third and fourth consultation events. Notice of the virtual consultation room being made live was provided in the letter to the local community in October 2021. A link was also provided on the project website. The Virtual Data Room can also be accessed from the project website ([www.annaghwindfarm.ie](http://www.annaghwindfarm.ie)).

## **1.9 Frequently Asked Questions Summary**

All participants in the public consultation events and communications were encouraged to submit feedback to the Applicant by email, telephone, in-person or post. All feedback and comments received were maintained in a stakeholder register and used to inform the ongoing project design and environmental studies.

A summarisation of key questions received was compiled and delivered to the households of each resident within 2km of the proposed project study area on 14<sup>th</sup> March 2021. This letter featured questions posed by the local community throughout the consultation process. We considered that these questions and answers would be of benefit to all near neighbours of the development, not only those who attended the consultation events or submitted them via email.

Along with these frequently asked questions (FAQ) compilation, details of the planning submission dates and procedures for submitting an observation were included in this letter. This FAQ and Planning Submission Letter is included in Appendix 2.

### 1.10 Community Consultation Activity and Communication Trackers

A summary of the key community consultation activities is presented on the following page.

Additionally, the development team has maintained a Community Consultation Communication Tracker throughout the development process. For each consultation submission, this contains the subject, content, status and the contact information of the submitter. The original emails are also catalogued for reference. Excerpts from the Community Consultation Communication tracker is presented in Tables 1 and 2 below.

1.10.1 Annagh Wind Farm Community Consultation Activity Tracker

Table 1 Table of Public Consultation Activities Related to the Proposed Annagh Windfarm Project

Date	Engagement Activity	Participants	Notes
24 October 2019	Launch of project website.	Public Domain	<a href="http://www.annaghwindfarm.ie">www.annaghwindfarm.ie</a>
24 October 2019	Advertisement of first public consultation event.	Public Domain	Corkman Newspaper see Appendix 1
30 October 2019	Hosted first public consultation event. This event was a public meeting hosted at the Liscarroll GAA club in Churchtown, Co. Cork.	4 attendees	Liscarroll GAA Club see Appendix 4 d
27 November 2020	Letter and consultation newsletter drop to local residents within 2km of the proposed project location.	104 Households within 2kms	See Appendix 2
03 December 2020	Advertisement of second public consultation event.	Public Domain	Corkman Newspaper see Appendix 1
09 December 2020	Hosted second public consultation event. Due to COVID restrictions at the time this event was a hosted webinar open to all members of the public. A live Q&A facility was provided through the Zoom platform.	10 attendees	See Appendix 4 c
14 March 2021	Letter including Frequently Asked Questions (FAQ) drop to local residents within 2km of the proposed project location	104 Households within 2kms	See Appendix 2
18 March 2021	Advertisement of third public consultation event.	Public Domain	Corkman Newspaper see Appendix 1
25 March 2021	Hosted third public consultation event. Due to COVID restrictions at the time this event was a hosted webinar open to all members of the public. A live Q&A facility was provided through the Zoom platform.	8 attendees	See Appendix 4 b
29 August 2021	Letter and consultation newsletter drop to local residents within 2km of the proposed project location	104 Households within 2kms	See Appendix 2

02 September 2021	Advertisement of public consultation event	Public Domain	Corkman Newspaper see Appendix 1
08 September 2021	Hosted 4th public consultation event. Due to COVID restrictions at the time this event was a hosted webinar open to all member of the public. A live Q&A facility was provided through the Zoom platform.	4 attendees	See Appendix 4 a
16 September 2021	Letter sent (via email) to club and societies to communicate relevant aspects of the community fund.	11 clubs and societies	See Appendix 1
24 October 2021	Letter drop, including detailed project newsletter to local residents within 2km of the proposed project location informing the community of the intended planning submission.	104 Households within 2kms	See Appendix 1

1.10.2 Excerpt from the Annagh Wind Farm Community Communication Tracker

Table 2 Demonstration of direct correspondence with consultees

Consultee	Query Type	Type	Date	Response	Date	No of correspondence
Community Consultee 1	Landscape and Visual	email	30/11/2020	Yes	01/12/2020	x1
Community Consultee 2	Proximity to home	email	01/12/2020	Yes	01/12/2020	x3
Community Consultee 3	Wind development	Phone	01/12/2020	Yes	03/12/2020	x1
Community Consultee 4	Landscape and Visual	Email	02/12/2020	Yes	02/12/2020	x4
Community Consultee 5	Community Fund	email	03/12/2020	Yes	03/12/2020	x1
Community Consultee 6	Proximity to home	email	05/12/2020	Yes	08/12/2020	x1
Community Consultee 7	Development opportunities	email	04/12/2020	Yes	08/12/2020	x1
Community Consultee 8	Proximity to home	email	18/03/2021	Yes	18/03/2021	x1
Community Consultee 9	Webinar	email	26/03/2021	Yes	26/03/2021	x2
Community Consultee 10	Community Fund	email	29/03/2021	Yes	29/03/2021	x4
Community Consultee 11	Proximity to home + Consultation	Letter	April 2021	Yes	21/04/2021	x1



## 2 Influence of Engagement on Evolution of Project Design

Through engaging with the local community, the project team has gained a detailed understanding of the primary concerns of the local community and near neighbours. The project team utilised this feedback, not only to appreciate and where possible, alleviate the concerns of the local residents, but also to inform elements of the project design and analysis.

Local events and correspondence over phone and email with residents was of great benefit to the project team, particularly in understanding more about the land use, traffic activity, flora and fauna during the early stages of the environmental studies. As the project progressed, local feedback contributed to key design decisions and mitigation efforts. Below are the primary topics of community feedback and how they influenced the project design.

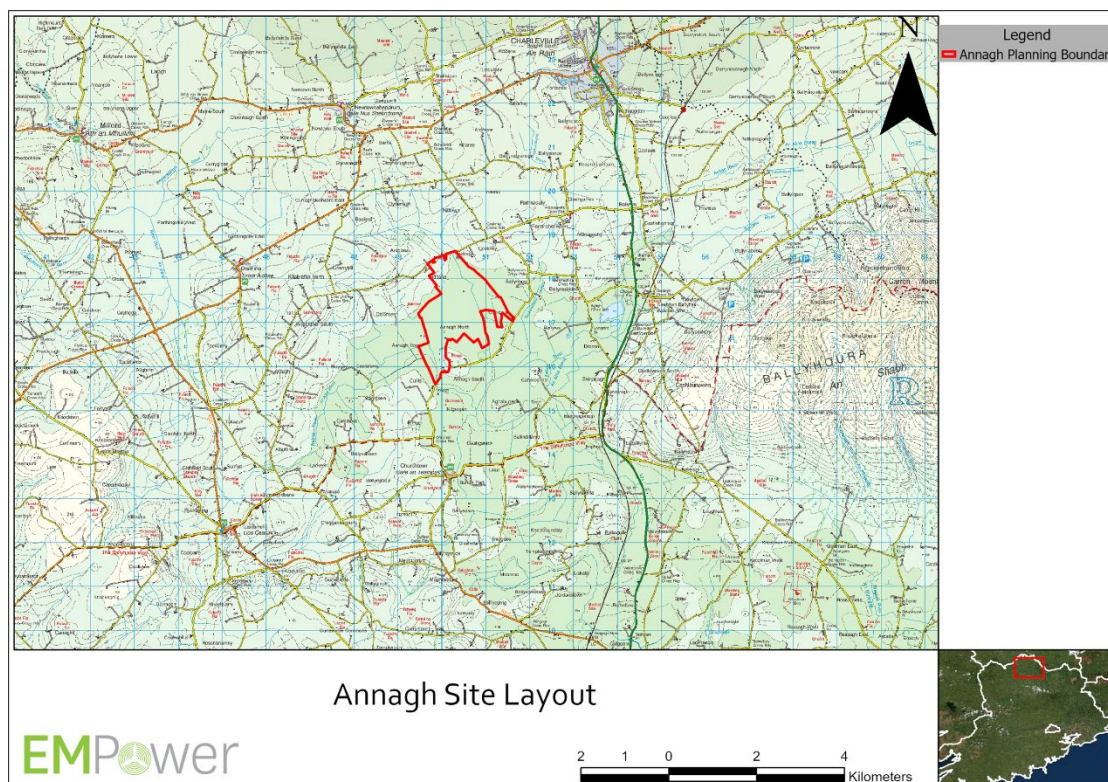
- **Environmental Impact** – Early in the public consultation process, it was clear that potential adverse environmental impacts associated with the proposed development was a key priority for the local community. We have taken the utmost care and diligence to ensure that all environmental impact analysis is carried out to best practice standards.
- **Community Fund** – The local community have provided input for the Proposed Community Benefit Fund breakdown in line with RESS information guidelines. We will continue to consult with local community members, clubs and societies throughout the development of the Proposed Annagh Wind Farm. We aim to establish a local working group to propose an administrative structure for this fund in the coming months.
- **Site access** – In response to feedback from local residents, site access will be carefully managed throughout the construction and operational phases to ensure that safe access and egress is maintained. We will continue to consult the local community on this matter throughout design and implementation of the detailed construction management plan.
- **Noise** – Noise analysis was undertaken to ensure compliance with the 2006 Wind Energy Development Guidelines. In response to concerns from the local community members regarding noise emissions, a candidate turbine with serrated edged blades was adopted in order to further reduce noise output. Additionally, the elimination of two turbines from the initial proposed layout serves to reduce the overall noise impact.
- **Landscape & Visuals** – While optimising the wind farm’s technical design in order to be competitive in the RESS auction process and deliver the cheapest electricity prices for Irish consumers, we strived to ensure that the wind farm would not create significant visual impacts on its receiving landscape.

### 3 Evolution of Project Design

The final proposed turbine layout takes account of all site constraints and the distances to be maintained between turbines and houses, roads, etc. The layout is based on a combination of the results of all site investigations that have been carried out during the EIAR process, the community engagement process that began in October 2019 and the scoping with statutory and non-statutory consultees.

The EIAR and wind farm design process was an iterative process, whereby the community played a key role in providing feedback at each stage.

The iterative design process considered a range of alternative designs throughout the evolution of the project. The design iterations were influenced by potential environmental effects identified throughout the environmental assessment, leading to the evolution of the developable area of the project and the establishment of the final design as proposed. 5 no. design iterations were considered throughout the progression of the project.



#### 3.1 Annagh Windfarm Initial Design Iteration

An initial design within the developable area of the wind farm site consisted of 8 no. wind turbines. This represented the maximum volume developable at the site and was considered with respect to environmental impacts. The turbine height considered for this initial layout was 150m tip height with 120m rotor diameter. This design achieved the desired megawatt (MW) output for the project at approximately 33.6MW. From the outset, this turbine layout was considered to have a higher significance of visual impact when viewed from a distance as the greater number of turbines located closer together created a sense of visual clutter. Furthermore, the inclusion of a turbine located

approx. 200m from the boundary of the Blackwater River (Cork/Waterford) SAC was also considered to have greater potential for impacts on the European Site. The potential development area was significantly set back from the SAC in the later design iterations.



Figure 4 Annagh Windfarm Initial 8 Turbine Design

### 3.2 Annagh Windfarm Design Iteration 1

An alternative layout was brought forward for Design Iteration 1 (DI1) which aimed to provide less turbines with a greater tip height and rotor diameter. The 6-turbine option reduced the loss of habitat by providing less hardstanding areas than the initial 8-turbine layout. However, this design included the use of turbines with a similar power output to the initial design iteration and following analysis, the overall expected power output of 25.2MW would not produce a significant amount of electricity for a viable project at the Annagh Wind Farm Site.



Figure 5 Annagh Design Iteration 1

### 3.3 Annagh Windfarm Design Iteration 1(b)

This design used similar turbine locations, however, with an alternative tip height and rotor diameter. DI1b utilised a 185m tip height and a 150m rotor diameter. This allowed for the 6-turbine wind farm to achieve a greater megawatt output of 37.2MW. This design was taken forward for environmental assessment. Initial assessment of DI1b revealed that T05 fell within proximity to an Archaeological monument, while it's access tracks passed through a recorded monument. Investigation of the T04 location revealed potentially unstable ground in the townland of Annagh Bogs. This turbine was also closely linked to the Blackwater River (Cork/Waterford) SAC where potential impact to the European site was identified. Furthermore, the proposed tip height of 185m was found to fall within 4x tip height distance from a number of nearby residential dwellings. Considering the provisions of the Draft Revised Wind Energy Guidelines, and the desire to reduce potential impact on residential amenity, as well as to reduce overall visual impact of the project, a redesign of the wind farm was considered necessary to reduce potential impacts and mitigate by design.

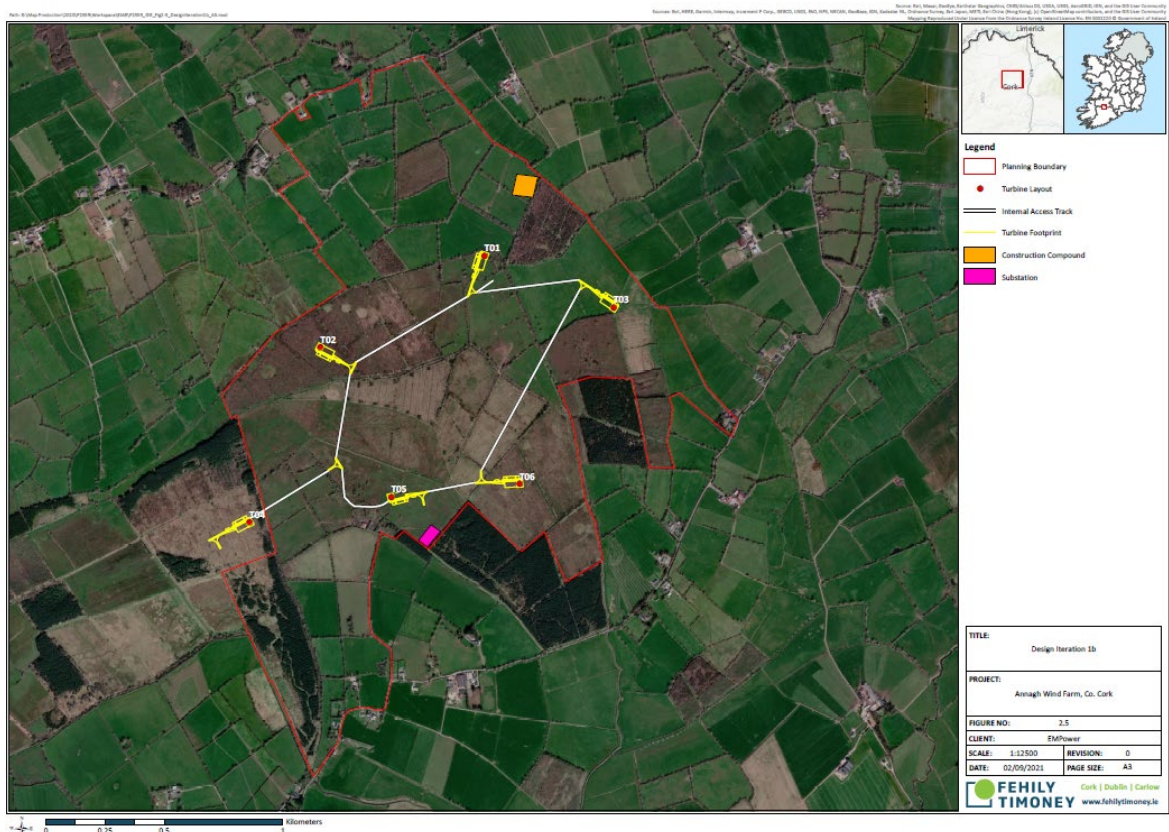


Figure 6 Annagh Design Iteration 1(b)

### 3.4 Annagh Windfarm Design Iteration 2

Design iteration 2 (DI2) reduced the tip height of the proposed turbines to 175m. This achieved a 4x tip height setback (700m) from all non-financially involved residential dwellings, with the closest financially involved dwelling located 690m from the nearest turbine. The reduction in height also slightly reduced the overall visual impact of the project. The design also reduced the amount of new access tracks throughout the wind farm site in an attempt to reduce the loss of habitat from hard surfaces. This also reduced the number of on-site watercourse bridge crossings from 4 no. crossings to 1. crossing.



Figure 7 Annagh Windfarm Design Iteration 2

T04 was moved further north to a position with better ground conditions, and infrastructure including access tracks, turbine hardstanding's and turning heads were moved further away from the Blackwater River (Cork/Waterford) SAC to avoid potential impact on the European Site. The 6-turbine DI2 maintained the desired megawatt output of approximately 37.2MW.

### 3.5 Annagh Windfarm Design Iteration 3

Design Iteration 3 (DI3), referred to as the 'final design iteration', involved the production of a Civil Infrastructure Design which aimed to use the existing agricultural access tracks and utilise existing field boundaries and contours to achieve greater design harmony with the existing environment. The final design maintains a significant setback from the Blackwater River (Cork/Waterford) SAC with the closest point being approx. 270m from the SAC boundary where an existing agricultural track will be upgraded. The most proximate turbine hardstanding area is located at T04, approx. 650m north of the SAC boundary. The final design iteration allows for adequate setback from existing archaeological monuments in order to avoid potential impacts on cultural heritage assets. The design also utilises a clear-span bridge at the Oakfront Stream in order to avoid instream works and avoid potential impact on water quality. The final design iteration included the movement of the on-site substation from the south of the site to the west of the site. This was due to the location's susceptibility to flooding.



Figure 8 Annagh Windfarm Design Iteration 3

## 4 Ongoing Contact

The nature and frequency of interaction between the project development team and the local community will depend on the phase of development. Consistent in all phases detailed below will be a dedicated Community Liaison Officer for the project who is contactable by email and phone. As the project advances, updates regarding the project's status and activity will be posted to the project website and where appropriate, circulated to the local community.

In line with the Governments Code of Practice 2016 the project will publish an annual summary report of all engagement activities on the project website.

### 4.1 Permitting and Pre-Construction

While the permitting process for the proposed Annagh Wind Farm is ongoing, EMPower will remain available to the community for any comments or queries relating to the planning application, Environmental Impact Assessment or any other topics raised. EMPower will also circulate project updates regarding this permitting process to the local community.

A collaborative design process for the Annagh Community Benefit Fund will be established between the project developers and the members of the local community. The project team will start a process of reaching out initially to residents within the 2 km zone and then slightly further afield, in order to bring together a small group of people who are interested in working on the design and structure of a community-based entity that would ultimately run this Community Benefit Fund. This process will start with a scoping exercise followed by a series of facilitated workshops. It is hoped that representatives involved in existing local development initiatives will be stakeholders in this process and will therefore contribute to this strategy.

As part of this process, the project development team will closely follow any developments to the latest Terms and Conditions of the Renewable Energy Support Scheme (RESS), including the RESS Investment Scheme Community Investment which was eventually not included in RESS-1. Should the Department of the Environment, Climate and Communications (DECC) develop and implement an appropriate mechanism for community investment in future RESS schemes that the proposed Annagh Wind Farm aims to participate in, we would actively promote this within the community.

Prior to construction, the Project will also quantify the materials and services required and seek to identify local suppliers to provide these where possible.

### 4.2 Construction phase

Approximately 6 months prior to the commencement of construction of the proposed Annagh Wind Farm, the development team will establish a liaison group. Monthly meetings will be held with this group to prepare for the construction phase and monitor activities during construction. Our priority is to ensure the safety of all staff and local residents, while communicating effectively with those directly impacted by construction activities. The Construction Environmental Management Plan and Traffic Management Plan will be key references for these procedures and communications, particularly in minimising impacts on local road users.



### 4.3 Operational Phase

The project will continue with a proposed annual meeting with the liaison group to update the group on project performance and address any issues identified. The Community Liaison Officer will also be available throughout this period to directly address and investigate any issues raised by local residents. As stated above, the project website will also be maintained as a method of providing regular, up to date information on the project.

### 4.4 Decommissioning Phase

A year prior to the commencement of decommissioning of the project, the project team will engage with all residents within the 2km zone to outline the decommissioning plan and address any issues identified at that time.

## 5 Potential Enduring Benefits of this Project

Annagh Wind Farm has the potential to bring significant positive benefit to the local community. The project will create sustainable local employment, it will contribute annual rates to the local authority and it will provide opportunity for local community investment in the project in line with the new Renewable Electricity Support Scheme.

### 5.1 Community Benefit Fund

We believe that the local community should not only be actively consulted regarding a renewable energy project, but that they should also benefit from its success. In line with this belief, the updated Wind Energy Development Guidelines and the Renewable Energy Support Scheme (RESS) both promote the adoption of energy production-based Community Benefit Funds. The Project's Community Benefit Fund will be designed to fully adhere to all conditions stipulated in these two policies. Based on the Terms and Conditions of the first RESS auction, EMPower expects that for each megawatt hour (MWh) of electricity produced by the wind farm, the project will contribute €2 into a community fund for the RESS period i.e. the first 15 years of operation.

The average capacity factor of wind energy projects in Ireland is 28.3% (SEAI, 2019). Assuming this efficiency, and a capacity of 37.2 MW, the community benefit fund would amount to an average of €178,494 per annum over the 15-year RESS period. The actual fund will vary around the average from year to year, depending on wind conditions. Onsite wind measurement suggest that the proposed Annagh wind farm will be capable of achieving an above average capacity factor, and therefore a larger community fund.

As the beneficiaries of the fund, EMPower also believes that it is the community who should guide the administration and allocation of the Community Benefit Fund. To ensure this is possible, we will seek to form a benefit fund working group that clearly represents both the close neighbours to the project as well as nearby communities and other stakeholders. This group would support the design, governance and structure of a community-based entity that would provide oversight for the administration the Community Benefit Fund. In addition, EMPower will employ an expert professional administrator to support the communities work. We aim to commence this work in 2022.

Valuable consultation has already been undertaken with the local community regarding how they would like to see the fund distributed. Based on this initial feedback, the guiding Terms and Conditions of RESS, and the EMPower staff's experience of best practice community fund administration, we have presented a framework for the proposed Annagh Wind Farm Community Benefit Fund, which was presented at the Public Consultation Webinars. The framework can also be viewed at the project website and the Virtual Consultation Room ([www.annaghwindfarm.ie](http://www.annaghwindfarm.ie)).

## 5.2 Community Investment Opportunity

EMPower welcomes the possibility for local communities to invest in projects in a meaningful way as a means to directly gain from the financial dividends that a project can provide should it be consented, built and operated. Although not included in the first RESS auction Terms and Conditions, DECC state they;

*“will continue to investigate opportunities to deliver on these investment opportunities and further develop the overall package of community participation and benefits in future RESS auctions in line with Ireland’s climate ambitions and the European Green Deal”.*

EMPower will seek to further explore the possibilities of community investment through consultation with the local community. In parallel, should DECC establish a viable method to implement investment opportunities within the RESS framework, we will be happy to promote this in our project area.

## 5.3 Employment Opportunities


As well as these direct financial benefits, Annagh wind farm will provide local employment opportunities. According to SEAI's "A Macroeconomic Analysis of Onshore Wind Deployment to 2020", 2.11 direct jobs are created per MW of installed wind capacity. Given a capacity of 37.2 MW, Annagh Wind Farm could create 70 jobs. Following SEAI's calculations, 57 of these would be created for the construction phase, while 13 operations and maintenance jobs would endure throughout the project's lifetime.

## 6 Conclusion

As outlined in this report, we have at all times aimed to establish a meaningful and transparent consultation with the local community regarding the proposed Annagh Wind Farm. We would aim to continue this dialogue throughout all future phases of development, construction, operations and decommissioning. We look forward to jointly developing the wind farm design and community benefits alongside our near neighbours and other stakeholders.

We would welcome a planning condition that requires us to adhere to commitments made in this community report for the lifetime of the development, in compliance with the Code of Practice for Wind Energy Development in Ireland - Guidelines for Community Engagement issued by the Department of Communications, Climate Action and Environment (December 2016) or updated revision.

## 7 Appendix 1 Notice of Public Consultation Information 1 to 4



**Notice of Public Information Event**

EM Power, a company with an address at 2 Dublin Landings, North Wall Quay, Dublin 2 are investigating the potential to develop a windfarm on the townlands of Fiddane, Coolcaum, Annagh (Anagh North & Annagh bogs) in Co. Cork.

We are hosting a public information event in Liscarroll Gaels GAA Club, Churchtown on Wednesday the 30th of October between the hours of 5 and 8 PM. This event will be open to all members of the public to attend in order to learn more about the current feasibility studies underway.

EM Power, 2 Dublin Landings, North Wall Quay, North Dock,  
Dublin D01 V4A3, Ireland

*Figure 9 Advert October 2019*



The former Central Hotel in Mallow town Centre



# Former Central Hotel under the spotlight again

BILL BROWNE

THE future of the former Central Hotel has once again come under the spotlight following a request by a local county councillor for - and update on - the status of the site.

Raising the issue in a motion at this week's meeting of the Kanturk/Mallow district committee, Cllr Gearóid Murphy (FF) asked officials if they had received any information from its current owners about when redevelopment works will commence at the site.

In June of this year, Mallow Capital Ltd was granted planning permission to convert the ground floor of the building, which has lain idle since the hotel closed in 2007, for retail and café use and the conversion of the upper two floors to residential use.

Cllr Murphy said it was vitally important that the building, which had been placed on the derelict sites register, was "not allowed to stay in its current state for another 10 or 15 years".

"This is a matter of major concern for the local community.

This building has wonderful potential given its central location in the town and I raise this issue because I want to find what future plans its current owners have for it," he said.

District officer Liz Donovan said the council had been in contact with the owners and Gardai over recent months in relation to incidents of anti-social behaviour and illegal dumping at the site, which had now been dealt with.

"We have also sought updates on when construction work might start there, but have heard nothing back thus far. We will let councillors know as soon as we do hear back from them," she said.

The *Corkman* attempted to contact the owners of the site but had not received a reply at the time of going to press.

Cllr Murphy's motion sparked a wider debate about the need for another hotel in Mallow town, with Cllr Pat Hayes (FF) saying that in light of this need the site might be better used for a new hotel.

Senior council executive officer Mary Hayes said that

while there was clearly a need for another hotel in Mallow, a retail development on the site in question was a "very positive development".

"For too long we have had this stolen effect where retail has been developed outside of our towns, creating this lack of usage of buildings within town centres. With this in mind, the plan to redevelop this site has to be welcomed," said Ms Hayes.

"Contact with the owners of the former hotel site has been very positive in relation to the proposed redevelopment and we hope that will remain the case. We just need to wait now," she added.

Cllr Murphy said that while he too would like to see another hotel in Mallow, he was pleased that the owners of the site were engaging with the Council on its redevelopment.

"I would much prefer retail space going in there as opposed to it staying in the current state for the next 10 or 15 years. We are currently in an economic upswing and I would hope that something is done there before there is a downturn," he said.

# Fury over lack of CLÁR funding for County Cork

CORK RECEIVED JUST 3% OF NATIONAL TOTAL IN LATEST ALLOCATIONS - WITH NOTHING COMING TO NORTH CORK

BILL BROWNE

COUNTY Cork is being seriously let down in relation to CLÁR funding, with the north Cork region in particular not receiving a single cent in allocations under the latest round of the programme.

The situation has incensed local politicians, prompting Cork North West Fianna Fáil TD Michael Moynihan to raise the issue with the Junior Rural and Community Development minister Seán Canney in Dáil Éireann on Tuesday.

He pointed out that of the €3.8 million allocated nationwide under the scheme, just €115,000 was allocated to Cork - representing just three per cent of the overall total.

"In north Cork, there was no funding at all. It all went to a number of projects in west Cork," said Deputy Moynihan.

He pointed out that Minister Canney's department had set out that Cork county was entitled to 15 priority projects under CLÁR, which provides funding for small infrastructural projects in rural areas that have experienced significant population decline.

These included traffic calming measures near the school in Knocknagree and other projects in Kanturk, Lyre and Millstreet that had been prioritised by Cork County Council.

Deputy Moynihan pointed out that just three of the 15 projects had been funded - none of which were in north Cork.

"CLÁR is vital in funding projects in rural communities such as Knocknagree, Kanturk, Lyre and Millstreet. Why was Cork only getting three per cent of the funding and why were the projects prioritised by Cork County Council not funded?"

He said that Cork was at a "great disadvantage" as its site is greater than six counties combined, saying that any six counties that would make up the landmass of Cork "would have far more projects funded".

Deputy Moynihan said that Cork should be treated according to its three divisions (north, south and west) and that CLÁR funding should be allocated on a divisional basis. He said the northern division has a population of 90,000 and the southern division 150,000, pointing out that counties with smaller populations had received CLÁR funding.

"Let me return to my fundamental point. Projects were prioritised by our local authority and it was led to believe they would be funded under CLÁR. Why were they not funded?"



Deputy Michael Moynihan (FF)

In reply, Minister Canney said there were almost 500 CLÁR applications received this year and that the funding sought for these "far exceeded the available budget".

"Unfortunately, it was not possible to fund all of the projects for which applications were submitted," said Minister Canney.

Deputy Moynihan asked Minister Canney if he accepted that his department had indicated, that if applied for, the 15 Cork projects would be successful.

"Does the Minister also accept that Cork should be treated differently because of its landmass, much of which is in the CLÁR region? I am referring in particular to the Duhallow region, where not one of the four projects received funding."

Minister Canney refuted a suggestion by Deputy Moynihan that the money was going "up the west" of the country "with nothing coming down to Cork", pointing out that three projects in county had been funded this year to the tune of almost €295,000.

He also pointed out that Cork had received €1.6 million in CLÁR between 2016 and 2018.

"I will continue to prioritise projects under CLÁR but we need to do so within the existing budgetary constraints. Since CLÁR's reintroduction, Cork has not done too badly," he said.

In reply to Deputy Moynihan's comment that he could not understand why a school safety application was refused funding, Deputy Canney said that if there was a specific situation it could be looked at.



## Baile Mhuire College memories

Dennis O'Keefe Knocknagree, Paddy O'Riada, Leo McSwainy Millstreet and D. J. O'Keefe Knocknagree at the Baile Mhuire College reunion in McSwainy's Killarney. Photo Michelle Cooper Galvin

# EMPower

## Notice of Public Information Event

EM Power, a company with an address at 2 Dublin Landings, North Wall Quay, Dublin 2 are investigating the potential to develop a windfarm on the townlands of Fiddane, Coolcaum, Annagh (Annagh North & Annagh bogs) in Co. Cork.

We are hosting a public information event in Liscarroll Gaels GAA Club, Churchtown on Wednesday the 30th of October between the hours of 5 and 8 PM. This event will be open to all members of the public to attend in order to learn more about the current feasibility studies underway.

EM Power, 2 Dublin Landings, North Wall Quay, North Dock, Dublin D01 V4A3, Ireland

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