



An
Bord
Pleanála

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

1.

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

Name of Applicant:	Cush Wind Limited
Address:	Cush Wind Limited Greahgcrotta, Tullyco, Cootehill, County Cavan
Telephone No:	c/o Agent
Email Address (if any):	c/o Agent

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

Name(s) of company director(s):	Herman Busschots Darren Sherry Jan Caerts Bart Van Renterghem Sarah Mee
Registered Address (of company)	Cush Wind Limited Greahgcrotta, Tullyco, Cootehill, County Cavan
Company Registration No.	460869
Telephone No.	c/o Agent
Email Address (if any)	c/o Agent

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

Name:	Galetech Energy Services
Address:	Clondargan Stradone Co. Cavan
Telephone No.	049 555 5050
Mobile No. (if any)	N/A
Email address (if any)	planning@galetechenergy.com

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

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

Yes: [] No:[]

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

James Carville
Cush Wind Limited
Greaghcrotta,
Tullyco,
Cootehill,
County Cavan

Phone Number: 049 555 5050

5. Person responsible for preparation of Drawings and Plans:

Name:	Cormac McPhillips
Firm / Company:	Galetech Energy Services
Address:	Clondargan Stradone Co. Cavan
Telephone No:	049 555 5050
Mobile No:	N/A
Email Address (if any):	planning@galetechenergy.com
Details all plans / drawings submitted – title of drawings / plans, scale and no. of copies submitted. Please refer to Annex 1 of this Application Form	

6. Site:

<p>Site Address / Location of the Proposed Development (as may best identify the land or structure in question)</p>	<p>Cush, Galros West, Boolinarig Big, Eglis and Ballindown, Co. Offaly</p>	
<p>Ordnance Survey Map Ref No. (and the Grid Reference where available)</p>	<p>OS Sheet Numbers 3643, 3644, 3701, 3702, and 3759.</p>	
<p>Where available, please provide the application site boundary, as shown in the submitted plans / drawings, as an ESRI shapefile in the Irish Transverse Mercator (ITM IRENET95) co-ordinate reference system. Alternatively, a CAD file in .dwg format, with all geometry referenced to ITM, may be provided.</p>		
<p>Area of site to which the application relates in hectares</p>	<p>290 ha</p>	
<p>Site zoning in current Development Plan for the area:</p>	<p>The proposed development site is located within an 'Areas Open for Consideration for Wind Energy Development' in the <i>Offaly County Development Plan 2021-2027</i>.</p>	
<p>Existing use of the site & proposed use of the site:</p>	<p>The existing use of the proposed development site is peat bogs (cutaway), agricultural pasture, commercial forestry and woodland.</p> <p>The proposed development provides for the construction, operation and decommissioning of a wind farm and associated infrastructure.</p>	
<p>Name of the Planning Authority(s) in whose functional area the site is situated:</p>	<p>Offaly County Council</p>	

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

Please tick appropriate box to show applicant's legal interest in the land or structure:	Owner	Occupier
	Other <input checked="" type="checkbox"/>	
Where legal interest is "Other", please expand further on your interest in the land or structure.		
The Applicant has an agreement in place with all relevant landowners.		
If you are not the legal owner , please state the name and address of the owner and supply a letter from the owner of consent to make the application as listed in the accompanying documentation.		
Alan Watkins	Hillside, Birr, Co. Offaly	
Mary McLoughlin	6 Seffin Avenue, Birr, Co. Offaly	
Pat Maher	Mountbolus, Tullamore, Co. Offaly	
Peter Darcy	Hollybrook, Boolinarrig, Birr, Co Offaly	
Mervyn Hardy	Boolinarrig, Birr, Co Offaly	
Mounthenry Farms	Mounthenry, Fivealley, Birr, Co. Offaly	
Thomas S Kenny	Hollywell, Keeloge, Shinrone, Birr, Co Offaly	
John & Veronica Alexandar	Fivealley, Birr, Co. Offaly	
Alan & Pauline Bulfin	Corrigeen, Fivealley, Birr, Co Offaly	
Kenneth Bracken	Kilmacshane, Banagher, Co Offaly	
Martin Horan	Boolinarrig Big, Fivealley, Birr, Co Offaly	
Francie Horan	Boolinarrig, Birr, Co Offaly	
Birr Trustee	31 Kildare Street, Dublin 2	
Birr Golf Club	The Glens, Birr, Co Offaly	
Coillte	Dublin Road, Newtownmountkenedy, Co Wicklow	
Patrick McIntyre	Ballindown, Birr, Co Offaly	
Does the applicant own or have a beneficial interest in adjoining, abutting or adjacent lands? If so, identify the lands and state the interest.		
No. Applicant has an agreement in place related to the lands the subject of this proposed development.		

8. Site History:

Details regarding site history (if known):

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

Yes: [] No: [✓]

If yes, please give details e.g. year, extent: No recorded recurring or historic flooding

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

Yes: [✓] No:[]

If yes, please give details:

Small-scale peat extraction, agricultural practices and commercial afforestation.

Are you aware of any valid planning applications previously made in respect of this land / structure?		
Yes: [<input checked="" type="checkbox"/>] No: [<input type="checkbox"/>]		
If yes, please state planning register reference number(s) of same if known and details of applications		
Reg. Ref. No:	Nature of Proposed Development	Nature of Final Decision of Application Grant of Refusal by Planning Authority / An Bord Pleanála
Offaly County Council PL2/22/444	(i) the retention of the existing 80 metre meteorological mast, which was erected as exempted development in accordance with Class 20A, Schedule 2, of the Planning and Development Regulations 2001 (as amended), and all ancillary infrastructure and associated site development and reinstatement works; and (ii) permission to increase the height of the existing meteorological mast from 80 metres to a height of 100 metres. The operational lifetime of the proposed development will be up to five years. This planning application is accompanied by an Appropriate Assessment Screening Report.	Planning permission was granted by Offaly County Council
If a valid planning application has been made in respect of this land or structure in the 6 months prior to the submission of this application, then any required site notice must be on a yellow background in accordance with Article 19(4) of the Planning and Development regulations 2001 as amended.		
Is the site of the proposal subject to a current appeal to An Bord Pleanála in respect of a similar development?		
Yes: [<input type="checkbox"/>] No:[<input checked="" type="checkbox"/>]		
If yes please specify		
An Bord Pleanála Reference No.: <u>N/A</u>		

9. Description of the Proposed Development:

Brief description of nature and extent of development	<p>The proposed development will comprise a 10-year permission for the following:-</p> <ol style="list-style-type: none"> i. 8 no. wind turbines with hub height of 114 metres, a rotor diameter of 172 metres and an overall tip height of 200 metres; ii. All associated turbine foundations and crane hardstanding areas; iii. A wind farm control building with a gross floor area of 131 square metres; iv. Underground electrical and communications cabling; v. Construction of internal wind farm access tracks and the upgrade of existing agricultural and forestry tracks; vi. Upgrade works to 2 no. existing site entrances from the N62 national secondary road to provide access for the construction phase; vii. Upgrade works to 2 no. existing site entrances from the L30033 and L300321 local roads to provide access during the operation phase; viii. 1 no. guy-wired meteorological mast with an overall height of 30 metres; ix. 2 no. temporary construction compounds; x. Ancillary forestry felling to facilitate the construction and operation of wind farm infrastructure; xi. Temporary works to public roads along the turbine component haul route, including a vehicle turning area at the junction of the N52 and N62 national secondary roads; xii. All associated and ancillary site development, excavation, construction, landscaping, spoil deposition and reinstatement works, including the provision of site drainage infrastructure and environmental mitigation measures; and, xiii. A 35-year operational life from the date of commissioning of the entire proposed development. <p>An Environmental Impact Assessment Report and Natura Impact Statement have been prepared in respect of the proposed development and accompany this planning application.</p>
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10. In the case of mixed development (e.g. residential, commercial, industrial, etc), please provide breakdown of the different classes of development and a breakdown of the gross floor area of each class of development:

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

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

Gross floor space of any existing buildings(s) in m ²	N/A
Gross floor space of proposed works in m ²	131m ²
Gross floor space of work to be retained in m ² (if appropriate)	N/A
Gross floor space of any demolition in m ² (if appropriate)	N/A

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

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

13. Social Housing:

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

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

Existing use (or previous use where retention permission is sought)
The existing use of the proposed development site is domestic-scale peat extraction, agricultural pasture, commercial forestry and woodland.
Proposed use (or use it is proposed to retain)
The proposed development involves the development of a wind farm and associated works. Existing uses will continue to co-exist with the proposed development.
Nature and extent of any such proposed use (or use it is proposed to retain).
The proposed development involves the development of a wind farm and associated works.

15. Development Details:

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

16. Services:

Proposed Source of Water Supply:
Existing connection: <input type="checkbox"/> New Connection: <input type="checkbox"/> Public Mains: <input type="checkbox"/> Group Water Scheme: <input checked="" type="checkbox"/> Private Well: <input type="checkbox"/> Other (please specify): During construction and decommissioning, potable water (for drinking, food preparation, and hand washing etc.) will be supplied by water dispensers and this will also be sourced and maintained by a licensed supplier. During operations, the wind farm control building is proposed to be served by the Rath Group Water Scheme to whom a connection application will be made in due course Name of Group Water Scheme (where applicable): Rath Group Water Scheme
Proposed Wastewater Management / Treatment:
Existing: <input type="checkbox"/> New: <input checked="" type="checkbox"/> Public Sewer: <input type="checkbox"/> Conventional septic tank system: <input type="checkbox"/> Other on site treatment system: <input checked="" type="checkbox"/> Please Specify: During construction and decommissioning, temporary portaloo chemical toilets will be provided which will be serviced and maintained by a local supplier. Wastewater will be removed from site by a licensed waste collector to a wastewater treatment plant. During operations, wastewater from the wind farm control building will be discharged to a foul waste holding tank. The tank will be regularly maintained by a licensed waste collector, with waste material being removed to a licensed wastewater treatment plant.
Proposed Surface Water Disposal:
Public Sewer / Drain: <input type="checkbox"/> Soakpit: <input type="checkbox"/> Watercourse: <input type="checkbox"/> Other: <input checked="" type="checkbox"/> Please specify: Proposed surface water drainage system will discharge to ground and to existing on-site drains. All surface water will be fully treated to ensure no deleterious matter is discharged to local surface water features.

17. Notices:

Details of public newspaper notice – paper(s) and date of publication
Irish Independent: Publication Date 04 January 2024 The Midland Tribune: Publication Date 04 January 2024 Copy of page(s) of relevant newspaper enclosed Yes: <input checked="" type="checkbox"/> No: <input type="checkbox"/>
Details of site notice, if any, - location and date of erection
The location of the site notices are illustrated in the accompanying planning application drawings. Date of Erection of Site Notice: 08 January 2024 Copy of site notice enclosed Yes: <input checked="" type="checkbox"/> No: <input type="checkbox"/>
Details of other forms of public notification, if appropriate e.g. website
All planning application and associated documentation is available to view and the dedicated project website:- www.cushwindfarmplanning.ie

18. Pre-application Consultation:

Date(s) of statutory pre-application consultations with An Bord Pleanála
Schedule of any other pre application consultations –name of person / body and date of consultation to be provided as appropriate and also details of any general public consultations i.e. methods, dates, venues etc. This can be submitted as a separate schedule with the application form.
Enclosed: Yes: <input checked="" type="checkbox"/> No: <input type="checkbox"/> Please refer to Annex 2 of this Application Form
Schedule of prescribed bodies to whom notification of the making of the application has been sent and a sample copy of such notification.
Enclosed: Yes: <input checked="" type="checkbox"/> No: <input type="checkbox"/> Please refer to Annex 3 to this Application Form

19. Confirmation Notice:

Copy of Confirmation Notice
Please find enclosed a copy of the relevant EIA Portal Confirmation Notice – Portal ID Number 2024001

20. Application Fee:

Fee Payable	€100,000
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I hereby declare that, to the best of my knowledge and belief, the information given in this form is correct and accurate and that the application documents being deposited at the planning authority offices, and any other location specified by the Board in pre application consultations, including a website (if any) will be identical to the application documents being deposited with the Board.

Signed: (Applicant or Agent as appropriate)	<i>Galetech Energy Services</i>
Date:	08/01/2024

General Guidance Note:

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

September 2018

Annex 1 – Schedule of Planning Application Drawings

Drawing Number	Drawing Title	Scale	Sheet Size
-	Contents	-	A3
CUS_PAS_LOC_001	Figure 1: Overall Project Location	1:50,000	A3
CUS_PAS_LOC_002	Figure 2: Overall Site Location	1:10,000	A1
CUS_PAS_LOC_003	Figure 3: Site Layout Drawing Key Plan	1:10,000	A1
CUS_PAS_LAY_001	Figure 4.1: Site Layout Map (Map 1 of 7)	1:2,500	A1
CUS_PAS_LAY_002	Figure 4.2: Site Layout Map (Map 2 of 7)	1:2,500	A1
CUS_PAS_LAY_003	Figure 4.3: Site Layout Map (Map 3 of 7)	1:2,500	A1
CUS_PAS_LAY_004	Figure 4.4: Site Layout Map (Map 4 of 7)	1:2,500	A1
CUS_PAS_LAY_005	Figure 4.5: Site Layout Map (Map 5 of 7)	1:2,500	A1
CUS_PAS_LAY_006	Figure 4.6: Site Layout Map (Map 6 of 7)	1:2,500	A1
CUS_PAS_LAY_007	Figure 4.7: Site Layout Map (Map 7 of 7)	1:2,500	A1
CUS_PAS_GA_001	Figure 5: Temporary Construction Site Entrance Details	1:500	A0
CUS_PAS_GA_002	Figure 6: Operational Site Entrance Detail (East)	1:250	A1
CUS_PAS_GA_003	Figure 7: Operational Site Entrance Detail (West)	1:250	A1
CUS_PAS_ELV_001	Figure 8: Turbine Elevations	1:500	A1
CUS_PAS_ELV_002	Figure 9: Typical Meteorological Mast Elevations	1:150, 1:25	A1
CUS_PAS_ELV_003	Figure 10: Typical Control Building Plans and Elevations	1:150	A3
CUS_PAS_GA_004	Figure 11: Typical Hardstand Specification	1:750	A3
CUS_PAS_GA_005	Figure 12: Typical Arrangement of Underground Wind Farm Cables	1:10, 1:20	A3
CUS_PAS_GA_006	Figure 13: Typical Access Track Specification	1:50	A3
CUS_PAS_GA_007	Figure 14: Typical Turbine Foundation Design	1:150	A2

Annex 2 – Schedule of Pre-Application Consultations

An Bord Pleanála

The proposed development was the subject of mandatory Pre-application Consultation with An Bord Pleanála (Reference [ABP-313778-22](#)). As prescribed by legislation, the purpose of the Pre-application Consultation was twofold. Firstly, to determine whether the project constituted SID; and if so, secondly, to give advice to the Developer on the procedures involved in making such an application and what considerations, related to proper planning and sustainable development or the likely significant environmental effects, in the opinion of An Bord Pleanála, may have a bearing decision in relation to any subsequent SID planning application.

A meeting was held between the Developer and An Bord Pleanála on 5 August 2022. During this meeting, the evolution of the project design was described in detail; including the site selection process, environmental scoping and constraints analysis, and details of stakeholder consultation; while advice was given to the Developer on key factors which would be relevant as part of the EIAR for any subsequent SID planning application including:-

- Landscape & visual effects;
- Transport & Access;
- Assessment of carbon losses and gains;
- Connection to the national electricity grid;
- Ecological effects, including potential effects on designated sites;
- Residential amenities;
- Ground conditions and the presence of peat; and
- Cumulative effects with other developments, including wind farms.

In issuing its determination that the proposed development constitutes SID, An Bord Pleanála advised the Applicant in relation to the planning application procedures and also provided a list of prescribed bodies which were considered relevant and to be consulted with in relation to the proposed development. Each of these prescribed bodies have been notified by the Applicant in relation to the planning application for the proposed development.

Offaly County Council

An Environmental Impact Assessment Scoping Request was issued to Offaly County Council on 30 May 2022 and included a *Preliminary Scoping Report* in order to provide sufficient information on the project and its possible likely significant environmental effects.

Subsequently, a consultation meeting with Offaly County Council was held (online) on 13 March 2023. During the meeting the project was described in detail together with the relevant environmental factors; including, *inter alia*, residential amenity, biodiversity, transport, flooding, landscape and visual amenity, noise, and shadow flicker; to be addressed in the EIAR. Other matters discussed during the meeting included the provisions of the *Offaly County Development Plan 2021-2027*, as well as some of the key issues to be considered in the project EIAR including, biodiversity; cumulative impact; haul route alterations; landscape and visual impact; and transport and access.

Further project updates, as they arose, were relayed to Offaly County Council.

Annex 3 – Schedule of Prescribed Bodies

Each of the following prescribed bodies have been notified of the planning application for the proposed development and have been furnished with a copy (or copies as may be appropriate) of all planning application documentation.

- An Chomhairle Ealaíon (The Arts Council)
- An Taisce;
- Eastern & Midlands Regional Assembly;
- Environmental Protection Agency;
- Fáilte Ireland;
- Inland Fisheries Ireland;
- Irish Aviation Authority;
- Minister for Agriculture, Food and the Marine;
- Minister for the Environment, Climate & Communications;
- Minister for Housing, Local Government and Heritage;
- Minister for Transport;
- Minister for Tourism, Culture, Arts, Gaeltacht, Sports and Media;
- Offaly County Council;
- Office of Public Works;
- The Heritage Council;
- Transport Infrastructure Ireland; and,
- Uisce Éireann (Irish Water).

A copy of each notification letter is provided within the planning application pack.