



Cush Wind Farm

# Environmental Impact Assessment Report

## Annex 1.7: Consultation Responses

Cush Wind Limited

Galetech Energy Services  
Clondargan, Stradone, Co. Cavan Ireland  
Telephone +353 49 555 5050  
[www.galetechenergy.com](http://www.galetechenergy.com)



## Conor Foy

---

**From:** Matthew Craig <matthew.craig@2rn.ie>  
**Sent:** 02 June 2022 17:49  
**To:** Conor Foy  
**Cc:** windfarms@rte.ie; Johnny Evans  
**Subject:** RE: Proposed Wind Farm Development in County Offaly: Pre - Application Scoping

Hi Conor,

The turbine locations in the scoping document are 1100m from our nearest off air path and pose no risk to our fixed linking.

There is however a risk of interference to Broadcast Services in the area and we would like a protocol to be signed between the developer and 2RN should the site go ahead.

Regards

### Matthew Craig

Project Engineer  
Projects and Coverage Planning  
2RN  
Block B, Cookstown Court, Old Belgard Road, Tallaght, Dublin 24, Ireland D24 WK28  
Phone: + 353 (0) 1 2082261 Mobile: + 353 (0) 87 7509955

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---

**From:** Conor Foy <conor@galetechenergy.com>  
**Sent:** Thursday 2 June 2022 12:34  
**To:** windfarms@rte.ie; Matthew Craig <matthew.craig@2rn.ie>; Johnny Evans <Johnny.Evans@2rn.ie>  
**Subject:** Proposed Wind Farm Development in County Offaly: Pre - Application Scoping

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Dear Johnny & Matthew,  
Please find attached a pre-application scoping request for a proposed wind farm development in County Offaly I would appreciate if you both could revert with any comments you may have in relation to this development within the timeframe specified in the attached.  
Thanks & Kind Regards,  
Conor

**Conor Foy | Galetech Energy Services**  
Clondargan, Stradone, Co. Cavan, Ireland, H12 NV06  
M: +44 77 31715328 | D: +353 49 489 0026 | [conor@galetechenergy.com](mailto:conor@galetechenergy.com)

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## Conor Foy

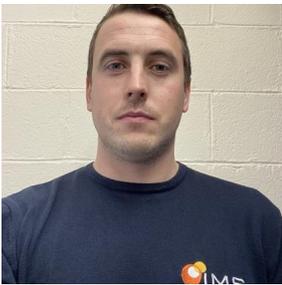
---

**From:** Denis (Denny) Ahern <denis.ahern@imedia.ie>  
**Sent:** 02 June 2022 12:33  
**To:** Conor Foy  
**Subject:** RE: Proposed Wind Farm Development in County Offaly: Pre - Application Scoping

Hi Conor,

Nothing of concern here for us.

Regards,  
Denis



### Denis (Denny) Ahern

Chief Operating Officer

**Mobile.** +353 (0) 87 8122298

**Phone.** +353 (0) 61 310752

**Email.** [denis.ahern@imedia.ie](mailto:denis.ahern@imedia.ie)

**Address.** 1st Floor Ashbourne Hall, Ashbourne Business Park, Dock Road, Limerick, Co Limerick, V94 NPE0, Ireland

**Website.** [www.imedia.ie](http://www.imedia.ie) / [www.imedia.co.uk](http://www.imedia.co.uk)



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---

**From:** Conor Foy <conor@galetechenergy.com>  
**Sent:** Thursday 2 June 2022 11:09  
**To:** Denis (Denny) Ahern <denis.ahern@imedia.ie>  
**Subject:** Proposed Wind Farm Development in County Offaly: Pre - Application Scoping

Dear Denis,

Please find attached a pre-application scoping request for a proposed wind farm development in County Offaly I would appreciate if you both could revert with any comments you may have in relation to this development within the timeframe specified in the attached.

Thanks & Kind Regards,  
Conor

Conor Foy | **Galetech Energy Services**

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## Conor Foy

---

**From:** Dawn Quinn <admin@batconservationireland.org>  
**Sent:** 08 June 2022 15:48  
**To:** Conor Foy  
**Subject:** RE: Proposed Wind Farm Development in County Offaly: Pre - Application Scoping

Dear Conor,

Thank you for your e-mail.

Unfortunately, as we are a very small organisation with limited resources, we do not have the capacity to comment on planning applications.

Please do ensure that all best practice guidelines are followed in relation to this development.

Your sincerely

Dawn Quinn  
Administrative Manager  
Bat Conservation Ireland

Postal/Registered Address: Carmichael House, 4-7, North Brunswick Street, Dublin 7, D07 RHA8.

E-mail: [admin@batconservationireland.org](mailto:admin@batconservationireland.org)

Website: [www.batconservationireland.org](http://www.batconservationireland.org)

Social Media: [Bat Conservation Ireland - Home](#) | [Facebook](#) | <https://twitter.com/BatConservIre>



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Bat Conservation Ireland. Company Limited by Guarantee (CRO) No. 494343. Charity Number (CRA): 20039417.

Website: [www.batconservationireland.org](http://www.batconservationireland.org) | Registered Address: Carmichael House, 4-7, North Brunswick Street, Dublin 7, D07 RHA8.

---

**From:** Conor Foy <conor@galetechenergy.com>  
**Sent:** Thursday 2 June 2022 11:11  
**To:** BCI Info <info@batconservationireland.org>; Dawn Quinn <admin@batconservationireland.org>  
**Subject:** Proposed Wind Farm Development in County Offaly: Pre - Application Scoping

Dear Sir/Madam,

Please find attached a pre-application scoping request for a proposed wind farm development in County Offaly I would appreciate if you both could revert with any comments you may have in relation to this development within the timeframe specified in the attached.

Thanks & Kind Regards,  
Conor

**Conor Foy | Galetech Energy Services**

Clondargan, Stradone, Co. Cavan, Ireland, H12 NV06

M: +44 77 31715328 | D: +353 49 489 0026 | [conor@galetechenergy.com](mailto:conor@galetechenergy.com)

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## Conor Foy

---

**From:** padraig.condon@bt.com  
**Sent:** 02 June 2022 11:41  
**To:** conor@galetechenergy.com  
**Subject:** RE: Proposed Wind Farm Development in County Offaly: Pre - Application Scoping

Hi Conor,

I can confirm the planned development will have no impact on the BT Ireland microwave network.

Regards

**Padraig Condon**  
**Core Network Operations**

**Tel: +353014326819**  
**Mobile number: +353 86 604 0636**  
**BT Meetme: + 353 1 6569053**  
**E-mail [padraig.condon@bt.com](mailto:padraig.condon@bt.com)**  
**<https://www.webjoin.com/>**  
**Participant: 40342233#**  
**Web: [www.btireland.com](http://www.btireland.com)**



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**From:** Conor Foy <conor@galetechenergy.com>  
**Sent:** 02 June 2022 11:16  
**To:** Condon,PG,Padraig,NQE32E R <padraig.condon@bt.com>  
**Subject:** Proposed Wind Farm Development in County Offaly: Pre - Application Scoping

Dear Padraig,

Please find attached a pre-application scoping request for a proposed wind farm development in County Offaly I would appreciate if you both could revert with any comments you may have in relation to this development within the timeframe specified in the attached.

Thanks & Kind Regards,  
Conor

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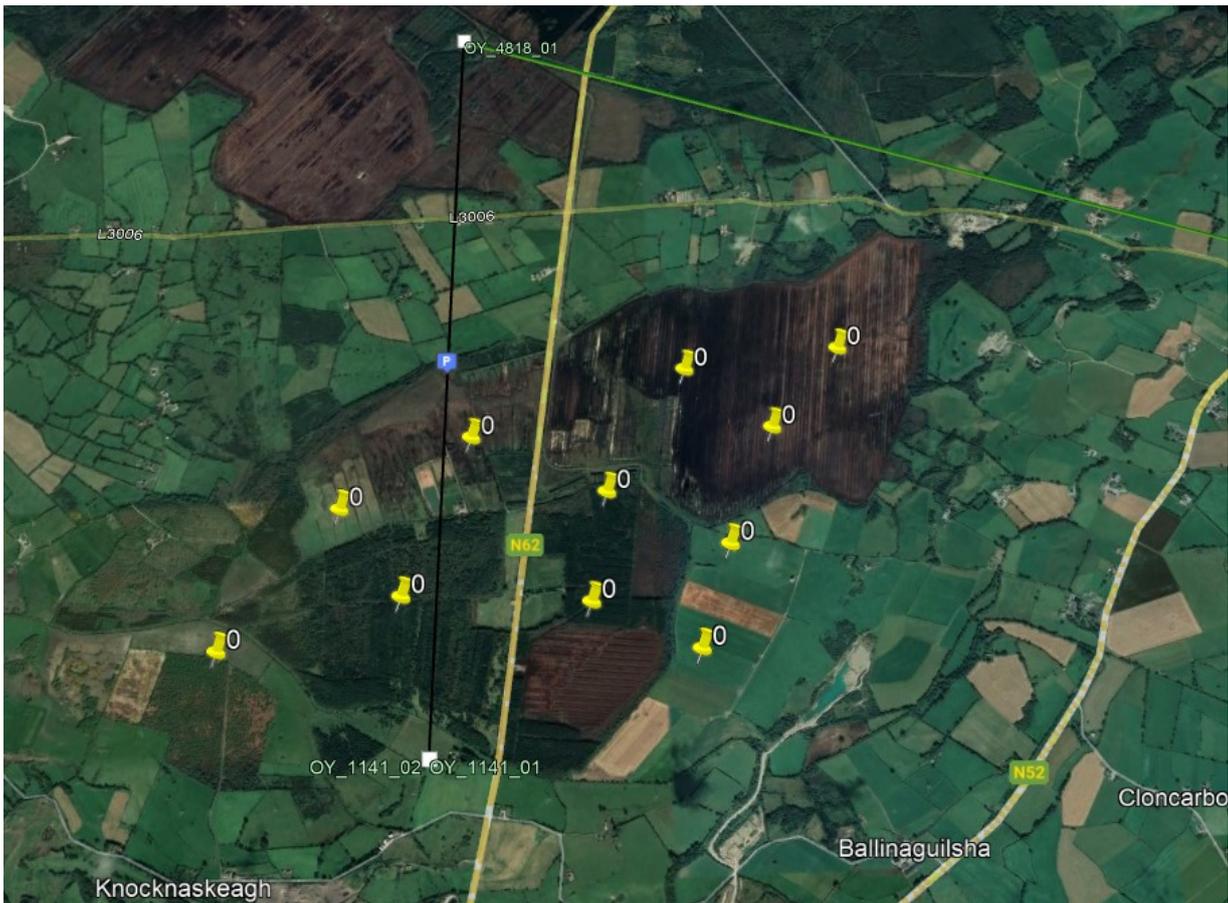
## Conor Foy

---

**From:** John Bagnall <john.bagnall@eir.ie>  
**Sent:** 10 June 2022 15:27  
**To:** Conor Foy  
**Cc:** Mobile Networks TXN; Paul Marron  
**Subject:** Re: Proposed Wind Farm Development in County Offaly: Pre - Application Scoping

Hi Conor,

We have a one transmission link within one of the proposed area's but your Turbine placements are outside the buffer zone so are not a risk to the Eir mobile and fixed network.



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 Thu, 2 Jun 2022 at 13:36, Conor Foy <[conor@galetechenergy.com](mailto:conor@galetechenergy.com)> wrote:

Dear Sir/Madam,

Please find attached a pre-application scoping request for a proposed wind farm development in County Offaly I would appreciate if you both could revert with any comments you may have in relation to this development within the timeframe specified in the attached.

Thanks & Kind Regards,

Conor

**Conor Foy | Galetech Energy Services**

Clondargan, Stradone, Co. Cavan, Ireland, H12 NV06

M: +44 77 31715328 | D: +353 49 489 0026 | [conor@galetechenergy.com](mailto:conor@galetechenergy.com)

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## Conor Foy

---

**From:** Info@Eirgrid.com  
**Sent:** 21 June 2022 17:04  
**To:** conor@galetechenergy.com  
**Subject:** RE: Proposed Wind Farm Development in County Offaly: Pre - Application Scoping

Hi Conor,

Apologies for the delay. EirGrid are not in a position to comment on onshore contestable developer assessments/designs.

Kind regards,  
Customers & Connections

---

**From:** Conor Foy <conor@galetechenergy.com>  
**Sent:** Tuesday 7 June 2022 16:43  
**To:** Info - EirGrid <Info@Eirgrid.com>  
**Subject:** Proposed Wind Farm Development in County Offaly: Pre - Application Scoping

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Dear Sir/Madam,  
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Thanks & Kind Regards,  
Conor

**Conor Foy | Galetech Energy Services**  
Clondargan, Stradone, Co. Cavan, Ireland, H12 NV06  
M: +44 77 31715328 | D: +353 49 489 0026 | [conor@galetechenergy.com](mailto:conor@galetechenergy.com)

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EirGrid plc - Transmission System Operator, Ireland.  
The Oval, 160 Shelbourne Road, Ballsbridge, Dublin 4, D04 FW28.

Oibrítheoir Eangach Leictreachais na hÉireann.  
160 Bóthar Shíol Bhroin, Droichead na Dothra, Baile Átha Cliath 4, D04 FW28.

Registered Office  
The Oval, 160 Shelbourne Road, Ballsbridge, Dublin 4, D04 FW28.  
Registered in Ireland No. 338522 V.A.T. No. IE 6358522H  
TELEPHONE + 353 (0)1 677 1700  
EMAIL info@eirgrid.com  
FAX + 353 (0)1 661 5375  
WEB www.eirgrid.com

Directors:  
Brendan Tuohy CHAIR, Mark Foley CHIEF EXECUTIVE  
Dr Theresa Donaldson, Shane Brennan, Tom Coughlan, Michael Hand, Rosa M Sanz García, Martin Corrigan  
(Company Secretary) \*\*\*\*\*

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\*\*\*\*\*

## Conor Foy

---

**From:** Peter O'Brien <peter.obrien@enet.ie>  
**Sent:** 07 June 2022 13:46  
**To:** 'Conor Foy'  
**Subject:** RE: Proposed Wind Farm Development in County Offaly: Pre - Application Scoping

Hi Conor,

That works fine now, I can confirm this wont affect our current network,

Regards,  
Peter

**Peter O'Brien | Licensed Link planner**

**A:** Enet House, National Technology Park, Castletroy, Co Limerick, V946P52

**M:** +353867744313 | **W:** [www.enet.ie](http://www.enet.ie)



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**BRONZE**



---

**From:** Conor Foy <conor@galetechenergy.com>

**Sent:** Tuesday, June 7, 2022 1:41 PM

**To:** Peter O'Brien <peter.obrien@enet.ie>

**Subject:** RE: Proposed Wind Farm Development in County Offaly: Pre - Application Scoping

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Apologies Peter, it didn't save correctly for some reason, will this KMZ file work for you?

Kind Regards,

Conor

**Conor Foy | Galetech Energy Services**

Clondargan, Stradone, Co. Cavan, Ireland, H12 NV06

M: +44 77 31715328 | D: +353 49 489 0026 | [conor@galetechenergy.com](mailto:conor@galetechenergy.com)

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---

**From:** Peter O'Brien <[peter.obrien@enet.ie](mailto:peter.obrien@enet.ie)>  
**Sent:** 07 June 2022 13:29  
**To:** 'Conor Foy' <[conor@galetechenergy.com](mailto:conor@galetechenergy.com)>  
**Subject:** RE: Proposed Wind Farm Development in County Offaly: Pre - Application Scoping

Hi Conor,

That's not a kml file I'm afraid,

Regards,  
Peter

**Peter O'Brien** | Licensed Link planner

**A:** Enet House, National Technology Park, Castletroy, Co Limerick, V946P52

**M:** +353867744313 | **W:** [www.enet.ie](http://www.enet.ie)



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---

**From:** Conor Foy <[conor@galetechenergy.com](mailto:conor@galetechenergy.com)>  
**Sent:** Tuesday, June 7, 2022 12:19 PM  
**To:** Peter O'Brien <[peter.obrien@enet.ie](mailto:peter.obrien@enet.ie)>  
**Subject:** RE: Proposed Wind Farm Development in County Offaly: Pre - Application Scoping

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Hi Peter,

Please see attached.

Kind Regards,

Conor

**Conor Foy | Galetech Energy Services**

Clondargan, Stradone, Co. Cavan, Ireland, H12 NV06

M: +44 77 31715328 | D: +353 49 489 0026 | [conor@galetechenergy.com](mailto:conor@galetechenergy.com)

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**From:** Peter O'Brien <[peter.obrien@enet.ie](mailto:peter.obrien@enet.ie)>

**Sent:** 07 June 2022 08:43

**To:** 'Conor Foy' <[conor@galetechenergy.com](mailto:conor@galetechenergy.com)>

**Subject:** RE: Proposed Wind Farm Development in County Offaly: Pre - Application Scoping

Hi Conor,

Can you send the area in a Google Earth kml file please?

Thanks,

Peter

**Peter O'Brien | Licensed Link planner**

**A:** Enet House, National Technology Park, Castletroy, Co Limerick, V946P52

**M:** +353867744313 | **W:** [www.enet.ie](http://www.enet.ie)



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**BRONZE**



---

**From:** Conor Foy <[conor@galetechenergy.com](mailto:conor@galetechenergy.com)>

**Sent:** Thursday, June 2, 2022 11:45 AM

To: Peter O'Brien <[peter.obrien@enet.ie](mailto:peter.obrien@enet.ie)>

Subject: Proposed Wind Farm Development in County Offaly: Pre - Application Scoping

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Dear Peter,

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Thanks & Kind Regards,

Conor

**Conor Foy | Galetech Energy Services**

Clondargan, Stradone, Co. Cavan, Ireland, H12 NV06

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## Conor Foy

---

**From:** wfanalysis (ESB Networks) <wfanalysis@esb.ie>  
**Sent:** 06 April 2023 16:15  
**To:** conor@galetechenergy.com  
**Subject:** Re: Proposed Wind Farm Development in County Offaly: Pre - Application Scoping

Hi Conor,

I have carried out an initial impact analysis of the outlined windfarm development and can confirm there will be no expected impact to our microwave nor our point to multipoint radio networks.

Regards,

WF Analysis | Networks Telecoms | ESB Networks | [www.esbnetworks.ie](http://www.esbnetworks.ie)

---

**From:** Redmond. Myles (ESB Networks) <myles.redmond2@esb.ie>  
**Sent:** 13 November 2022 15:02  
**To:** wfanalysis (ESB Networks) <wfanalysis@esb.ie>  
**Subject:** FW: Proposed Wind Farm Development in County Offaly: Pre - Application Scoping

---

**From:** Conor Foy <conor@galetechenergy.com>  
**Sent:** Tuesday 7 June 2022 15:26  
**To:** Egainprod. Svc <esbnetworks@esb.ie>; Dalikeni. Wilson (ESB Networks) <wilson.dalikeni@esb.ie>; dermot.hopkins@esbtelecoms.ie; Redmond. Myles (ESB Networks) <myles.redmond2@esb.ie>  
**Subject:** Proposed Wind Farm Development in County Offaly: Pre - Application Scoping

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Dear Sir/Madam,  
Please find attached a pre-application scoping request for a proposed wind farm development in County Offaly I would appreciate if you both could revert with any comments you may have in relation to this development within the timeframe specified in the attached.  
Thanks & Kind Regards,  
Conor

**Conor Foy | Galetech Energy Services**  
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An timpeallacht? - Smaoinigh air sula bpriontáileann tú an r-phost seo.

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\* \* \* \* \*

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\* \* \* \* \*



**Fáilte Ireland**  
National Tourism Development Authority

## **EIAR Guidelines for the Consideration of Tourism and Tourism Related Projects**



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An tÚdarás Náisiúnta Forbartha Turasóireachta  
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## 1. Introduction

Tourism is a growing sector and substantial part of the Irish Economy. It contributes to both urban and rural economies in every part of the country. The impact and interaction of tourism with the environment is complex and the assessment of environmental impacts is of utmost importance to creating a sustainable tourism economy and protecting the natural resources that are so often a tourism attraction.

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.

This guidance document has been prepared by Cunnane Stratton Reynolds on behalf of Fáilte Ireland to update their EIA guidelines in line with changes in legislative requirements.

## 2. Background to this Document

Tourism is one of the largest and most important sectors of the economy, providing employment for approximately **260,000 people**, an economic contribution of **€8.4 billion**, and exchequer revenue of **€1.78 billion** in 2018, which helps fund other key public services.

In 2018 Ireland welcomed **10.6 million overseas visitors**.

Fáilte Ireland is the National Tourism Development Authority. Fáilte Irelands role is to support the tourism industry and work to sustain Ireland as a high-quality and competitive tourism destination. They provide a range of practical business supports to help tourism businesses better manage and market their products and services.

Fáilte Ireland also work with other state agencies and representative bodies, at local and national levels, to implement and champion positive and practical strategies that will benefit Irish tourism and the Irish economy.

Fáilte Ireland promotes Ireland as a holiday destination through a domestic marketing campaign (DiscoverIreland.ie) and manage a network of nationwide tourist information centres that provide help and advice for visitors to Ireland.

Tourism related projects cover a broad range of plans, programmes and developments, from the Wild Atlantic Way to a single hotel conversion. These guidelines apply to projects involving or impacting upon tourism. A tourism plan, strategy or programme where it is part of the statutory plan making process under the Planning and Development Acts (as amended), may be more appropriately assessed by a Strategic Environmental Assessment (SEA) as discussed in the next section.

It should be borne in mind that EIA is required where there is anticipated to be a significant impact on the environment, where tourism projects are of a prescribed type or meet thresholds identified below.

Where Natura 2000 Designated Sites are potentially affected by tourism development Appropriate Assessment must be carried out by the appropriate authority in accordance with Article 6(3) of the EU Habitats Directive.

### **3. Legislation and Statutory Guidance**

Environmental Impact Assessment is a procedure that ensures that the environmental implications of decisions are taken into account before planning based decisions are made. The assessment results in a report, called an Environmental Impact Assessment Report (EIAR).

#### ***Legislation***

These guidelines are produced under current EIAR legislative requirements, having regard to Directive 2011/92/EU (known as 'Environmental Impact Assessment' – EIA Directive), as amended by Directive EU 2014/52 which came into effect in May of 2017. These requirements were transposed into Irish Law on 1 September 2018 as most of the provisions of the European Union (Planning and Development) (Environmental Impact Assessment) Regulations 2018 (S.I. No. 296 of 2018) came into effect. The principle of both Directives is to ensure that plans, programmes and projects likely to have significant effects on the environment are made subject to an environmental assessment, prior to their approval or authorisation.

#### ***Statutory Guidance***

In response to the changes to the EIAR requirements under Directive EU 2014/52, the Environmental Protection Agency (EPA) developed Draft guidelines on the information to be contained in Environmental Impact Assessment Reports in August 2017. At the time of this document the guidelines have not been adopted from draft.

In addition to the EPA statutory guidance, the Department of Housing has produced Guidelines for Planning Authorities and An Bord Pleanála on carrying out Environmental Impact Assessment in August 2018.

The process of EIA is set out in the EPA EIAR Guidelines, which this document should be read in conjunction with and used as supplementary guidance to. The process for ascertaining whether an EIAR is required is known as 'screening' and the process to determine the breadth and scope of an EIAR is known as 'scoping'. Guidance on this can be found in Section 3.2 of the EPA Guidelines.

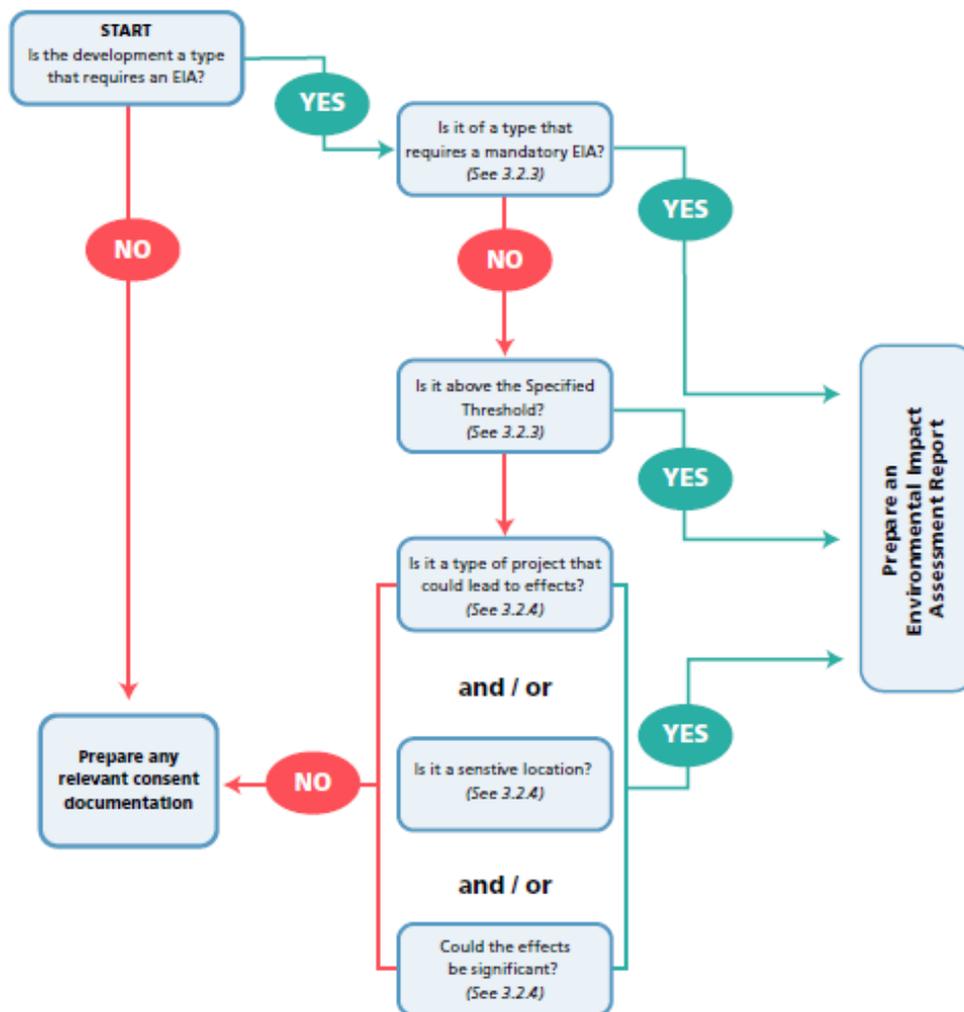
#### ***Screening***

Through EIAR Screening, developments are either considered as requiring an EIAR due to the project type or because they exceed a threshold level. The screening process begins by establishing whether the proposal is a 'project' as understood by the Directive (as amended).

The prescribed development types and thresholds are set out in Annex I and II of the EIA Directive as transposed into Schedule 5 of the Planning and Development Regulations 2010-2018 (as amended). Development which do not exceed these thresholds but may require an EIAR are called sub threshold. Sub-Threshold considerations are outlined in Schedule 7 of European Union (Planning and Development) (Environmental Impact Assessment) Regulations 2018 (S.I. No. 296 of 2018) as transposed from Annex III of the Directive. The Guidelines on Environmental Impact Assessment Reports note that projects at first glance may not appear to come under the Schedule

but on closer examination when the process is further examined, they may do so because of the sensitivity or significance of the receiving environment etc. Sub threshold developments require an EIAR if they are likely to have significant environmental impacts and must undergo assessment for likely significant impacts through an EIAR screening report. The contents of a screening report for subthreshold development are contained in Annex III of the EIA Directive.

Figure 1: EIAR Screening Process



(Taken from Fig 3.2 of the EPA Guidelines)

Tourism locations should be identified as sensitive receptors in screening assessments for particular impacts, depending on scale and sensitivity, as they would in a full EIAR. Section 6 below can act as guidance for Screening Reports as well as for full EIAR.

The screening process for considering where an EIAR is necessary, is summarised below in Figure 1 (excerpted from Figure 3.2 of the EPA Guidelines).

Strategic Environmental Assessment (SEA) is a more strategic level of environmental assessment that examines plans, policies, objectives and programmes specifically rather than projects. For some tourism developments it may be more appropriate that they be examined through SEA, while individual projects or specific proposals are likely to be more assessed through EIAR. If a project is part of a plan, programme or policy/objective assessed by SEA there will still be a requirement for an EIAR for that development.

## *EIAR Scoping*

Scoping an EIAR is an opportunity to look at the breadth of issues and ensure that any areas of possible significant impact are assessed. Identifying sensitivities and stakeholders should take account of tourism facilities and consider Fáilte Ireland in scoping requests where necessary.

### **4. Assessing Tourism**

There is no legal definition of 'tourism' in Irish legislation. The UNWTO definition of sustainable tourism is *"Tourism that takes full account of its current and future economic, social and environmental impacts, addressing the needs of visitors, the industry, the environment and host communities"*. This is widely accepted as a key definition of tourism as we move to a more sustainable future.

Tourism assessments are frequently carried out by economic consultants and by specific tourism consultants. It is always advisable, particular for tourism projects, that suitably qualified and experienced personnel are used to determine the impact of tourism related projects or to assess the impact of more general proposals on a tourism asset identified in a particular location. There is a requirement for EIAR under current legislation to contain a statement of competency within all EIAR documents, including screening and scoping reports.

#### ***Projects which involve a tourism element***

Tourism projects are wide ranging and diverse. While there are some projects which cater to tourism and are easily identified as such - Hotels, Museums, etc. there are other projects where tourism is a key service or element, but which may not be immediately obvious - forest trails, community facilities and others. EIAR conducted for developments containing tourist elements should be completed in accordance with the current guidance from the EPA.

Projects which include a tourism element have potential particular environmental effects which differ from a non-tourism development. These impacts can be intermittent, event related, inconsistent, dependent on weather, temporal, temporary or seasonal. This is considered within the prescribed environmental topics for EIAR outlined in Section 7 below.

#### ***Projects which may have an impact upon tourism***

While tourism projects may be diverse, the projects which can impact tourism are considerably more wide ranging, from large infrastructural developments to local energy developments. Disruption to or suppression of a tourist resource or amenity can have very local or more strategic impacts, directly or indirectly- for example energy projects in a rural area can have both a negative and positive impact in different regards. There can be temporary, periodic or even seasonal impacts occurring during construction or operational periods.

According to the Fáilte Ireland Tourism Facts 2018 Report, the most important factors in determining the attractiveness of tourism destinations for visitors to Ireland are;

- Beautiful Scenery and Unspoiled Environment
- Hospitality
- Safety
- Nature, Wildlife and Natural Attractions
- History and Culture
- Pace of Life

These factors used for the promotion of tourism in Ireland are also barometers of sensitivity to change in tourism sensitive or dominant locations where development may have an impact upon the tourism asset. The potential for development to impact these sensitivities, and the environmental criteria under which they can be considered, are identified in section 7 of the guidelines.

## **5. Guiding Principles of EIAR**

As outlined in the EPA Draft EIAR Guidelines, the fundamental principles to be followed when preparing an EIAR, including screening and scoping, are:

- Anticipating, avoiding and reducing significant effects
- Assessing and mitigating effects
- Maintaining objectivity
- Ensuring clarity and quality
- Providing relevant information to decision makers
- Facilitating better consultation.

Environmental assessment should be undertaken in accordance with the European Union (Planning and Development) (Environmental Impact Assessment) Regulations 2018.

## **6. Consideration of Competency and Qualifications**

As per Section 2.5 of the EPA Guidelines, EIAR is required to be completed by 'competent experts'.

Contributors to the preparation of environmental impact assessment reports, including screening and scoping assessments, should be qualified and competent. Sufficient expertise, in the relevant field of the project concerned, is required for the purpose of its examination by the competent authorities in order to ensure that the information provided by the developer is complete and of a high level of quality so that a full and proper assessment can be undertaken.

For tourism related projects, or projects likely to affect tourism assets, competent experts in the area of tourism should be utilised in the environmental assessment.

The competency of all involved in the production of an EIAR or any related report (eg. Screening and scoping) is required to be stated at the beginning of the EIAR report with further details as necessary in each following chapter.

Where tourism projects involve for example heritage or cultural components, input from heritage consultants, conservation architects, or historians may be required.

## **7. EIAR Requirements**

The following are the key requirements for an EIAR under the current guidance. This is not a definitive list and should be read in conjunction with regulations.

- project description;
- assessment of alternatives considered;

- baseline assessment;
- impact assessment;
- cumulative impact
- interaction of impacts
- mitigation.

### ***Project Description***

Project descriptions are required to describe the whole project including site, scale, design and key factors. It is important that the EIAR and design team have a consistent understanding of the development description in full. The key requirements are outlined in section 3.5 of the EPA Guidelines however they identify the following;

- the location of the project
- the physical characteristics of the whole project
- the main characteristics of the operational phase of the project
- an estimate, by type and quantity, of the expected residues and emissions

The location of the project should include identifying key sensitive receptors (including tourism receptors). In the operational phase of the project any tourism based, or potentially tourism related activity, should be identified.

### ***Assessment of Alternatives***

The assessment of alternatives is a requirement of EIAR

Where tourism projects are location dependent the assessment of alternatives should consider alternative methods and technologies, detail the key considerations culminating in the selection of the design, the reasoning for these and the environmental effect of these decisions. This is particularly important for tourism projects which are often location tied. The developer is expected to consider reasonable alternatives. What is considered reasonable may vary from case to case.

### ***Baseline Assessment***

Baseline descriptions are evidence based, current descriptions of environmental characteristics with consideration of likely changes to the baseline environment evidenced in planning histories, unimplemented permissions, and applications pending determination. Baseline assessments should identify any tourism sensitivities in the zone of influence of a development. This zone of influence of a development is highly dependant on its **Context, Character, Significance, and Sensitivity**, as outlined in the Draft Guidelines. These characteristics apply to both the development and the environment.

For example, in a tourism context;

The location of sensitive tourism resources that are likely to be directly affected should be highlighted, and other premises which although located elsewhere, may be the subject of in combination impacts such as alteration of traffic flows or increased urban development.

The character of an area from a tourism perspective should be described and the principal types of tourism in the area. Where relevant, the specific environmental resources or attributes in the existing environment which each group uses or values should be stated and where relevant, indicate the time, duration or seasonality of any of those activities.

The significance of the tourism assets or activities likely to be affected should be highlighted. Reference to any existing formal or published designation or

recognition of such significance should be. Where possible the value of the contribution of such tourism assets and activities to the local economy should be provided.

If there are any significant concerns or opposition to the development known to exist among tourism stakeholders and interest groups, this should be highlighted. Identify, where possible, the particular aspect of the development which is of concern, together with the part of the existing tourism resource which may be threatened or impacted.

In addition, the baseline should include any methodologies employed in the study to obtain information, if particular databases are used to locate sensitive receptors they should be acknowledged. In relation to tourism information, the suggested information sources at the end of this document are a non-exhaustive list which may be of assistance in identifying tourism receptors.

### ***Impact Assessment***

The topics for consideration of impact are prescribed in the EIA Directive and transcribed into Irish law by the European Union (Planning and Development) (Environmental Impact Assessment) Regulations 2018 (S.I. No. 296 of 2018). Impact assessment should contain the likely significant effects of a development arising from both construction and operation of a development. Advice on describing the effects is contained within the Draft Guidelines and includes the **quality, significance, extent, probability, type** and **duration** of the effect, with particular descriptors for each. In describing effects upon tourism receptors these descriptors should take account of the particular aspects and sensitivities of tourism, for example a temporary annual effect from a development may have different impacts upon tourism if it falls at peak season rather than off-peak.

Impact assessment should be carried out as per EPA guidelines and the best practice for that prescribed topic. It may be considered appropriate to consider impact on tourism assets under the 'material assets' topic below.

#### Population and Human Health

The consideration of tourism projects within the Population and Human Health is extensive, with impacts ranging from rural employment population impacts of seasonal tourism, to the health impact of air pollution from increased traffic in urban areas.

The impact upon tourism can be considered within this section through the sensitivities of Hospitality, Safety and Pace of Life. Changes in population can impact the perception of pace of life or safety in a particular location. Impacts upon these issues in areas which rely heavily on tourism or have a particular sensitive tourism generator should be considered in this section.

#### Biodiversity

Particular tourist activities can have a significant impact upon biodiversity. Landscapes which are 'unspoiled' can be attractors of tourism. However, the disturbance to ecology must be managed to minimise impact. Biodiversity is also a tourism asset and should be protected as such from other development and should be provided for in proposals where possible.

#### Land, Soils and Geology

A link between tourism and this prescribed environmental factor, beyond the normal development impacts, is rare, however particular activities or facilities which use geological features may have an impact upon soils and geology, such as mountain biking trails, recreational uses of old quarries etc. Indirect impacts such as material use for extensive landscaping and public realm should also be considered.

## Water

Tourism uses can be water intense, depending on development type. Recreational use of a surface water feature, water-based leisure centres etc have different impacts to standard development.

## Air Quality and Climate

Tourism impact upon air quality is dependent on activity proposed and sensitivity of the location.

## Noise and Vibration

A link between tourism and this prescribed environmental factor, beyond the normal development impacts, is rare, however the impact upon tourism of issues of noise and vibration can be significant. Construction adjoining hotels for example should consider the sensitivity of the development and ensure mitigation is in place.

## Material Assets; Traffic and Transport

The different transport patterns associated with tourism activities is a key impact of tourism and should be considered especially for tourism projects. These produce temporal and seasonal changes on the norm and specialist consideration and interpretation should be given. Tourism proposals should, where possible, be well served by public transport and should be accessible by modes other than the car. The impact of traffic on tourism assets can be substantial and can vary in severity according to season, the weather, etc. The impact of construction traffic can be a particular concern in tourism sensitive areas in terms of noise pollution and visual impact. The construction programme of developments should work to avoid peak tourism periods in tourism areas and should consider planned or anticipated tourism events and festivals.

## Cultural Heritage

Cultural heritage can be a key component of tourism projects and the impact of tourism on the maintenance of cultural heritage should be given the utmost consideration, whether positive or negative. As a tourism attraction, cultural heritage should be strongly considered in non-tourism developments and the impact upon tourism considered as a potential impact.

## Archaeology

Archaeology can be of tourism interest and can be an attractive or key component of tourism projects. Archaeology can be a tourism attractor but is generally not kept in situ except in key cases which could also be considered under cultural heritage.

## Material Assets; Waste Management

Tourism is a resource heavy activity and can impact waste streams and waste segregation. Impacts here should be considered strongly and with knowledge of the variation that arises from the particular tourist activity. Waste and Waste disposal issues can also impact the perception of an unspoiled environment, effecting tourism, which should be considered.

## Material Assets

Material assets are utilities and infrastructure. Tourism itself could be considered a material asset as its impact upon the economy and the infrastructure in place to support it is a material consideration in assessing economic impact.

## Landscape

The visual impact of a tourism development, especially in locations which are visually sensitive or renowned for their scenic or landscape beauty, should be considered carefully. A

development intended to utilise or enjoy a particular vista or environment should minimise impact upon that environment.

### ***Major Accident and Natural Disaster***

There is a requirement for tourist developments to describe expected significant effects on the environment of the proposed development's vulnerability to major accidents and/or natural disasters relevant to it. Where appropriate measures should be identified to prevent or mitigate the significant adverse effects of such accidents or disasters, including resulting from climate change, on the environment and detail the preparedness for the proposed response.

### ***Interaction of Effects***

Where two or more environmental impacts combine or interact they should be considered under the prescribed topics. It is best practice to provide a table of interactions within an EIAR or EIAR Screening Report.

### ***Mitigation***

Mitigation should follow the hierarchy of minimisation in descending order of preference- Avoid, Reduce, Remedy

*Avoid* sensitive tourism resources- such as views, access and amenity areas including habitats as well as historical or cultural sites and structures.

*Reduce* the exposure of sensitive resources to excessive environmental impact

*Reduce* the adverse effects to tourism land uses and patterns of activities, especially through interactions arising from significant changes in the intensity of use or contrasts of character or appearance.

*Remedy* any unavoidable significant residual adverse effects on tourism resources or activities.

Mitigation measures must be measurable and achievable within the bounds of the project.

### ***Cumulative Impact***

The cumulative impact is that of the project combined with any known likely project which will interact or compound an environmental impact.

### ***Transboundary Impact***

Transboundary impacts should be included in EIAR. In the case of tourism, especially international travel, the transboundary impacts may not be proximate to the EIAR site.

## **8. Sources of information on Tourism**

### ***Information available online***

#### ***Fáilte Ireland***

Fáilte Ireland offers detailed research analysis and insights into the Irish Tourism Industry. The National Tourism Development Authority has a portfolio of research across a number of areas including facts and figures, briefing papers and reports and visitor feedback. The Fáilte Ireland website has a dedicated research library which can be accessed [here](#)

### *Tourism Ireland*

Tourism Ireland is responsible for marketing the island of Ireland overseas as a holiday and business tourism destination. Tourism Ireland publishes a range of research documents including; visitor facts and figures, seasonal updates and industry insights which are accessible [here](#)

### *Local Authorities*

Local Authorities are an invaluable source of information. They produce tourism strategies and audits of tourism assets within their jurisdiction. Local authorities will also produce landscape and seascape studies. Protected views and prospects as well as the record of protected structures and other designated protected buildings are contained within the Statutory Development Plans.

### *Regional Authorities*

Regional Authorities can also be consulted on high level strategic tourism and potential Regional Spatial and Economic Strategies (RSEs) should be consulted.

### *Central Statistics Office*

The Central Statistics Office (CSO) is Ireland's national statistical office and their purpose is to impartially collect, analyse and make available statistics about Ireland's people, society and economy. The Tourism and Travel Section of the Central Statistics Office is the major source for tourism statistics in Ireland and is updated regularly.

20<sup>th</sup> June 2022

Galetech Energy Services,  
Clondargan,  
Stradone,  
Co Cavan.

Re: **E.I.A.R. Scoping Request for the proposed Cush Wind Ltd Wind Farm near Cush, Galros West, Galros East, Boolinarig Big, Ballycolin, Eglisk County Offaly.**

Dear Sir/Madam,

The following are the comments from this 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 License 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**. Email: [felling.forests@agriculture.gov.ie](mailto:felling.forests@agriculture.gov.ie) or Web [www.gov.ie](http://www.gov.ie) - [Tree Felling Licences \(www.gov.ie\)](http://www.gov.ie)

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; [www.gov.ie](http://www.gov.ie) - [Tree Felling Licences \(www.gov.ie\)](http://www.gov.ie) As this development is within 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 are published online at: [gov.ie - Felling Licence Applications \(www.gov.ie\)](http://www.gov.ie)
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 14 days to the Forestry Appeals Committee. Felling Licence decision are published online at: [gov.ie - Felling Licence Decisions \(www.gov.ie\)](http://www.gov.ie)

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.

Yours sincerely,

*Tara Hendley*

**Tara Hendley**

**Felling Section**

**Department of Agriculture, Food and the Marine**

**Johnstown Castle**

**Co Wexford**

## Conor Foy

---

**From:** Donncha O'Sullivan <Donncha.OSullivan@gasnetworks.ie>  
**Sent:** 02 June 2022 12:57  
**To:** 'Conor Foy'  
**Subject:** RE: Proposed Wind Farm Development in County Offaly: Pre - Application Scoping

No GNI infrastructure in the subject vicinity Conor. As such, we have no comment to make on the proposal.

Regards,

Donncha

**Donncha Ó Sullivan BE CEng MIEI MIGEM**  
Development Liaison Engineer

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[gasnetworks.ie](http://gasnetworks.ie) | Find us on [Twitter](#)

***You are reminded that all work in the vicinity of Gas Networks Ireland Pipelines and Installations must be completed to comply fully with the relevant guidelines to be found in the current editions of the Health & Safety Authority publications, 'Code Of Practice For Avoiding Danger From Underground Services' and 'Guide To Safety In Excavations'. Both documents are available free of charge from The Health And Safety Authority. [www.hsa.ie](http://www.hsa.ie), 1890-28 93 89.***

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**From:** Conor Foy <conor@galetechenergy.com>  
**Sent:** Thursday 2 June 2022 12:01  
**To:** Donncha O'Sullivan <Donncha.OSullivan@gasnetworks.ie>  
**Subject:** Proposed Wind Farm Development in County Offaly: Pre - Application Scoping

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

Dear Donncha,  
Please find attached a pre-application scoping request for a proposed wind farm development in County Offaly I would appreciate if you both could revert with any comments you may have in relation to this development within the timeframe specified in the attached.  
Thanks & Kind Regards,  
Conor

**Conor Foy | Galetech Energy Services**  
Clondargan, Stradone, Co. Cavan, Ireland, H12 NV06  
M: +44 77 31715328 | D: +353 49 489 0026 | [conor@galetechenergy.com](mailto:conor@galetechenergy.com)

Galetech Energy Services Limited  
Registered in Ireland No. 352304 | Registered Office: Greaghcrottagh, Cootehill, Co. Cavan H12 NV06

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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 athbhreithniú 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, toirimisce the 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 thoirmisce the 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 bhfaighteoírí 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 theachtaireachtaí 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.

## Conor Foy

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**From:** GSI Planning <GSIPlanning@GSI.ie>  
**Sent:** 29 June 2022 09:10  
**To:** 'conor@galetechenergy.com'  
**Cc:** Clare Glanville; GSI Planning  
**Subject:** RE: EIS 22/215 - Proposed Wind Farm Development, Cush, Co Offaly – Pre-Application Scoping  
**Attachments:** 22\_215 Wind Farm Development Cush Co Offaly.pdf; GSI datasets relevant to EIA & SEA\_20210421.pdf

Dear Conor,

With reference to your email received on the 02 June 2022, concerning the pre-application scoping request for a proposed wind farm development at Cush, County Offaly, please find attached response and dataset sheet 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, or my colleague Clare Glanville at GSIPlanning@gsi.ie.

Yours sincerely,

Trish Smullen  
Geological Survey Ireland

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**From:** GSI Planning  
**Sent:** 02 June 2022 16:42  
**To:** Clare Glanville; Sophie O'Connor; Brian McConnell; Monica Lee; Taly Hunter Williams; Sean Cullen; Charise McKeon; Jim Hodgson; Eoin McGrath; Trish Smullen  
**Cc:** GSI Planning  
**Subject:** EIS 22/215 - Proposed Wind Farm Development, Cush, Co Offaly – Pre-Application Scoping

EIS 22/215

Proposed Wind Farm Development, Cush, Co Offaly – Pre-Application Scoping. Request for observations by Galetech Energy Services by 4 July 2022. Letter is enclosed.

Regards,

John

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**From:** Conor Foy [mailto:conor@galetechenergy.com]  
**Sent:** 02 June 2022 12:01  
**To:** GSI Planning; Siobhan Power; Clare Glanville  
**Subject:** Proposed Wind Farm Development in County Offaly: Pre - Application Scoping

**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.

Dear Sir/Madam,  
Please find attached a pre-application scoping request for a proposed wind farm development in County Offaly I would appreciate if you both could revert with any comments you may have in relation to this development within the timeframe specified in the attached.  
Thanks & Kind Regards,

Conor

**Conor Foy | Galetch Energy Services**

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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.



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

29 June 2022

**Re: pre-application scoping request for a proposed wind farm development at Cush, County Offaly**  
**Your Ref: n/a**  
**Our Ref: 22/215**

Dear Conor,

Geological Survey Ireland is the national earth science agency and is a division of the Department of the Environment, Climate and Communications. We provide independent geological information and advice and gather various data for that purpose. Please see our [website](#) for data availability. We recommend using these various data sets, when conducting the EIAR, SEA, planning and scoping processes. Use of our data or maps should be attributed correctly to 'Geological Survey Ireland'.

With reference to your email received on the 02 June 2022, concerning the pre-application scoping request for a proposed wind farm development at Cush, County Offaly, Geological Survey Ireland would encourage use of and reference to our datasets. Please find attached a list of our publicly available datasets that may be useful to the environmental assessment and planning process. We recommend that you review this list and refer to any datasets you consider relevant to your assessment. The remainder of this letter and following sections provide more detail on some of these datasets.

### **Geoheritage**

Geological Survey Ireland is in partnership with the National Parks and Wildlife Service (NPWS, Department of Housing, Local Government and Heritage), to identify and select important geological and geomorphological sites throughout the country for designation as geological NHAs (Natural Heritage Areas). This is addressed by the Geoheritage Programme of Geological Survey Ireland, under 16 different geological themes, in which the minimum number of scientifically significant sites that best represent the theme are rigorously selected by a panel of theme experts.

County Geological Sites (CGSs), as adopted under the National Heritage Plan, include additional sites that may also be of national importance, but which were not selected as the very best examples for NHA designation. All geological heritage sites identified by Geological Survey Ireland are categorised as CGS pending any further NHA designation by NPWS. CGSs are now routinely included in County Development Plans and in the GIS of planning departments, to ensure the recognition and appropriate protection of geological heritage within the planning system. CGSs can be viewed online under the Geological Heritage tab on the online [Map Viewer](#).

The audit for Co. Offaly was carried out 2016. The full report details can be found at [The Geological Heritage of Offaly](#). **Our records show that there is a CGS in the vicinity of the proposed wind farm development and grid route options.**

**Kilcormac Esker**, Co. Offaly (GR 215100, 213236), under IGH theme: IGH 7 Quaternary. The Kilcormac Esker and surrounding sands and gravels include an exceptionally large accumulation of sands and gravels deposited both under the ice sheet and at its margin as the ice withdrew westwards across Offaly at the end of the last Ice Age. The esker forms part of the much larger Killimor-Birr-Fivealley-Kilcormac Esker System, extending across the Midlands for over 70 km linear extent. Many of the esker ridge segments themselves are worthy of pNHA status geologically and geomorphologically. Link to Site Report: [OY018](#).

With the current plan, there may be potential impacts on the integrity of current CGSs envisaged by the proposed development, should these sites not be assessed as constraints. Ideally, the sites should not be damaged or integrity impacted or reduced in any manner due to the proposed development. However, this is not always possible, and in this situation appropriate mitigation measures should be put in place to minimize or mitigate potential impacts.



Where the integrity cannot be preserved we would ask that careful consideration be given in design to accommodating preservation of faces and access to the site during construction to record the exposures to strengthen our knowledge and datasets.

It is important to note that this site is listed in the Offaly County Development plan with the following associated policies in relation to 'Geology, Eskers and Quarries':

- **BLP-09** It is Council policy to protect from inappropriate development and maintain the character, integrity and conservation value of features or areas of geological interest as contained in the scheduled list of geological heritage sites identified in Table 4.11 Offaly Geological Sites.
- **BLP-10** It is Council policy to encourage, where practical and when not in conflict with ownership rights, access to geological features in the county.
- **BLP-11** It is Council policy to protect and conserve the landscape, natural heritage and biodiversity value of esker systems in the county as identified in the Offaly Esker Study, 2006.
- **BLP-12** It is Council policy to assess the impact of proposals for quarry development on nearby eskers, with reference to their status or relative importance, for example, amenity, landscape and scientific value in the context of the overall esker system.
- **BLP-13** It is Council policy to recognise the natural heritage value of disused quarries as rich habitats and to encourage landowners to preserve quarries post extraction as habitats rather than levelling or infilling the quarry area where possible subject to health and safety considerations and the protection of the relevant conservation objectives, qualifying interests and integrity of Natura 2000 sites.

We would also ask that the design of any future development considers the use of information panels as appropriate to highlight the significance of the impacted CGS. Please contact Clare Glanville ([Clare.Glanville@gsi.ie](mailto:Clare.Glanville@gsi.ie)) for further information and possible mitigation measures if applicable.

### **Groundwater**

Geological Survey Ireland's [Groundwater and Geothermal Unit](#), provides advice, data and maps relating to groundwater distribution, quality and use, which is especially relevant for safe and secure drinking water supplies and healthy ecosystems.

Proposed developments need to consider any potential impact on specific groundwater abstractions and on groundwater resources in general. We recommend using the groundwater maps on our [Map viewer](#) which should include: wells; drinking water source protection areas; the national map suite - aquifer, groundwater vulnerability, groundwater recharge and subsoil permeability maps. For areas underlain by limestone, please refer to the karst specific data layers (karst features, tracer test database; turlough water levels ([gwlevel.ie](http://gwlevel.ie))). Background information is also provided in the Groundwater Body Descriptions. Please read all disclaimers carefully when using Geological Survey Ireland data.

**The Groundwater Data Viewer indicates aquifers classed as a 'Locally Important Aquifer - Bedrock which is Moderately Productive only in Local Zones', a 'Locally important gravel aquifer' and a 'Regionally Important Aquifer - Karstified (diffuse)' underlie the proposed wind farm development. The Groundwater Vulnerability map indicates the area covered is variable. We would therefore recommend use of the Groundwater Viewer to identify areas of High to Extreme Vulnerability and 'Rock at or near surface' in your assessments.**

**Our karst data viewer indicates that there is a karst spring (Tobernapoula), in the vicinity of the wind farm development at Ballynaguilsha townland.**

[GWClimate](#) is a groundwater monitoring and modelling project that aims to investigate the impact of climate change on groundwater in Ireland. This is a follow on from a previous project (GWFlood) and the data may be useful in relation to Flood Risk Assessment (FRA) and management plans. Maps and data are available on the [Map viewer](#).

Geological Survey Ireland has completed Groundwater Protection Schemes (GWPSs) in partnership with Local Authorities, and there is now national coverage of GWPS mapping.



A Groundwater Protection Scheme provides guidelines for the planning and licensing authorities in carrying out their functions, and a framework to assist in decision-making on the location, nature and control of developments and activities in order to protect groundwater. **The Offaly Groundwater Protection Response overview and link to the main reports is here:** <https://www.gsi.ie/en-ie/publications/Pages/Offaly-Groundwater-Protection-Scheme-Reports.aspx>.

### **Geological Mapping**

Geological Survey Ireland maintains online datasets of bedrock and subsoils geological mapping that are reliable and accessible. We would encourage you to use these data which can be found [here](#), in your future assessments.

### **Geotechnical Database Resources**

Geological Survey Ireland continues to populate and develop our national geotechnical database and viewer with site investigation data submitted voluntarily by industry. The current database holding is over 7500 reports with 134,000 boreholes; 31,000 of which are digitised which can be accessed through downloads from our [Geotechnical Map Viewer](#). We would encourage the use of this database as part of any baseline geological assessment of the proposed development as it can provide invaluable baseline data for the region or vicinity of proposed development areas. This information may be beneficial and cost saving for any site-specific investigations that may be designed as part of the project.

### **Geohazards**

Geohazards can cause widespread damage to landscapes, wildlife, human property and human life. In Ireland, landslides, flooding and coastal erosion are the most prevalent of these hazards. We recommend that geohazards be taken into consideration, especially when developing areas where these risks are prevalent, and we encourage the use of our data when doing so.

Geological Survey Ireland has information available on landslides in Ireland via the National Landslide Database and Landslide Susceptibility Map both of which are available for viewing on our dedicated [Map Viewer](#). Associated guidance documentation relating to the National Landslide Susceptibility Map is also available.

Geological Survey Ireland also engaged in a national project on Groundwater Flooding. The data from this project may be useful in relation to Flood Risk Assessment (FRA) and management plans, and is described in more detail under 'Groundwater' above.

### **Natural Resources (Minerals/Aggregates)**

Geological Survey Ireland provides data, maps, interpretations and advice on matters related to minerals, their use and their development in our [Minerals section](#) of the website. The Active Quarries, Mineral Localities and the Aggregate Potential maps are available on our [Map Viewer](#).

**We would recommend use of the Aggregate Potential Mapping viewer to identify areas of High to Very High source aggregate potential within the area. In keeping with a sustainable approach we would recommend use of our data and mapping viewers to identify and ensure that natural resources used in the proposed wind farm development are sustainably sourced from properly recognised and licensed facilities, and that consideration of future resource sterilization is considered.**

### **Guidelines**

The following guidelines may also be of assistance:

- Institute of Geologists of Ireland, 2013. Guidelines for the Preparation of the Soils, Geology and Hydrogeology Chapters of Geology in Environmental Impact Statements.
- [EPA, 2022](#). Guidelines on the information to be contained in Environmental Impact Assessment Reports (EIAR)



### **Other Comments**

Should development go ahead, all other factors considered, Geological Survey Ireland would much appreciate a copy of reports detailing any site investigations carried out. Should any significant bedrock cuttings be created, we would ask that they will be designed to remain visible as rock exposure rather than covered with soil and vegetated, in accordance with safety guidelines and engineering constraints. In areas where natural exposures are few, or deeply weathered, this measure would permit on-going improvement of geological knowledge of the subsurface and could be included as additional sites of the geoheritage dataset, if appropriate. Alternatively, we ask that a digital photographic record of significant new excavations could be provided. Potential visits from Geological Survey Ireland to personally document exposures could also be arranged.

The data would be added to Geological Survey Ireland's national database of site investigation boreholes, implemented to provide a better service to the civil engineering sector. Data can be sent to the Geological Mapping Unit, at <mailto:GeologicalMappingInfo@gsi.ie>, 01-678 2795.

I hope that these comments are of assistance, and if we can be of any further help, please do not hesitate to contact me Clare Glanville, or my colleague Trish Smullen at [GSIPlanning@gsi.ie](mailto:GSIPlanning@gsi.ie).

Yours sincerely,



Clare Glanville  
**Senior Geologist**  
**Geological Survey Ireland**

Enc: Table - Geological Survey Ireland's Publicly Available Datasets Relevant to Planning, EIA and SEA processes.

**Geological Survey Ireland's Publicly Available Datasets Relevant to Planning, EIA and SEA processes**  
following European Union (Planning and Development) (Environmental Impact Assessment) Regulations 2018  
(S.I. No. 296 of 2018)

Geological Survey Ireland Programme	Dataset	Relevant EIA Topic	Coverage	Description / Notes / Limitations	Link to Geological Survey Ireland map viewer
Geohazards	Landslide: National landslide database and landslide susceptibility map	Land & Soil/Climate/Landscape	National	Associated guidance documentation relating to the National Landslide Susceptibility Map is also available.	<a href="https://dcenr.maps.arcgis.com/apps/webappviewer/index.html?id=b68cf1e4a9044a5981f950e9b9c5625c">https://dcenr.maps.arcgis.com/apps/webappviewer/index.html?id=b68cf1e4a9044a5981f950e9b9c5625c</a>
Geohazards	Groundwater Flooding (Historic)	Water	Regional	Provide information of historic flooding, both surface water and groundwater. [A lack of flooding presented in any specific location of the map only indicates that a flood has not been detected. It does not indicate that a flood cannot occur in that location at present or in the future]	<a href="https://dcenr.maps.arcgis.com/apps/webappviewer/index.html?id=848f83c85799436b808652f9c735b1cc">https://dcenr.maps.arcgis.com/apps/webappviewer/index.html?id=848f83c85799436b808652f9c735b1cc</a>
Geohazards	Groundwater Flooding (Predictive)	Water	Regional	Provides information on the probability of future karst groundwater flooding (where available). [The maps do not, and are not intended to, constitute advice. Professional or specialist advice should be sought before taking, or refraining from, any action on the basis of the flood maps]	<a href="https://dcenr.maps.arcgis.com/apps/webappviewer/index.html?id=848f83c85799436b808652f9c735b1cc">https://dcenr.maps.arcgis.com/apps/webappviewer/index.html?id=848f83c85799436b808652f9c735b1cc</a>
Geohazards	Radon Map	Land & Soils/Air	National		<a href="http://www.epa.ie/radiation/radonmap/">http://www.epa.ie/radiation/radonmap/</a>
Geoheritage	County Geological Sites as adopted by National Heritage Plan and listed in County Development Plans	Land & Soils/Landscape	Regional	All geological heritage sites identified by Geological Survey Ireland are categorised as CGS pending any further NHA designation by NPWS.	<a href="https://dcenr.maps.arcgis.com/apps/MapSeries/index.html?appid=a30af518e87a4c0b2fbd2aaac3c228">https://dcenr.maps.arcgis.com/apps/MapSeries/index.html?appid=a30af518e87a4c0b2fbd2aaac3c228</a>
Geological Mapping	Bedrock geology:	Land & Soils	National	1:100,000 scale and associated memoirs.	<a href="https://dcenr.maps.arcgis.com/apps/webappviewer/index.html?id=de7012a99d2748ea9106e7e1b6ab8d58&amp;scale=0">https://dcenr.maps.arcgis.com/apps/webappviewer/index.html?id=de7012a99d2748ea9106e7e1b6ab8d58&amp;scale=0</a>
Geological Mapping	Bedrock geology:	Land & Soils	Regional	1:50,000 scale	<a href="https://dcenr.maps.arcgis.com/apps/webappviewer/index.html?id=de7012a99d2748ea9106e7e1b6ab8d58&amp;scale=0">https://dcenr.maps.arcgis.com/apps/webappviewer/index.html?id=de7012a99d2748ea9106e7e1b6ab8d58&amp;scale=0</a>
Geological Mapping	Quaternary geology: Sediments	Land & Soils	National	1:50,000 scale	<a href="https://dcenr.maps.arcgis.com/apps/webappviewer/index.html?id=de7012a99d2748ea9106e7e1b6ab8d58&amp;scale=0">https://dcenr.maps.arcgis.com/apps/webappviewer/index.html?id=de7012a99d2748ea9106e7e1b6ab8d58&amp;scale=0</a>
Geological Mapping	Quaternary geology: Geomorphology	Land & Soils	National	1:50,000 scale	<a href="https://dcenr.maps.arcgis.com/apps/webappviewer/index.html?id=de7012a99d2748ea9106e7e1b6ab8d58&amp;scale=0">https://dcenr.maps.arcgis.com/apps/webappviewer/index.html?id=de7012a99d2748ea9106e7e1b6ab8d58&amp;scale=0</a>
Geological Mapping	Physiographic units:	Land & Soils	National	Broad-scale physical landscape units mapped at 1:100,000 scale in order to be represented as a cartographic digital map at 1:250,000 scale	<a href="https://dcenr.maps.arcgis.com/apps/webappviewer/index.html?id=afa76a420f54877843aca1bc075c62b">https://dcenr.maps.arcgis.com/apps/webappviewer/index.html?id=afa76a420f54877843aca1bc075c62b</a>
Geological Mapping	GeoUrban: Spatial geological data for the greater Dublin and Cork areas	Land & Soils	Regional	Includes 3D models	<a href="https://dcenr.maps.arcgis.com/apps/webappviewer/index.html?id=9768f4818b794c16093beb2212a850ce6&amp;scale=0">https://dcenr.maps.arcgis.com/apps/webappviewer/index.html?id=9768f4818b794c16093beb2212a850ce6&amp;scale=0</a>
Geological Mapping	Geotechnical database	Land & Soils	National	Digitised geotechnical and Site Investigation Reports and boreholes which can be accessed through online downloads	<a href="https://dcenr.maps.arcgis.com/apps/webappviewer/index.html?id=a21718be1873d47a585a3f0415b4a724c">https://dcenr.maps.arcgis.com/apps/webappviewer/index.html?id=a21718be1873d47a585a3f0415b4a724c</a>
Goldmine	Historical data sets including geological memoirs and 6" to 1 mile geological mapping records	Land & Soils/Water	National	available online	<a href="https://secure.dcaa.gov.ie/goldmine/index.html">https://secure.dcaa.gov.ie/goldmine/index.html</a>
Groundwater & Geothermal	Groundwater resources (aquifers)	Water	National	Data limited to 1:100,000 scale; sites should be investigated at local scale	<a href="https://dcenr.maps.arcgis.com/apps/webappviewer/index.html?id=7e8a202301594687ab14629a10b748ef">https://dcenr.maps.arcgis.com/apps/webappviewer/index.html?id=7e8a202301594687ab14629a10b748ef</a>
Groundwater & Geothermal	Groundwater recharge.	Water	National	Data limited to 1:40,000 scale; sites should be investigated at local scale; long term annual average recharge	<a href="https://dcenr.maps.arcgis.com/apps/webappviewer/index.html?id=7e8a202301594687ab14629a10b748ef">https://dcenr.maps.arcgis.com/apps/webappviewer/index.html?id=7e8a202301594687ab14629a10b748ef</a>
Groundwater & Geothermal	Groundwater vulnerability.	Water	National	Data limited to 1:40,000 scale; sites should be investigated at local scale	<a href="https://dcenr.maps.arcgis.com/apps/webappviewer/index.html?id=7e8a202301594687ab14629a10b748ef">https://dcenr.maps.arcgis.com/apps/webappviewer/index.html?id=7e8a202301594687ab14629a10b748ef</a>
Groundwater & Geothermal	Group scheme and public supply source protection areas.	Water	National	Not all PWS / GWS have SPZ / ZOC. Check with IW / coco / NFGWS for private supplies.	<a href="https://dcenr.maps.arcgis.com/apps/webappviewer/index.html?id=7e8a202301594687ab14629a10b748ef">https://dcenr.maps.arcgis.com/apps/webappviewer/index.html?id=7e8a202301594687ab14629a10b748ef</a>
Groundwater & Geothermal	Groundwater Protection Schemes	Water	National	Data is limited to scale of 1:40,000. Data does not include all of the source protection areas	<a href="https://dcenr.maps.arcgis.com/apps/webappviewer/index.html?id=7e8a202301594687ab14629a10b748ef">https://dcenr.maps.arcgis.com/apps/webappviewer/index.html?id=7e8a202301594687ab14629a10b748ef</a>
Groundwater & Geothermal	Catchment and WFD management units.	Water	National		<a href="https://dcenr.maps.arcgis.com/apps/webappviewer/index.html?id=7e8a202301594687ab14629a10b748ef">https://dcenr.maps.arcgis.com/apps/webappviewer/index.html?id=7e8a202301594687ab14629a10b748ef</a>
Groundwater & Geothermal	karst specific data layers	water	National	For areas underlain by limestone, includes karst features, tracer test database; turf/rough water levels (gwlevel.ie)	<a href="https://dcenr.maps.arcgis.com/apps/webappviewer/index.html?id=7e8a202301594687ab14629a10b748ef">https://dcenr.maps.arcgis.com/apps/webappviewer/index.html?id=7e8a202301594687ab14629a10b748ef</a>
Groundwater & Geothermal	Wells and Springs	Water	National	Not comprehensive, there may be unrecorded wells and springs	<a href="https://dcenr.maps.arcgis.com/apps/webappviewer/index.html?id=7e8a202301594687ab14629a10b748ef">https://dcenr.maps.arcgis.com/apps/webappviewer/index.html?id=7e8a202301594687ab14629a10b748ef</a>
Groundwater & Geothermal	Groundwater body Descriptions	Water	National	Not exhaustive; only those in designated SACs; could be other GWDTEs; for more information contact NPWS / EPA / site investigations Also, Roadmap for a Policy and Regulatory Framework for Geothermal Energy, November 2020	<a href="https://www.gsi.ie/en-ie/programmes-and-projects/groundwater-and-geothermal-unit/activities/understanding-ireland-groundwater/Pages/Groundwater-bodies.aspx">https://www.gsi.ie/en-ie/programmes-and-projects/groundwater-and-geothermal-unit/activities/understanding-ireland-groundwater/Pages/Groundwater-bodies.aspx</a>
Groundwater & Geothermal	Geothermal Suitability maps	Land & Soils/Water	National		<a href="https://dcenr.maps.arcgis.com/apps/webappviewer/index.html?id=9eae46bee08de41278b90a9916d0c0b9e">https://dcenr.maps.arcgis.com/apps/webappviewer/index.html?id=9eae46bee08de41278b90a9916d0c0b9e</a>
Marine & Coastal Unit	INFOMAR - Ireland's national marine mapping programme; providing key baseline data for Ireland's	Water	National		<a href="https://secure.dcaa.gov.ie/GSI/INFOMAR_VIEWER/">https://secure.dcaa.gov.ie/GSI/INFOMAR_VIEWER/</a>
Marine & Coastal Unit	CHERISH - Coastal change project (Climate, Heritage and Environments of Reefs, Islands, and Headlands)	Water	Regional		<a href="http://www.cherishproject.eu/en/">http://www.cherishproject.eu/en/</a>
Marine & Coastal Unit	Coastal Vulnerability Index (CVI).	water / Land & Soils	Regional	Currently the project is being carried out on the east coast and will be rolled out nationally	<a href="https://www.gsi.ie/en-ie/programmes-and-projects/marine-and-coastal-unit/projects/Pages/Coastal-Vulnerability-Index.aspx">https://www.gsi.ie/en-ie/programmes-and-projects/marine-and-coastal-unit/projects/Pages/Coastal-Vulnerability-Index.aspx</a>
Minerals	Aggregate potential	Land & Soils/Material Assets	National	Consideration of mineral resources and potential resources as a material asset which should be explicitly recognised within the environmental assessment process	<a href="https://dcenr.maps.arcgis.com/apps/webappviewer/index.html?id=ee8c4c285a49413aa6f1344416dc9956">https://dcenr.maps.arcgis.com/apps/webappviewer/index.html?id=ee8c4c285a49413aa6f1344416dc9956</a>
Minerals	Active quarries	Land & Soils	National		<a href="https://dcenr.maps.arcgis.com/apps/webappviewer/index.html?id=ee8c4c285a49413aa6f1344416dc9956">https://dcenr.maps.arcgis.com/apps/webappviewer/index.html?id=ee8c4c285a49413aa6f1344416dc9956</a>
Minerals	Historic mines	Land & Soils/Cultural Heritage	National	Inventory and Risk Classification 2009. Environmental Protection Agency, Economic Minerals Division and Geological Survey Ireland (DECC).	<a href="https://gis.epa.ie/EPAMaps/default?zesting=7&amp;northing=7&amp;lid=EPA:LEMA_Facilities_Extractive_Facilities">https://gis.epa.ie/EPAMaps/default?zesting=7&amp;northing=7&amp;lid=EPA:LEMA_Facilities_Extractive_Facilities</a> <a href="https://www.epa.ie/enforcement/mines/">https://www.epa.ie/enforcement/mines/</a>
Tellus	Geochemical data: multi-element data for shallow soil, stream sediment and stream water	Land & Soils	Regional	A national mapping programme	<a href="https://dcenr.maps.arcgis.com/apps/MapSeries/index.html?appid=6304e122b733498b99642707f72754">https://dcenr.maps.arcgis.com/apps/MapSeries/index.html?appid=6304e122b733498b99642707f72754</a>
Tellus	Airborne geophysical data including radiometrics, electromagnetics and magnetics	Land & Soils	Regional	A national mapping programme	<a href="https://dcenr.maps.arcgis.com/apps/MapSeries/index.html?appid=6304e122b733498b99642707f72754">https://dcenr.maps.arcgis.com/apps/MapSeries/index.html?appid=6304e122b733498b99642707f72754</a>
Tellus	urban geochemistry mapping (Dublin SURGE project).	Land & Soils	Regional		<a href="https://dcenr.maps.arcgis.com/apps/MapSeries/index.html?appid=6304e122b733498b99642707f72754">https://dcenr.maps.arcgis.com/apps/MapSeries/index.html?appid=6304e122b733498b99642707f72754</a>

- Notes:  
**1. The maps and data listed above are available on the Geological Survey Ireland map viewer <https://www.gsi.ie/en-ie/data-and-maps/Pages/default.aspx>**  
**2. Please read all disclaimers carefully when using Geological Survey Ireland data**  
**3. Geological Survey Ireland and Irish Concrete Federation published guidelines for the treatment of geological heritage in the extractive industry in 2008.**

## Conor Foy

---

**From:** O'BRIEN Christophe <Christophe.O'BRIEN@IAA.ie>  
**Sent:** 08 June 2022 15:39  
**To:** Conor Foy  
**Cc:** Planning  
**Subject:** RE: Proposed Wind Farm Development in County Offaly: Pre - Application Scoping

Good afternoon Conor,

Having briefly had an opportunity to review the pre-application scoping report, I can advise as follows.

The proposed wind farm is proximate to the licenced Aerodrome – Birr Airfield, Co. Offaly.

Please engage directly with the aerodrome licensee, Ormand Flying Club to make them aware of the Cush Wind Farm proposal.

Mr. Colm Wright,  
Ormand Flying Club,  
Birr Airfield,  
Birr,  
Co.Offaly  
Phone: 057-9121300  
<https://ormandflyingclub.ie/>  
[info@ormandflyingclub.ie](mailto:info@ormandflyingclub.ie)

Based on the licensee's observations, it may be necessary to undertake an aeronautical safety assessment to consider the potential impact of the wind farm on the safety of aircraft operations at Birr Airfield.

I note drawing: CSH/ABP/PAS/001 appears to indicate proposed turbine positions, can you please provide these in WGS-84 coordinates as this will allow for further review of the proposal.

In any case, it is likely that the following general observations would be proffered by the Authority during a formal planning process: In the event of planning consent being granted, the applicant should be conditioned to contact the Irish Aviation Authority to: (1) agree an aeronautical obstacle warning light scheme for the wind farm development, (2) provide as-constructed coordinates in WGS84 format together with ground and blade tip height elevations at each wind turbine location and (3) notify the Authority of intention to commence crane operations with at least 30 days prior notification of their erection.

It should be noted that the above does not preclude other domains within the Authority, i.e. Engineering, Airspace, etc., from making additional observations in relation to this proposal.

Best Regards,

Christophe

*Christophe O'Brien*  
Aerodromes Inspector  
Safety Regulation Division  
Irish Aviation Authority  
T: + 353 (1) 603 1492  
M: + 353 86 33 22022  
E: [obrienc@iaa.ie](mailto:obrienc@iaa.ie)



**From:** Conor Foy <conor@galetechenergy.com>  
**Sent:** Thursday 2 June 2022 11:57  
**To:** Planning <planning@iaa.ie>; O'BRIEN Christophe <Christophe.O'BRIEN@IAA.ie>  
**Subject:** Proposed Wind Farm Development in County Offaly: Pre - Application Scoping

**\* This message originated from outside the Irish Aviation Authority. Please treat hyperlinks, attachments and instructions in this email with caution. \***

Dear Christophe,  
 Please find attached a pre-application scoping request for a proposed wind farm development in County Offaly I would appreciate if you both could revert with any comments you may have in relation to this development within the timeframe specified in the attached.  
 Thanks & Kind Regards,  
 Conor

**Conor Foy | Galetech Energy Services**  
 Clondargan, Stradone, Co. Cavan, Ireland, H12 NV06  
 M: +44 77 31715328 | D: +353 49 489 0026 | [conor@galetechenergy.com](mailto:conor@galetechenergy.com)

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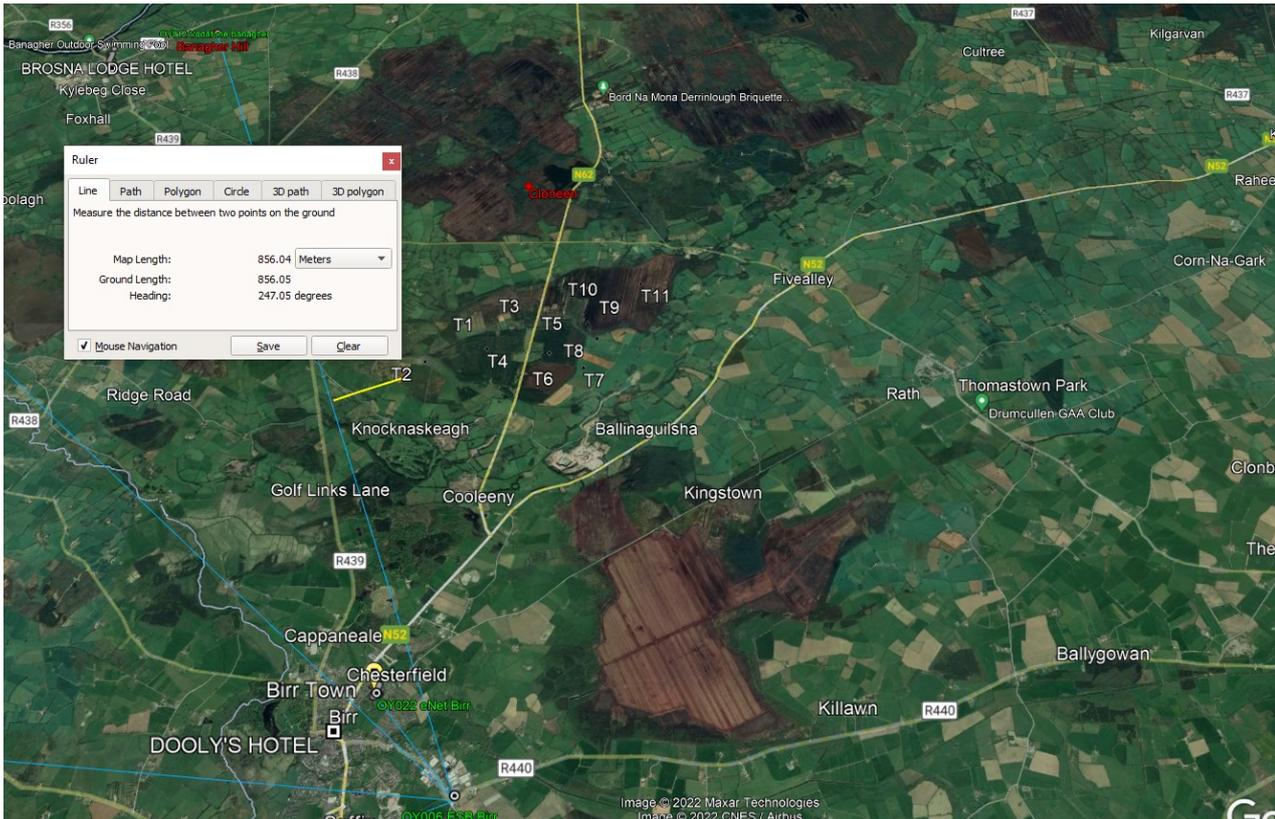
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 The Times Building, 11-12 D'Olier Street, Dublin 2. D02 T449 Registered Number: 211082 Place of Registration:  
 Ireland A limited liability company  
 =====  
 =====

## Conor Foy

---

**From:** Paul Brunel <Paul.Brunel@imagegroup.ie>  
**Sent:** 08 June 2022 15:09  
**To:** Conor Foy  
**Cc:** Ronnie O'Neill  
**Subject:** RE: Proposed Wind Farm Development in County Offaly: Pre - Application Scoping

Thanks for that Conor.  
Our closest Microwave link is 856m to the West of T2:



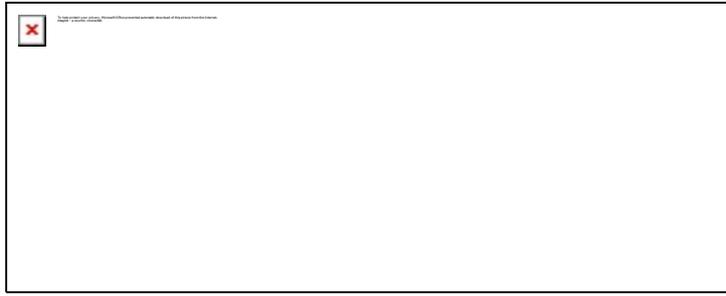
The layout of this development will not affect Imagine.  
If the turbine locations change or you if need more information, please let us know.

Kind Regards,

Paul Brunel.  
Transmission Planner.  
Imagine Group.  
Ph: 086 388 1962  
**imagine**

t. +353 1 437 5000  
m. +353 863832470  
w. [imagine.ie](http://imagine.ie)  
Imagine  
Sandyford Business Centre  
Blackthorn Road, Sandyford, D18

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**From:** Conor Foy  
**Sent:** 08 June 2022 09:10  
**To:** Paul Brunel <Paul.Brunel@imaginegroup.ie>  
**Cc:** Ronnie O'Neill <Ronnie.ONeill@imaginegroup.ie>  
**Subject:** RE: Proposed Wind Farm Development in County Offaly: Pre - Application Scoping

**This email originated outside of the organisation - please exercise caution when opening attachments or clicking links.**

Hi Paul,

Please see attached, I thought that's what I had sent, apologies.

Kind Regards,

Conor

**Conor Foy | Galetch Energy Services**  
Clondargan, Stradone, Co. Cavan, Ireland, H12 NV06  
M: +44 77 31715328 | D: +353 49 489 0026 | [conor@galetechenergy.com](mailto:conor@galetechenergy.com)

Galetch Energy Services Limited  
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**From:** Paul Brunel <[Paul.Brunel@imaginegroup.ie](mailto:Paul.Brunel@imaginegroup.ie)>  
**Sent:** 08 June 2022 08:39  
**To:** Conor Foy <[conor@galetechenergy.com](mailto:conor@galetechenergy.com)>  
**Cc:** Ronnie O'Neill <[Ronnie.ONeill@imaginegroup.ie](mailto:Ronnie.ONeill@imaginegroup.ie)>  
**Subject:** RE: Proposed Wind Farm Development in County Offaly: Pre - Application Scoping

Hi Conor,  
I can't use the file you sent.  
See attached KMZ file from Bláithín Rafferty of Galetech Energy as an example.

Kind Regards,

Paul Brunel.  
Transmission Planner.  
Imagine Group.  
Ph: 086 388 1962  
**imagine**

t. +353 1 437 5000  
m. +353 863832470  
w. [imagine.ie](http://imagine.ie)

Imagine  
Sandyford Business Centre  
Blackthorn Road, Sandyford, D18



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**From:** Conor Foy  
**Sent:** 07 June 2022 11:58  
**To:** Paul Brunel <[Paul.Brunel@imaginegroup.ie](mailto:Paul.Brunel@imaginegroup.ie)>  
**Cc:** Ronnie O'Neill <[Ronnie.ONeill@imaginegroup.ie](mailto:Ronnie.ONeill@imaginegroup.ie)>  
**Subject:** RE: Proposed Wind Farm Development in County Offaly: Pre - Application Scoping

**This email originated outside of the organisation - please exercise caution when opening attachments or clicking links.**

Hi Paul,

Please see attached.

Kind Regards,

Conor

**Conor Foy | Galetech Energy Services**  
Clondorgan, Stradone, Co. Cavan, Ireland, H12 NV06  
M: +44 77 31715328 | D: +353 49 489 0026 | [conor@galetechenergy.com](mailto:conor@galetechenergy.com)

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**From:** Paul Brunel <[Paul.Brunel@imgrouphgroup.ie](mailto:Paul.Brunel@imgrouphgroup.ie)>  
**Sent:** 02 June 2022 12:15  
**To:** Conor Foy <[conor@galetechenergy.com](mailto:conor@galetechenergy.com)>  
**Cc:** Ronnie O'Neill <[Ronnie.ONeill@imgrouphgroup.ie](mailto:Ronnie.ONeill@imgrouphgroup.ie)>  
**Subject:** RE: Proposed Wind Farm Development in County Offaly: Pre - Application Scoping

Hi Connor,  
Thanks for your mail.  
We receive a large amount of wind farm scoping notices. To Access and track these developments we use Google Earth.  
Is it possible to get a XML file showing the turbine layout and boundary of this development?

Kind Regards,

Paul Brunel.  
Transmission Planner.  
Imagine Group.  
Ph: 086 388 1962  
**imagine**

t. +353 1 437 5000  
m. +353 863832470  
w. [imagine.ie](http://imagine.ie)

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**From:** Conor Foy  
**Sent:** 02 June 2022 12:00

**To:** Customer Support <[support@imagine.ie](mailto:support@imagine.ie)>; Ronnie O'Neill <[Ronnie.ONeill@imaginegroup.ie](mailto:Ronnie.ONeill@imaginegroup.ie)>; Paul Brunel <[Paul.Brunel@imaginegroup.ie](mailto:Paul.Brunel@imaginegroup.ie)>

**Subject:** Proposed Wind Farm Development in County Offaly: Pre - Application Scoping

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Dear Sir/Madam,

Please find attached a pre-application scoping request for a proposed wind farm development in County Offaly I would appreciate if you both could revert with any comments you may have in relation to this development within the timeframe specified in the attached.

Thanks & Kind Regards,

Conor

**Conor Foy | Galetch Energy Services**

Clondargan, Stradone, Co. Cavan, Ireland, H12 NV06

M: +44 77 31715328 | D: +353 49 489 0026 | [conor@galetechenergy.com](mailto:conor@galetechenergy.com)

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For the attention of Conor Foy  
Galetech Energy Services  
Clondargan,  
Stradone,  
Co. Cavan,  
Ireland,  
H12 NV06

3<sup>rd</sup> June 2022

**Uisce Éireann**  
Bosca OP 6000  
Baile Átha Cliath 1  
D01 WA07  
Éire

**Irish Water**  
PO Box 6000  
Dublin 1  
D01 WA07  
Ireland

T: +353 01 89 25000  
T: +353 01 89 25001  
[www.water.ie](http://www.water.ie)

**Re: EIA Scoping Request** – Proposed wind farm development located the townlands of Cush, Galros West, Galros East, Boolinarig Big, Ballycolin and Eglis, County Offaly.

Dear Conor Foy,

Irish Water has received notification of your Environmental Impact Assessment (EIA) scoping request relating to your forthcoming planning application for a wind farm project better known as Cush Wind Farm.

Please see attached, Irish Water's scoping opinion in relation to Water Services. On receipt of the planning referral, Irish Water will review the finalised Environmental Impact Assessment Report (EIAR) as part of the planning process.

Queries relating to the terms and the EIA scoping opinions below should be directed to [planning@water.ie](mailto:planning@water.ie)

Yours sincerely,

Signed on behalf of Irish Water:

PP: Ali Robinson

**Yvonne Harris**  
Connections and Development Services

## Irish Water's Response to EIA Scoping Requests

At present, Irish Water does not have the capacity to advise on the scoping of individual projects. However, in general the following aspects of Water Services should be considered in the scope of an EIA where relevant;

- a) Where the development proposal has the potential to impact an Irish Water Drinking Water Source(s), the applicant shall provide details of measures to be taken to ensure that there will be no negative impact to Irish Waters Drinking Water Source(s) during the construction and operational phases of the development. Hydrological / hydrogeological pathways between the applicant's site and receiving waters should be identified as part of the report.
- b) Where the development proposes the backfilling of materials, the applicant is required to include a waste sampling strategy to ensure the material is inert.
- c) Mitigations should be proposed for any potential negative impacts on any water source(s) which may be in proximity and included in the environmental management plan and incident response.
- d) Any and all potential impacts on the nearby reservoir as public water supply water source(s) are assessed, including any impact on hydrogeology and any groundwater/ surface water interactions.
- e) Impacts of the development on the capacity of water services (*i.e. do existing water services have the capacity to cater for the new development*). This is confirmed by Irish Water in the form of a Confirmation of Feasibility (COF). If a development requires a connection to either a public water supply or sewage collection system, the developer is advised to submit a Pre-Connection Enquiry (PCE) enquiry to Irish Water to determine the feasibility of connection to the Irish Water network. All pre-connection enquiry forms are available from <https://www.water.ie/connections/connection-steps/>.
- f) The applicant shall identify any upgrading of water services infrastructure that would be required to accommodate the proposed development.
- g) In relation to a development that would discharge trade effluent – any upstream treatment or attenuation of discharges required prior to discharging to an Irish Water collection network.
- h) In relation to the management of surface water; the potential impact of surface water discharges to combined sewer networks and potential measures to minimise and or / stop surface waters from combined sewers.
- i) Any physical impact on Irish Water assets – reservoir, drinking water source, treatment works, pipes, pumping stations, discharges outfalls etc. including any relocation of assets.
- j) When considering a development proposal, the applicant is advised to determine the location of public water services assets, possible connection points from the applicant's site / lands to the public network and any drinking

water abstraction catchments to ensure these are included and fully assessed in any pre-planning proposals. Details, where known, can be obtained by emailing an Ordnance Survey map identifying the proposed location of the applicant's intended development to [datarequests@water.ie](mailto:datarequests@water.ie).

- k) Other indicators or methodologies for identifying infrastructure located within the applicant's lands are the presence of registered wayleave agreements, visible manholes, vent stacks, valve chambers, marker posts etc. within the proposed site.
- l) Any potential impacts on the assimilative capacity of receiving waters in relation to Irish Water discharge outfalls including changes in dispersion / circulation characterises. Hydrological / hydrogeological pathways between the applicant's site and receiving waters should be identified within the report.
- m) Any potential impact on the contributing catchment of water sources either in terms of water abstraction for the development (*and resultant potential impact on the capacity of the source*) or the potential of the development to influence / present a risk to the quality of the water abstracted by Irish Water for public supply should be identified within the report.
- n) Where a development proposes to connect to an Irish Water network and that network either abstracts water from or discharges wastewater to a "protected"/ sensitive area, consideration as to whether the integrity of the site / conservation objectives of the site would be compromised should be identified within the report.
- o) Mitigation measures in relation to any of the above ensuring a zero risk to any Irish Water drinking water sources (Surface and Ground water).

*This is not an exhaustive list.*

**Please note;**

- Where connection(s) to the public network is required as part of the development proposal, applicants are advised to complete the Pre-Connection Enquiry process and have received a Confirmation of Feasibility letter from Irish Water ahead of any planning application.
- Irish Water will not accept new surface water discharges to combined sewer networks.

**From:** Una McCafferkey <UMcCafferkey@offalycoco.ie>  
**Sent:** Wednesday, November 1, 2023 3:34 PM  
**To:** Declan Owens <declan.owens@galetechenergy.com>  
**Subject:** Preplanning ref. BR23/05 - Cush Windfarm

**Re: Cush Windfarm Preplan – SID (OCC ref. BR23/05)**

Hi Declan,

Apologies for the delay in issuing these notes. I'm on leave tomorrow and Friday but in the office until 5/5.15pm today so give me a call (086 013 6661) if you need anything amended.

**Date of meeting:** 13<sup>th</sup> March 2023

**Attendance from OCC:** Andrew Murray (Senior Planner), Úna McCafferkey (Area Planner), Danny Managan (Engineer – Roads), John Mitchell (Senior Exec. Engineer / Town Engineer for Birr MD), Niall Hogan (Area Engineer – Birr MD). Apologies from Env & Water Services.

**Attendance from Applicant:** Declan Owens (Galetech), James Carville (Galetech).

### **Presentation**

- Further to the information, which was submitted as part of the preplanning documentation, Declan provided an overview of the proposed development.
- At this time, a total of 11 no. turbines at 200m height are proposed on lands approximately 4km north of the town of Birr and c. 28km south-west of Tullamore in County Offaly. The proposed development, which will have an approximate electrical capacity of 79.2 megawatts (MW).
- Presence of 2 old quarries were noted and the residential dwellings in the area.
- Grid connection – a number of routes are being proposed.
- Hydro link to 7 no. Natura sites noted – NIS.
- Bird and mammal's surveys are done/ongoing.
- Flooding, location of national monuments outlined,
- Waiting on SID confirmation from the Board.
- Public Consultation held in January with a Liaison Office appointed.

### **OCC Comments**

#### ***Roads***

- Danny noted the requirement for pre and post surveys.
- RSA at entrances especially at N62.
- CMP and TTA to be prepared.
- Haul routes – highlight bridges, junctions, and roundabout amendments.
- Sightlines – undulating levels – vertical assessment.
- High volume of traffic using national road.
- Asked about the quarry source to be used and to be detailed.
- Galetech noted above and confirmed all necessary surveys/assessments/etc are underway. Advised they have no feedback from TII to date.

#### ***Birr MD (John & Niall)***

- Peat soils along the haul route so survey are very important.
- Junction / Road opening licences.
- Construction activities – vertical alignment re; sightlines.

- Signage / marking/ lighting all to be considered and provided.
- Management of surface water within the site to be considered.
- Again, noted the volume of traffic along the national road / haul route.

#### **Planning (Andrew and Úna)**

- RESS = community benefit fund – full details to be provided.
- Walkway around the development – use of landscaping to reduce exposure along walking tracks.
- 200m noted and concerns raised.
- Within OCC Wind Strategy Area.
- Flooding to be considered in assessment.
- Landscape and Visual assessment – consider the cumulative impact given the existing/permitted development within the area.
- CDP – Section 3.2.6, Chapter 13 – DMS.
- NIS – Rapemills River – close to Natura sites.
- Use of existing vegetation – retain as much as possible.
- Location of mast noted.
- Biodiversity assessment.
- Noise assessment.
- Flicker assessment.
- Visual Assessment.
- Archaeology assessment to also consider underwater.
- Temporary construction compound – concerns about proximity of house to south west, delivery of materials, details to be provided including layout, GFA, access/sightlines, etc.
- AM = noted turbines 7, 10 and 11 – are they tied into a Substitute Consent (for bogs) application.
- AM = *Midland Cycling Destination* - link of Offaly cycleway, part of the site included, can we get a route through?
- Amenity Plan = please include – provision of walkway?
- ÚMC = to provide cycleway map. Please refer to Figure 6.13 Midlands Cycling Destination, Offaly Network Map – Offaly CDP – see attached for better copy.

#### **Declan / James Response**

- Status of existing bog = currently reviewing and seeking advice on Sub. Consent but OCC comments on this are noted.
- Access for the public to the development is a concern for some of the landowners.
- Willing to work with OCC / railway underpass to be considered??

End of Meeting.

#### **Please Note:**

- It should be noted that any advice is given in good faith and without prejudice to the formal consideration of any subsequent planning application. Article 247 (3) of the Local Government (Planning and Development) Act, 2000 (as amended) states that “the carrying out of consultations shall not prejudice the performance by a Planning Authority of any other of its functions under this Act, or any regulations made under this Act and cannot be relied upon in the formal planning process or in legal proceedings.”
- Formal consideration of a planning application is necessarily more extensive than consideration at the pre-application stage because of consideration of any internal technical reports e.g. environment section or submissions from third parties or prescribed bodies.

- As with any planning application there is always the possibility of refusal by OCC or An Bord Pleanála, you are advised that any site purchase should be on condition of obtaining planning permission.
- Noted that the above list is not exclusive and requirements may vary depending on the individual site, its neighbourhood, and on site circumstances.

Regards,

**Úna McCafferkey**

---

Executive Planner  
Planning Department

**Offaly County Council**

Áras An Chontae, Charleville Road, Tullamore, Co Offaly R35 F893

T. +353 57 934 6800 | E. [umccafferkey@offalycoco.ie](mailto:umccafferkey@offalycoco.ie) | W. [Offaly.ie](http://Offaly.ie)



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## Conor Foy

---

**From:** Drainage Admin <drainage.admin@opw.ie>  
**Sent:** 09 June 2022 14:57  
**To:** conor@galetechenergy.com  
**Subject:** Proposed Wind Farm Development in County Offaly: Pre - Application Scoping  
**Attachments:** OPW Response 09-06-22.pdf; Past-Flood-Summary-Report.pdf; Drainage Map (DD).doc

Conor,

I refer to your email below to [info@opw.ie](mailto:info@opw.ie).

Please find attached OPW response to same.

Kind regards  
Karen

---

**From:** Conor Foy <[conor@galetechenergy.com](mailto:conor@galetechenergy.com)>  
**Sent:** Thursday 2 June 2022 12:26  
**To:** Info Opw <[info@opw.ie](mailto:info@opw.ie)>  
**Subject:** Proposed Wind Farm Development in County Offaly: Pre - Application Scoping

Dear Sir/Madam,  
Please find attached a pre-application scoping request for a proposed wind farm development in County Offaly I would appreciate if you both could revert with any comments you may have in relation to this development within the timeframe specified in the attached.  
Thanks & Kind Regards,  
Conor

**Conor Foy | Galetech Energy Services**  
Clondargan, Stradone, Co. Cavan, Ireland, H12 NV06  
M: +44 77 31715328 | D: +353 49 489 0026 | [conor@galetechenergy.com](mailto:conor@galetechenergy.com)

Galetech Energy Services Limited  
Registered in Ireland No. 352304 | Registered Office: Greaghcrotagh, Cootehill, Co. Cavan H12 NV06

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**Mr Conor Foy**  
**Galetech Energy Services**  
**Londargan**  
**Stradone**  
**Co Cavan**  
[conor@galetechenergy.com](mailto:conor@galetechenergy.com)

**Our ref: 241-2022**

**Re: Proposed Wind Farm Development in County Offaly: Pre - Application Scoping**

Dear Mr Foy,

I refer to your email to [info@opw.ie](mailto:info@opw.ie) dated 02/06/2022 regarding the above.

The following are the Office of Public Works (OPW) observations:

The proposed site is located in lands that benefit from the Boolinaraig Drainage District. There may be a risk of flooding at this location. The Local Authority and the developers should satisfy themselves that there is adequate level of protection against flooding at this location.

Please see attached Drainage Map and Past Flood Event Local Area Summary Report relevant to the application.

**Drainage Map:**

Red: Drainage District – Channels

Green: Drainage District – Benefitting Land

**Past Flood Event Local Area Summary Report:**

This report details all flood events within 2.5 kilometres of the map centre.

**Benefitting Land:**

This dataset prepared by the Office of Public Works identifying land that might benefit from the implementation of Arterial (Major) Drainage Schemes (under the Arterial Drainage Act 1945) and indicating areas of land subject to flooding or poor drainage.

**Maintainable Channels:**

The channel in question is not an OPW maintainable channel; however, it is good practise that a 10-metre wide strip be retained adjacent to the channel to permit access to the local authority for maintenance. Ideally, the strip should not be fenced, paved or landscaped in a manner that would prevent access by maintenance plant.



**Further to this, please note that for the construction, replacement or alteration of any bridge or culvert over any channel which appears on a 6-inch to 1 mile map, Prior Section 50 consent must be sought under Section 50 of the Arterial Drainage Act, 1945.**

**Please see link in relation to Section 50 applications:**

<https://www.gov.ie/en/publication/957aa7-consent-requirements-constructionalteration-of-watercourse-infrastru/#further-information-and-forms>

When making a decision regarding the above application your office should refer to the “Planning System and Flood Risk Management Guidelines for Planning Authorities November 2009”

Yours sincerely,

A handwritten signature in blue ink, which appears to read 'Karen Donovan'. The signature is written in a cursive style and is located below the 'Yours sincerely,' text.

---

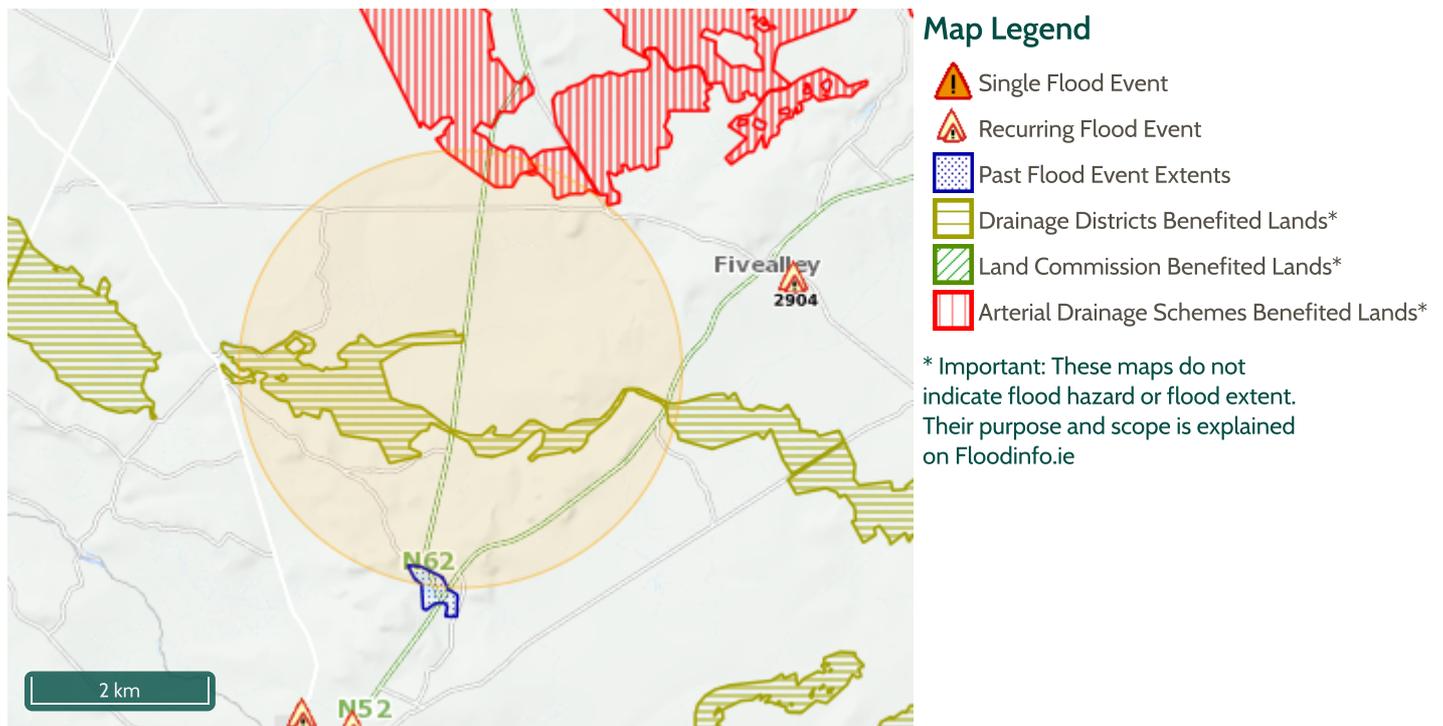
**Karen Donovan**  
**Engineering Services Administration Unit**  
**9<sup>th</sup> June 2022**



Report Produced: 8/6/2022 13:04

This Past Flood Event Summary Report summarises all past flood events within 2.5 kilometres of the map centre.

This report has been downloaded from [www.floodinfo.ie](http://www.floodinfo.ie) (the "Website"). The users should take account of the restrictions and limitations relating to the content and use of the Website that are explained in the Terms and Conditions. It is a condition of use of the Website that you agree to be bound by the disclaimer and other terms and conditions set out on the Website and to the privacy policy on the Website.



## 1 Results

	Name (Flood_ID)	Start Date	Event Location
1.	Kennedy's Cross Roads, Birr Jan 1995 (ID-524)	27/01/1995	Area

Additional Information: [Reports \(2\)](#) [Press Archive \(1\)](#)

**Drainage Map – Cush Area, Co. Offaly**

Our Ref: 241-2022



Red: Drainage District - Channels  
Green: Drainage District - Benefiting Land.

## Conor Foy

---

**From:** Alister Cole <Alister.Cole1@three.ie>  
**Sent:** 09 June 2022 11:53  
**To:** Conor Foy  
**Cc:** Sean Kelly; DL Estates ROI  
**Subject:** RE: Proposed Wind Farm Development in County Offaly: Pre - Application Scoping

Hi Conor,

Thank you for sending the GE file.

I have reviewed the turbine locations for the proposed Cush wind farm development and 3Ireland have no microwave transmission links that traverse the area or that could potentially be affected.

Best regards,

Alister



Alister Cole  
Transmission Engineer

**Mobile:** 086 6024556  
**Email:** Alister.Cole1@three.ie

---

**From:** Conor Foy <conor@galetechenergy.com>  
**Sent:** 09 June 2022 09:45  
**To:** Alister Cole <Alister.Cole1@three.ie>  
**Subject:** RE: Proposed Wind Farm Development in County Offaly: Pre - Application Scoping

**CAUTION!** External Email.

Hi Alister,

Please see attached.

Kind Regards,

Conor

**Conor Foy** | **Galetech Energy Services**  
Clondargan, Stradone, Co. Cavan, Ireland, H12 NV06  
M: +44 77 31715328 | D: +353 49 489 0026 | [conor@galetechenergy.com](mailto:conor@galetechenergy.com)

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---

**From:** Alister Cole <[Alister.Cole1@three.ie](mailto:Alister.Cole1@three.ie)>  
**Sent:** 09 June 2022 09:40  
**To:** Conor Foy <[conor@galetechenergy.com](mailto:conor@galetechenergy.com)>  
**Subject:** RE: Proposed Wind Farm Development in County Offaly: Pre - Application Scoping

Hi Conor,

I cannot open that file, for google earth it would either be a kml or kmz (to show the turbine locations)

Best regards,

Alister



Alister Cole  
Transmission Engineer

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

---

**From:** Conor Foy <[conor@galetechenergy.com](mailto:conor@galetechenergy.com)>  
**Sent:** 07 June 2022 12:03  
**To:** Alister Cole <[Alister.Cole1@three.ie](mailto:Alister.Cole1@three.ie)>  
**Subject:** RE: Proposed Wind Farm Development in County Offaly: Pre - Application Scoping

**CAUTION!** External Email.

Hi Alister,

Please see attached.

Kind Regards,

Conor

**Conor Foy | Galetech Energy Services**  
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---

**From:** Alister Cole <[Alister.Cole1@three.ie](mailto:Alister.Cole1@three.ie)>  
**Sent:** 02 June 2022 13:06  
**To:** Conor Foy <[conor@galetechenergy.com](mailto:conor@galetechenergy.com)>  
**Subject:** RE: Proposed Wind Farm Development in County Offaly: Pre - Application Scoping

Hi Conor,

Would you please be able to supply a google earth file?

Best regards,

Alister



Alister Cole  
Transmission Engineer

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

---

**From:** Conor Foy <[conor@galetechenergy.com](mailto:conor@galetechenergy.com)>  
**Sent:** 02 June 2022 12:44  
**To:** [windfarmsdg@three.ie](mailto:windfarmsdg@three.ie); Alister Cole <[Alister.Cole1@three.ie](mailto:Alister.Cole1@three.ie)>; [anthony.malone@three.ie](mailto:anthony.malone@three.ie); Sean Kelly <[Sean.Kelly2@three.ie](mailto:Sean.Kelly2@three.ie)>  
**Subject:** Proposed Wind Farm Development in County Offaly: Pre - Application Scoping

**CAUTION!** External Email.

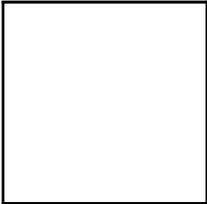
Dear Sir/Madam,  
Please find attached a pre-application scoping request for a proposed wind farm development in County Offaly I would appreciate if you both could revert with any comments you may have in relation to this development within the timeframe specified in the attached.  
Thanks & Kind Regards,  
Conor

**Conor Foy** | **Galetech Energy Services**  
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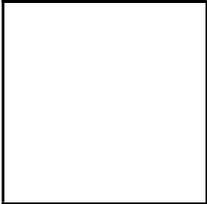


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## Conor Foy

---

**From:** INFO <Information@tii.ie>  
**Sent:** 17 June 2022 08:18  
**To:** 'conor@galetechenergy.com'  
**Subject:** TII Ref: TII22-118851 - EIAR scoping - Proposed Wind Farm Development, Co. Offaly

Dear Mr. Foy,

Thank you for your correspondence of 2 June 2022 regarding the above EIAR scoping exercise. The position in relation to your enquiry is as follows.

Transport Infrastructure Ireland (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 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.

National Strategic Outcome 2 of the National Planning Framework includes the objective to maintain the strategic capacity and safety of the national road network. It is also an investment priority of the National Development Plan, 2018 – 2027, to ensure that the extensive transport networks, which have been greatly enhanced over the last two decades, are maintained to a high level to ensure quality levels of service, accessibility and connectivity to transport users.

In relation to your EIAR Scoping referral, TII notes the proposed site adjoins the N62, national road, at a location on the network that is subject to a general 100kph speed limit. The EIAR Scoping Report indicates the intention to develop access directly to the N62, national road. In such circumstances, it is critical that the developer/applicant be aware that official policy concerning access to national roads seeks to avoid the creation of additional access points from new development or the generation of increased traffic from existing accesses (i.e., non-public road access) to national roads, to which speed limits greater than 50 kph apply. Therefore, there are policy and road safety considerations that would need to be resolved in any subsequent application and available alternative arrangements to the local and regional road network should be utilised, instead of direct access to the national road, which is contrary to the provisions of official policy.

It is also noted that the EIAR Scoping Report indicates potential works to the N52/N62 national road junction. TII is aware of other development proposals in the vicinity, which are also proposing works to the N52/N62 junction to facilitate development proposals. As a result, TII considers that there is a requirement for co-ordination by the road authority and development promoters, to ensure a co-ordinated approach to junction improvement works, in order to facilitate the safe transportation of turbine components and other abnormal loads. Proposals should be developed in consultation with the road authority and TII expects that Offaly County Council in co-ordinating proposals in this regard will liaise with TII.

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 road network.

The developer/scheme promoter should have regard, inter alia, to the following:

- TII notes that the subject site adjoins the national, regional and local road network. Access to the road network shall be developed in accordance with official policy and road safety considerations, as outlined

above. Consultations should be had with the relevant Local Authority/National Roads Design Office, with regard to the locations of existing and future national road schemes.

- TII would be specifically concerned as to the potential significant impacts the development would have on the national road network and junctions with national roads, in proximity to the proposed development.
- The developer should assess visual impacts from existing national roads.
- The developer should have regard to any EIAR/EIS and all conditions and/or modifications imposed by An Bord Pleanála regarding road schemes in the area. The developer should, in particular, have regard to any potential cumulative impacts.
- The developer, in preparing the EIAR, should have regard to TII Publications (formerly DMRB and the Manual of Contract Documents for Road Works).
- The developer, in preparing the 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/EIS 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' (1st Rev., NRA, 2004)).
- 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. In relation to 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. Any improvements required to facilitate development should be identified. It will be the responsibility of the developer to pay for the costs of any improvements to national roads, to facilitate the private development proposed, as TII will not be responsible for such costs.
- The designers are asked to consult TII Publications to determine whether a Road Safety Audit (RSA) 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.
- TII recommends that that applicant/developer should clearly identify the haul routes proposed and fully assess the network to be traversed. Where abnormal 'weight' loads are proposed, separate structure approvals/permits and other licences may be required in connection with the proposed haul route and all structures on the haul route through all the relevant County Council administrative areas should be checked by the applicant/developer, to confirm their capacity to accommodate any abnormal 'weight' load proposed.

The national road network is managed by a combination of local authorities, as road authorities for their areas, Public Private Partnership (PPP) Concessions and Motorway Maintenance and Renewal Contracts (MMaRC), in association with TII.

The applicant/developer should also consult with all PPP Companies, MMaRC Contractors and road authorities over which the haul route traverses, to ascertain any operational requirements such as delivery timetabling, etc. and to ensure that the strategic function of the national road network is safeguarded.

Additionally, any damage caused to the pavement of an existing national road, arising from any temporary works due to the turning movement of abnormal 'length' loads (e.g., tearing of the surface course, etc.), shall be rectified in accordance with TII Pavement Standards and details in this regard shall be agreed with the Road Authority prior to the commencement of any development on site.

Designers should consult TII Publications to determine whether a RSA is required for any of the temporary works proposed. Any recommendations should be incorporated into designs.

- Grid connection and cable routing proposals should be developed to safeguard proposed road schemes, as TII will not be responsible for costs associated with any future relocation of cable routing, where proposals are catered for in an area of a proposed national road scheme. In that regard, consideration should be given to routing options, use of existing crossings, depth of cable laying, etc.

In the context of the existing national road network, in accordance with the National Planning Framework National Strategic Outcome no. 2 'Enhanced Regional Accessibility', there is a requirement to maintain the strategic capacity and safety of the network. This requirement is further reflected in the National Development Plan, the recent publication of the Draft National Investment Framework for Transport in Ireland and also the existing Statutory Section 28 'Spatial Planning and National Roads Guidelines for Planning Authorities'.

There are around 99,000km of roads in Ireland. The national road network which caters for strategic inter-urban travel consists of only approx. 5.4% of this. There is a critical requirement to ensure the strategic capacity and safety of this national road network is maintained and significant Government investment already made in the national road network is safeguarded.

The provision of cabling along the national road network represents a number of significant implications for TII and road authorities, in the management and maintenance of the strategic national road network and TII is of the opinion that grid connection cable routing should reflect the foregoing provisions of official policy. Therefore, TII advises that grid connection cable routing should seek to utilise alternatives, as opposed to the strategic national road network, which would be contrary to the provisions of official policy.

Other consents or licences may be required from the road authority for any trenching or cabling proposals crossing the national road. TII requests referral of all proposals agreed and licensed between the road authority and the applicant, which affect the national road network.

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.

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 practice.

I hope that this information is of assistance to you.

**Yours sincerely,**

**Alban Mills**

Senior Regulatory and Administration Executive



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## Conor Foy

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**From:** Marcus Magee <marcus@galetechenergy.com>  
**Sent:** 28 January 2022 10:15  
**To:** Declan Owens; Conor Foy (GES); James Carville; Steven Drury  
**Subject:** Fwd: Windfarms and access roads. TII Ref: TII21-112961.

Hi all

As discussed yesterday, please see chain of emails below with the reply from TII when we try to engage with them at the early stages to discuss the projects

Thanks  
Marcus

Begin forwarded message:

**From:** "Simon Carleton" <[simon@galetechenergy.com](mailto:simon@galetechenergy.com)>  
**Subject:** RE: Windfarms and access roads. TII Ref: TII21-112961.  
**Date:** 6 April 2021 at 17:42:40 IST  
**To:** "Marcus Magee" <[marcus@galetechenergy.com](mailto:marcus@galetechenergy.com)>  
**Cc:** "B Rafferty" <[brafferty@galetechenergy.com](mailto:brafferty@galetechenergy.com)>

Thanks Marcus,

That is an ideal response as it provides us with clear direction to engage with Kilkenny and Offaly and sets out that it is for the Councils to engage with specific design matters. Definitely a positive for your discussions with the respective Roads Engineers.

We will be consulting formally with TII over the next couple of weeks as part of EIAR obligations.

Kind Regards

Simon

Simon Carleton | Senior Planner | **Galetech Energy Services**

Clondargan, Stradone, Co. Cavan, Ireland, H12 NV06

T: +353 49 555 5050 | D: +353 49 489 0026 | M: +353 86 365 1619 | [simon@galetechenergy.com](mailto:simon@galetechenergy.com)

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**From:** Marcus Magee [<mailto:marcus@galetechenergy.com>]  
**Sent:** Tuesday 6 April 2021 17:34  
**To:** Simon Carleton  
**Cc:** B Rafferty  
**Subject:** Fwd: Windfarms and access roads. TII Ref: TII21-112961.

Hi Simon

Please see response to my call logged requesting a meeting to discuss the junction at N78 along with Cush N62?

Thanks  
Marcus

Begin forwarded message:

**From:** INFO <[Information@tii.ie](mailto:Information@tii.ie)>  
**Subject:** Windfarms and access roads. TII Ref: TII21-112961.  
**Date:** 6 April 2021 at 15:25:43 IST  
**To:** "[marcus@galetechenergy.com](mailto:marcus@galetechenergy.com)" <[marcus@galetechenergy.com](mailto:marcus@galetechenergy.com)>

**Dear Mr. McGee,**

I refer to your phone call of 1 April 2021 regarding access to the N78, national secondary road in Kilkenny, and the N62, national secondary road in Offaly, relating to proposed windfarm development. The position in relation to your enquiry is as follows.

In the first instance, I should advise that Transport Infrastructure Ireland (TII) is not a planning authority. Our core function in relation to national roads is to deliver a modern, efficient and safe network. TII has, however, the status of a statutory consultee under planning legislation.

As a statutory consultee, submissions or comments to planning authorities on planning applications, if any, on proposed development represent TII's primary input to the planning process. The approach adopted in making such submissions or comments seeks to uphold official policy outlined in 'Spatial Planning and National Roads Guidelines for Planning Authorities' (DoECLG, 2012). It is expected that Kilkenny and Offaly County Councils, as planning and roads authorities for the areas concerning your proposed developments, will similarly abide by the provisions of official policy.

Decisions in relation to planning are matters for the relevant Councils and, in the event of an appeal, An Bord Pleanála. In relation to your subject proposals, it is likely that there are a number of issues that Kilkenny and Offaly County Councils may seek to address, as planning and roads authorities for the area concerned, not just matters related to national roads.

Having regard to the foregoing, TII advises liaison directly with Kilkenny and Offaly County Councils.

The Councils can liaise with TII as appropriate on any issues relating to national roads that the Councils consider warrant discussion in accordance with established practice on these matters. TII is not in a position to engage directly with an applicant for planning permission in the manner proposed. TII is, however, available to discuss any matters arising with the planning authorities.

I hope that this information is of assistance to you.

**Yours sincerely,**

**Alban Mills**



Transport Infrastructure Ireland  
Parkgate Business Centre  
Parkgate Street  
Dublin D08 DK10

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## Conor Foy

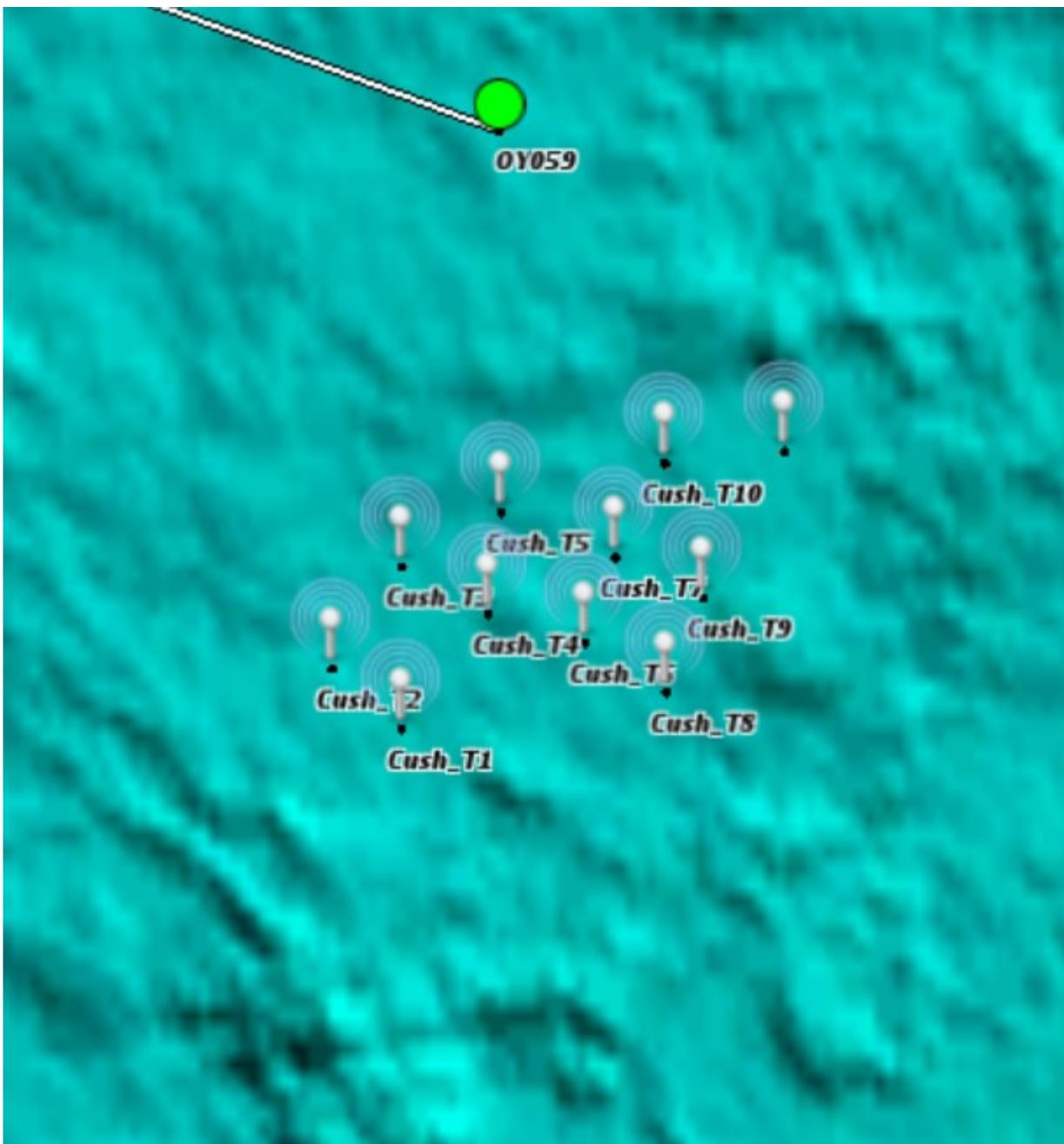
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**From:** Power, Robert, Vodafone (External) <robert.power1@vodafone.com>  
**Sent:** 02 June 2022 13:14  
**To:** Conor Foy  
**Subject:** RE: Proposed Wind Farm Development in County Offaly: Pre - Application Scoping

Hi Conor,

Vodafone has no existing or planned transmission passing through the proposed site. See screen shot below from our planning tool.

Kind Regards,  
Robert



**From:** Conor Foy <conor@galetechenergy.com>

**Sent:** Thursday 2 June 2022 12:44

**To:** Power, Robert, Vodafone (External) <robert.power1@vodafone.com>

**Subject:** Proposed Wind Farm Development in County Offaly: Pre - Application Scoping

**CYBER SECURITY WARNING:** This email is from an external source - be careful of attachments and links. Please follow the Cyber Code and report suspicious emails.

Dear Robert,

Please find attached a pre-application scoping request for a proposed wind farm development in County Offaly I would appreciate if you both could revert with any comments you may have in relation to this development within the timeframe specified in the attached.

Thanks & Kind Regards,

Conor

**Conor Foy | Galetech Energy Services**

Clondargan, Stradone, Co. Cavan, Ireland, H12 NV06

M: +44 77 31715328 | D: +353 49 489 0026 | [conor@galetechenergy.com](mailto:conor@galetechenergy.com)

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