

EIAR VOLUME III
Appendices

CHAPTER 2 – EIA METHODOLOGY

Appendix 2.1: Receptor Survey
Methodology

APPENDIX 2.1 METHODOLOGY FOR IDENTIFICATION OF SENSITIVE RECEPTORS

Introduction

1. Potential sensitive receptors were identified by the RSK project team to provide information relative to assessments for the wind farm in the Population and Human Health (Chapter 6), Shadow Flicker (Chapter 12), Noise and Vibration (Chapter 13), and Landscape and Visual (Chapter 14) of the EIAR for the proposed Tullacondra Green Energy Project. This Appendix describes the methodology employed in identifying the sensitive receptors used in the assessments.

Desktop assessment

2. The identification of potential sensitive receptors was initiated through a desktop assessment using Geodirectory data and orthophotography. Geodirectory data was obtained on 13th April 2022 for a radius of 2km from each of the proposed turbine positions in the preliminary layout of nine turbines. Orthophotography was used to identify potential receptors which were not identified by Geodirectory. From the desktop assessment a preliminary database was created in ArcGIS and set up for use in the mobile application in preparation for the field survey. Each property identified in the desktop assessment was assigned a number in the preliminary database.
3. A planning history search was conducted via a request for planning history data made to the Cork County Council Planning Authority. This enabled identification of dwellings granted planning permission but not yet constructed, and planning permissions which were pending a decision within 2km of a proposed turbine position. The initial planning history data was obtained in August 2022, and was checked monthly throughout the course of design of the project.
4. For planning permission sites (pending or granted), the site layout plans of the proposals were downloaded from the Cork County Council online planning register to accurately plot the proposed dwelling and identify the curtilage, especially for dwelling planning permissions which were within 1 km of a proposed turbine position.

Field survey

5. A field survey was conducted on 26th and 27th April 2022 to confirm properties which were assigned Eircodes and identify any which were not assigned Eircodes (i.e., temporary dwellings, newly constructed dwellings, etc.) within 2km with an added buffer of approximately 100 m to allow for any adjustments in turbine positions as the project design progressed. Each property was viewed from the public road, and a photograph was taken along with any notes from observations related to perceived occupancy status and condition, stage of construction or demolition of the property, extent of curtilage, where planning site notices were present, and any other information of note.
6. In the field survey, some properties appeared to be unoccupied or uninhabitable. For these properties, a note was entered in the database for these properties to be checked again in

a follow up survey and were marked for monitoring for future planning permission applications.

7. Photographs of properties were taken only if they were visible from the public road. It is a characteristic of this area that dwellings (older and newer) are at the end of long private lanes some with gates. In some cases, newer dwellings have been built closer to the road, whilst the older dwelling remains at the end of the private lane, and have been subsumed into the farmyard, being surrounded by sheds and farm machinery. For the properties which were not visible from the public road, a note to this effect and a photograph of the gate or entrance to the private lane was entered in the database.
8. Over several days in January 2023, the Tullacondra Green Energy Limited Community Liaison Team conducted door to door visits of households within 1+ km of each of the proposed turbine positions as part of its community engagement programme.
9. In preparation for these visits and for the later mailing of project information to households within 2km in advance of the public exhibition on February 8th February 2023, Tullacondra Green Energy Limited prepared a database of dwellings within 1km and 2km of proposed turbine positions. During the door-to-door visits, Tullacondra Green Energy Limited spoke to locals about the occupancy of dwellings which were flagged as potentially unoccupied or uninhabited in the initial field survey. This was supplemented by information obtained from local enquiries.

Determining the amenity setback

10. Taking regard of the appropriate amenity setback distance recommended in Section 6.18.1 the Department's Draft Revised Wind Energy Development Guidelines (December 2019) a setback distance of 700 m was applied (four times the blade tip height of 175 m) to all receptors (including those which were subject of a planning application) within 1km of a proposed turbine. The amenity buffer was applied from the nearest curtilage of the receptors nearest the proposed turbines.

Updating and verifying the sensitive receptor database

11. The planning history data was checked monthly via examination of the online planning register, via regular data requests from the Cork Planning Authority, and later by monthly checks via downloads of datasets on data.gov.ie throughout the course of project design.
12. From the planning history checks, where a new planning permission was granted or a new application was identified within 1km of a proposed turbine, the 700m amenity setback was adjusted accordingly.
13. The final planning history check was undertaken on 20th March 2024. This was the latest date possible to include validated planning applications as close as possible to the anticipated planning application submission date to allow time to update modelling for noise and shadow flicker,
14. Following the final planning history check, and further field verification, supplemented by local knowledge, the RSK project team updated the numbering system in the receptor database to align with Tullacondra Green Energy Limited (client) numbering. The database was verified by the client to confirm occupancy status of some of the dwellings as identified by the RSK project team and the dwellings which are associated with the Tullacondra Green Energy Project.

Issue of final sensitive receptor database

15. In total, 157 potential sensitive receptors within 2km of a proposed turbine are recorded in the database. Of these:

- Eleven (11) properties which were identified as dilapidated are excluded from the assessments. These properties were confirmed uninhabited and could not be inhabited without substantial renovation works (which may require planning permission). These properties were monitored throughout the course of the design of the Project for any change to their status or for any planning permission applications (i.e., for replacement, extensions, or alterations) up to the cut-off date of 20th March 2024.
- There are six (6) sites where planning permission was granted for a new dwelling which were not yet completed construction as of the cut-off date of 20th March 2024. There were no further validated pending planning applications up to that date. These sites with planning permission granted are included in the assessments.
- There are six (6) properties which were identified as unoccupied as of the cut-off date of 20th March 2024. These properties are included in the assessments.
- There are four (4) occupied properties which are associated with the proposed development. These properties are included in the assessments.
- There is one (1) primary school in the database. It is included in the assessments.

16. The final database of sensitive receptors was issued to the RSK project team on 5th October 2023 for use in the shadow flicker and noise modelling, and for the landscape and visual assessment.

Database summary

17. In total, 157 sensitive receptors are considered in the assessments for the EIAR.

- There are no sensitive receptors within 500m.
- There are forty-six (46) sensitive receptors within 1km.
- There are eighty-seven (87) sensitive receptors within 1.5km
- There are one hundred and forty-nine (149) sensitive receptors within 2km
- There are six (8) sensitive receptors just outside 2km (i.e., within 30m).

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Appendix 2.2: Receptor Database

APPENDIX 2.2 LIST OF SENSITIVE RECEPTORS

Receptor ID Number	Nearest distance to a turbine	Turbine ID	Receptor type	ITM_X	ITM_Y
1	796.22	T01	Occupied Dwelling	548288.00	607048.32
2	751.17	T02	Associated Dwelling	549083.19	606395.08
3	748.71	T05	Associated Dwelling	549147.92	606360.06
4	925.44	T06	Occupied Dwelling	549525.16	606575.37
5	946.46	T06	Occupied Dwelling	549553.40	606594.28
6	969.89	T06	Occupied Dwelling	549590.97	606613.73
7	952.17	T06	Occupied Dwelling	550055.31	606400.85
8	999.43	T06	Occupied Dwelling	550123.46	606405.81
9	933.70	T06	Occupied Dwelling	550078.71	606357.63
10	925.06	T06	Occupied Dwelling	550089.22	606336.76
11	915.20	T06	Occupied Dwelling	550107.16	606306.34
12	887.91	T06	Occupied Dwelling	550103.16	606271.73
13	848.11	T06	Occupied Dwelling	550153.46	606150.57
14	911.43	T06	Occupied Dwelling	550298.78	606025.59
15	847.38	T09	Occupied Dwelling	550337.77	605860.45
16	892.87	T09	Occupied Dwelling	550429.85	605806.06
17	720.69	T09	Occupied Dwelling	550316.43	605653.83
18	879.39	T09	Occupied Dwelling	550468.38	604986.22
19	830.63	T09	Occupied Dwelling	550410.09	604976.82
20	858.79	T09	Occupied Dwelling	550408.88	604914.90
21	715.71	T09	Associated Dwelling	550064.92	604750.92
22	827.38	T09	Occupied Dwelling	549946.46	604566.56
23	720.14	T09	Occupied Dwelling	549855.09	604650.03
24	800.24	T08	Occupied Dwelling	549895.24	604577.99
25	789.56	T08	Occupied Dwelling	549825.28	604529.78
26	973.58	T09	Occupied Dwelling	550098.41	604472.75
27	739.23	T04	Occupied Dwelling	548177.25	605114.17
28	986.52	T03	Occupied Dwelling	547557.23	605253.94
29	722.26	T01	Occupied Dwelling	547595.79	605702.20
31	916.65	T01	Occupied Dwelling	547110.91	606610.51
33	1007.66	T01	Occupied Dwelling	547090.68	606791.29
34	909.77	T01	Occupied Dwelling	547266.32	606880.79
35	724.46	T01	Occupied Dwelling	547466.94	606827.68
36	921.31	T01	Occupied Dwelling	547302.56	606940.73
37	930.78	T01	Occupied Dwelling	547469.09	607093.70
38	903.44	T01	Occupied Dwelling	547556.65	607113.61
39	843.01	T01	Occupied Dwelling	547720.17	607117.16
40	827.11	T01	Occupied Dwelling	547757.98	607111.87
41	838.71	T01	Occupied Dwelling	547811.87	607136.70
42	869.22	T01	Occupied Dwelling	547842.90	607173.28
43	1181.42	T01	Occupied Dwelling	548386.42	607423.47

44	1702.52	T01	Occupied Dwelling	548357.32	607974.55
45	1850.26	T01	Occupied Dwelling	548425.56	608110.15
46	1873.47	T01	Occupied Dwelling	548429.59	608133.07
47	1932.37	T01	Occupied Dwelling	548434.68	608192.47
54	2012.45	T02	Occupied Dwelling	549097.71	608095.07
55	1957.65	T02	Occupied Dwelling	549082.37	608042.18
56	1990.21	T02	Occupied Dwelling	549120.50	608061.71
57	1980.40	T02	School	549140.62	608042.46
58	1928.28	T02	Occupied Dwelling	549111.13	607998.42
59	1905.82	T02	Unoccupied	549136.33	607962.78
60	1881.54	T02	Occupied Dwelling	549147.71	607930.83
61	1869.93	T02	Occupied Dwelling	549166.48	607909.05
62	1858.71	T02	Occupied Dwelling	549188.86	607885.45
63	1854.99	T02	Occupied Dwelling	549211.37	607869.70
64	1851.53	T02	Occupied Dwelling	549239.08	607850.96
65	1661.77	T02	Occupied Dwelling	549471.45	607453.62
66	1625.86	T02	Occupied Dwelling	549532.96	607342.87
67	1581.96	T06	Occupied Dwelling	549639.53	607224.31
68	1554.14	T06	Occupied Dwelling	549601.02	607200.12
69	1499.17	T06	Occupied Dwelling	549715.32	607130.28
70	1408.36	T06	Occupied Dwelling	549683.66	607043.41
71	1315.28	T06	Occupied Dwelling	549731.08	606940.34
72	1062.34	T06	Occupied Dwelling	549473.31	606714.05
73	1091.24	T06	Occupied Dwelling	550014.47	606596.02
74	1318.74	T06	Occupied Dwelling	550095.72	606811.24
75	1381.50	T06	Occupied Dwelling	550158.04	606848.30
77	1734.45	T06	Occupied Dwelling	550572.30	606988.84
78	1853.20	T06	Occupied Dwelling	550671.05	607060.97
79	1885.30	T06	Occupied Dwelling	550718.34	607062.37
80	1898.23	T06	Occupied Dwelling	550774.02	607028.85
81	2012.78	T06	Occupied Dwelling	550779.46	607178.23
82	1974.17	T06	Occupied Dwelling	550913.86	606995.44
83	2007.40	T06	Occupied Dwelling	550949.81	607005.47
84	1816.89	T09	Occupied Dwelling	551405.66	605866.81
85	2016.71	T09	Occupied Dwelling	551633.79	605783.56
86	1748.97	T09	Occupied Dwelling	551411.28	605448.51
87	1583.32	T09	Occupied Dwelling	551248.65	605330.57
88	1512.71	T09	Occupied Dwelling	551176.33	605271.34
89	1488.23	T09	Occupied Dwelling	551151.21	605259.97
90	1400.63	T09	Occupied Dwelling	551060.26	605217.76
91	1133.29	T09	Occupied Dwelling	550773.92	605109.09
92	1101.66	T09	Occupied Dwelling	550733.29	605074.11
93	1086.66	T09	Occupied Dwelling	550619.95	604825.45
94	1612.93	T09	Occupied Dwelling	551144.47	604701.39
95	1665.44	T09	Occupied Dwelling	551197.92	604692.78
97	1832.36	T09	Occupied Dwelling	551326.90	604572.10
98	1869.87	T09	Occupied Dwelling	551318.12	604470.15
99	1978.69	T09	Occupied Dwelling	551428.97	604447.52
100	1969.23	T09	Occupied Dwelling	550673.47	603653.09
101	1996.15	T09	Occupied Dwelling	550588.39	603574.79

102	1953.42	T08	Occupied Dwelling	550439.18	603536.83
103	2030.31	T08	Occupied Dwelling	550348.24	603388.40
104	1979.76	T08	Occupied Dwelling	550253.12	603393.61
106	1854.41	T08	Occupied Dwelling	549470.39	603296.39
107	1801.79	T08	Occupied Dwelling	549353.05	603343.89
108	1223.29	T08	Occupied Dwelling	549162.49	603933.94
109	1061.06	T08	Occupied Dwelling	549129.26	604103.86
110	1112.31	T07	Occupied Dwelling	548826.53	604138.08
111	1200.01	T07	Occupied Dwelling	548753.57	604060.61
112	1200.61	T07	Occupied Dwelling	548733.61	604063.79
113	1192.19	T07	Occupied Dwelling	548708.52	604077.66
114	1193.64	T07	Occupied Dwelling	548679.43	604083.01
115	1901.01	T08	Unoccupied	548747.56	603336.32
116	1923.27	T08	Occupied Dwelling	548715.91	603323.32
117	1865.59	T08	Occupied Dwelling	548687.56	603394.47
118	1937.99	T08	Occupied Dwelling	548692.36	603315.84
119	1954.80	T08	Occupied Dwelling	548661.87	603308.88
120	1967.21	T07	Occupied Dwelling	548638.33	603301.93
121	1925.96	T07	Occupied Dwelling	548623.90	603346.33
122	1942.87	T07	Occupied Dwelling	548592.32	603335.09
123	1977.12	T07	Planning Approved	548611.59	603296.58
124	2007.03	T07	Occupied Dwelling	548612.12	603266.09
127	1139.12	T07	Occupied Dwelling	548539.39	604185.70
128	1259.83	T07	Occupied Dwelling	548462.39	604087.16
129	1104.64	T07	Occupied Dwelling	548249.78	604401.43
130	1410.90	T07	Occupied Dwelling	548134.51	604102.42
131	1370.40	T07	Occupied Dwelling	548131.23	604155.51
132	1409.76	T07	Occupied Dwelling	548030.45	604187.85
133	1478.59	T07	Occupied Dwelling	547969.67	604149.98
136	1228.64	T07	Occupied Dwelling	548002.61	604480.34
137	1427.49	T07	Occupied Dwelling	547874.59	604322.68
138	1487.98	T07	Occupied Dwelling	547799.31	604319.32
139	1615.12	T07	Occupied Dwelling	547630.16	604335.26
140	1811.57	T07	Occupied Dwelling	547430.86	604281.40
141	1799.97	T03	Occupied Dwelling	547421.92	604300.54
142	1780.81	T03	Occupied Dwelling	547342.65	604374.10
143	1658.01	T03	Occupied Dwelling	547356.89	604514.78
144	2021.45	T03	Occupied Dwelling	546922.92	604410.22
145	2025.95	T03	Occupied Dwelling	546761.91	604583.33
146	1344.79	T03	Occupied Dwelling	547373.17	604917.49
147	1292.31	T03	Occupied Dwelling	547245.19	605169.96
148	1153.61	T01	Occupied Dwelling	547071.35	605602.07
149	1774.70	T01	Occupied Dwelling	546379.61	605544.61
150	1101.36	T01	Occupied Dwelling	546883.80	606435.49
151	1829.34	T01	Occupied Dwelling	546221.20	606822.95
152	1541.22	T01	Occupied Dwelling	546572.43	606945.82
153	1495.02	T01	Occupied Dwelling	546621.42	606941.92
154	1455.56	T01	Occupied Dwelling	546693.25	606997.90
155	1220.74	T01	Occupied Dwelling	546900.96	606888.36
156	1145.69	T01	Occupied Dwelling	546958.99	606837.37

157	1698.77	T01	Occupied Dwelling	547166.00	607806.56
158	1945.79	T01	Occupied Dwelling	547483.74	608196.54
116A	1126.64	T01	Occupied Dwelling	548703.38	603327.56
121A	1923.31	T08	Planning Approved	548653.55	603349.16
157A	1918.11	T07	Planning Approved	547174.33	607843.18
159	1727.12	T01	Unoccupied	547957.88	607441.16
21A	722.12	T09	Associated Dwelling	550168.17	604826.40
24A	793.32	T08	Planning Approved	549562.12	604386.62
25A	798.50	T08	Occupied Dwelling	549868.04	604554.54
27A	732.41	T07	Planning Approved	548269.70	605017.73
31A	957.12	T01	Unoccupied	547086.25	606661.01
37A	906.70	T01	Occupied Dwelling	547502.13	607086.18
55A	1940.88	T02	Planning Approved	549088.20	608021.71
7A	944.36	T06	Unoccupied	550064.06	606383.86
87A	1532.94	T09	Unoccupied	551197.70	605300.45
93A	1135.45	T09	Occupied Dwelling	550593.07	604690.02

EIAR VOLUME III

Appendices

CHAPTER 3 – SCOPING CONSULTATIONS, COMMUNITY ENGAGEMENT & KEY ISSUES

Appendix 3.1: Scoping Consultation Document & Template Letter



Tullacondra Green Energy Limited

Environmental Impact Assessment Scoping Consultation Document

Tullacondra Wind Energy Project, Buttevant & Ballyclough, Co.
Cork

604162

SEPTEMBER 2022

RSK



RSK GENERAL NOTES

Project No.: 604162



Title: EIA Scoping Consultation Document – Tullacondra Wind Energy Project

Client: Tullacondra Green Energy Limited

Date: 28th September 2022

Office: Dublin

Status: Final

Author	Laurie McGee	Technical reviewer	Krista Farrugia
			
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Date:	28 th September 2022	Date:	28 th September 2022

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Where field investigations have been carried out, these have been restricted to a level of detail required to achieve the stated objectives of the work.

This work has been undertaken in accordance with the quality management system of RSK Ireland Ltd.

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1 INTRODUCTION

1.1 Background

Tullacondra Green Energy Limited intends to develop the Tullacondra Wind Farm Project on a ca. 76-hectare site located in the townlands of Polnareagha & Ardskeagh, Templemary E.D., Buttevant, and Tullacondra & Crougtha, Kilmaclenine E. D., Ballyclough, County Cork. The location of the proposed wind farm is shown in **Figure 1.1**.

The proposed Tullacondra Wind Farm will exceed the relevant Environmental Impact Assessment (EIA) threshold, as detailed in the Planning and Development Regulations, 2001 (as amended), Schedule 5, Part 2, Class 3(l), which states:

“Installations for the harnessing of wind power for energy production (wind farms) with more than 5 turbines or having a total output greater than 5 megawatts”.

Given that the proposed wind farm will exceed the above threshold (i.e., 40.5MW), an EIA is required and the prospective applicant, Tullacondra Green Energy Limited, must prepare an EIAR to accompany the planning application.

A scoping exercise is currently underway to determine the scope of the Environmental Impact Assessment Report (EIAR). This document is the scoping consultation which has been prepared for circulation to stakeholders. It provides information on the proposed project to enable an understanding of the key issues which are likely to be important during the EIA and design process, and the scope and level of detail that should be contained in the EIAR.

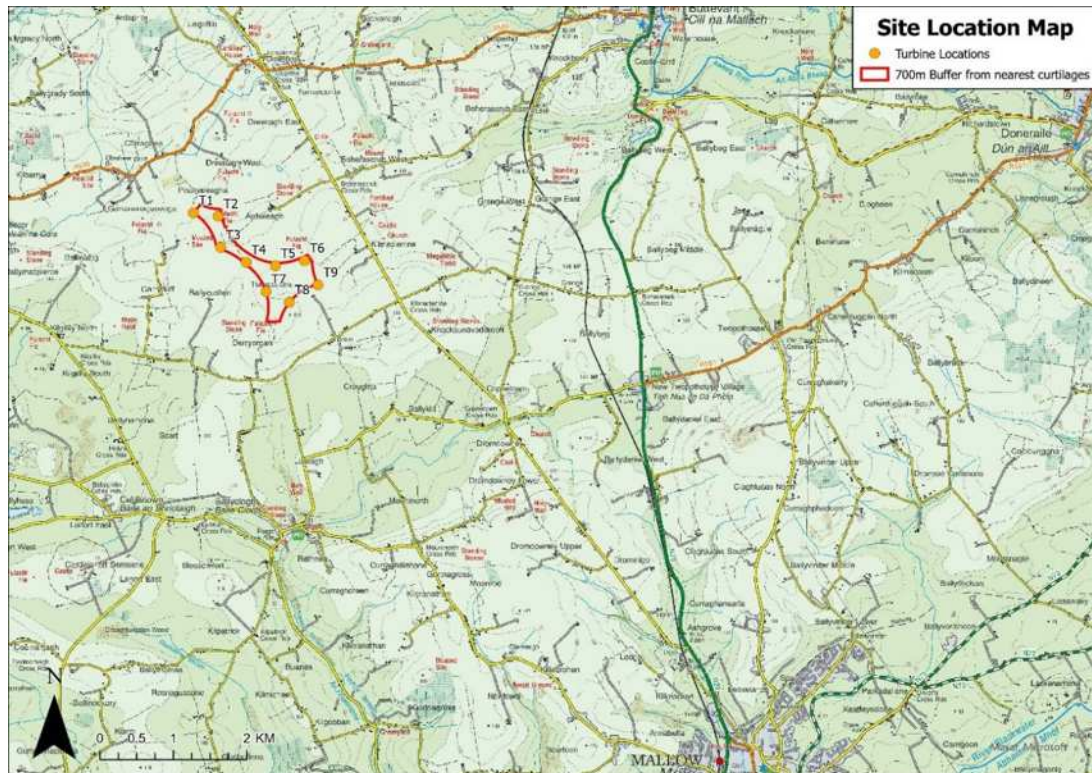


Figure 1.1: Site location

It is currently envisaged that the proposed wind energy development will comprise nine turbines with a maximum blade tip height of 175m and a maximum energy output of approximately 40.5MW. A planning application for the wind energy development will be made to Cork County Council under Section 32 of the Planning and Development Act, 2000 (as amended).

1.2 The Applicant

The prospective applicant is Tullacondra Green Energy Limited, a subsidiary of Greensource Sustainable Developments Limited, which is an Irish owned and managed renewable energy company based in Adare, Co. Limerick.

Greensource is an innovative Irish renewable energy company based in Adare, Co. Limerick that specialises in the development of renewable energy projects, working with communities from pre-planning stage to operational stage, and creating long lasting local partnerships. Greensource has over ten years development and operational experience.

1.3 Purpose of Scoping

The purpose of scoping for EIA is to identify environmental factors for which potential significant environmental impacts may arise; to inform consultation with stakeholders and confirm the scope of the EIAR; and to obtain information held by stakeholders that will be relevant to the proposed project.

Consultees are invited to contribute to the EIAR by suggesting baseline data, survey techniques, sensitive receptors and potential impacts that, in their opinion, should be considered as part of the assessment process and in the preparation of the EIAR. The

list of consultees to whom this Scoping Document is being circulated is provided in Section 7 of this EIA Scoping Document.

1.4 Community Engagement and Consultation

Tullacondra Green Energy is committed to creating a wind energy development that is socially responsible and provides a substantial community benefit fund where community participation plays a central role.

The team will shortly begin an extensive community engagement and consultation programme to capture views and provide key information to residents. A dedicated team is in place, providing a direct line of communication for residents and the wider community. A project website will be set up for this purpose, www.tullacondragreenenergy.ie, and all enquiries made through the website will go to a single email address info@tullacondragreenenergy.ie.

Consultation, undertaken in line with the latest public health guidelines, will also take place for those in the wider area to provide up-to-date information, giving the local community opportunities to learn more about the project.

The project team will be engaging with stakeholders as required throughout preparation of the EIAR to get feedback related to the preliminary civil design and environmental requirements for the project.

2 BACKGROUND TO THE PROPOSED DEVELOPMENT

2.1 Description of the Site and Surrounding Area

The site of the proposed Tullacondra Wind Farm is in north Cork approximately 5.2km west of the N20 between Buttevant and New Twopothouse Village. The nearest settlements are Lisgriffin Cross, approximately 2.3km to the north of the site, Ballyclough, approximately 3.1km to the south, and New Twopothouse approximately 4.6km to the southeast. The proposed wind farm site comprises farmlands in five landholdings the full extent of which is indicated in the blue line boundary on **Figure 2.1**.

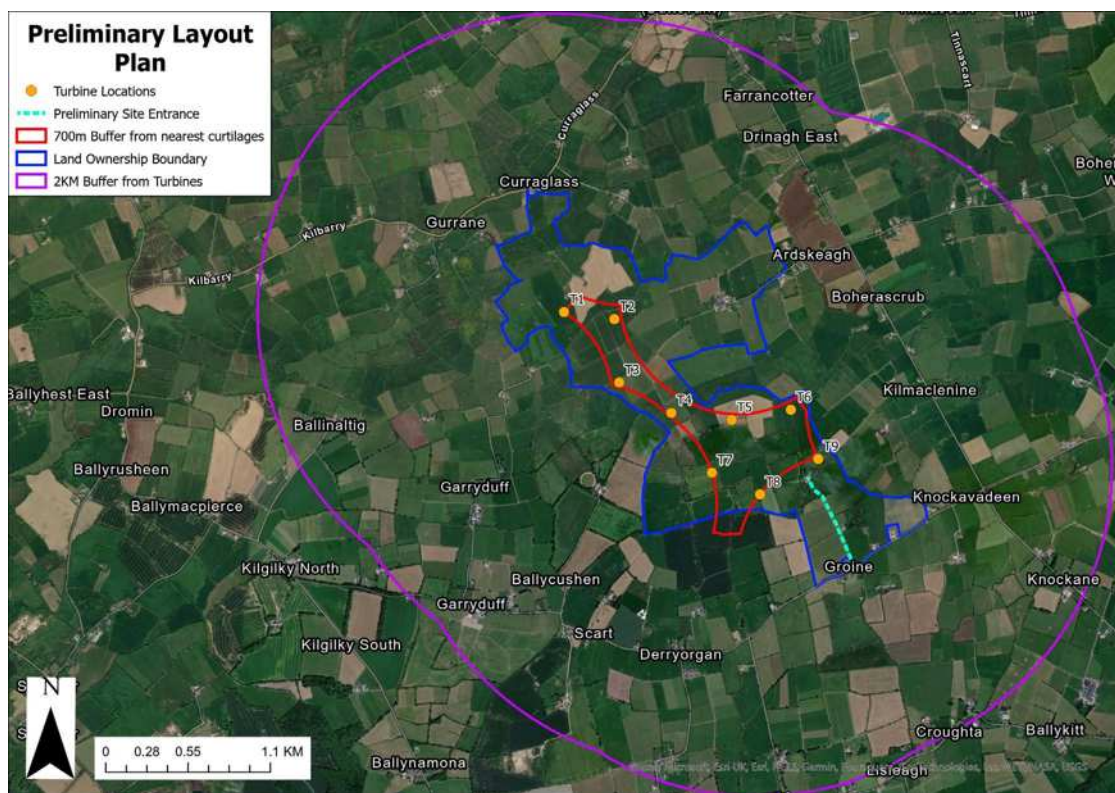


Figure 2.1: Preliminary Layout Plan

The site is primarily mixed farmland habitat with hedgerows and occasional areas of scrub, ponds and lakes and man-made drains and ditches. The area in which the turbines would be located, within the setback buffer, ranges in elevation from 133m AOD in the south to 120m AOD in the north.

There are rural dwellings surrounding the site, mainly located along the public roads, and some down long lanes with gates. There are an estimated 186 dwellings within 2km of the proposed wind farm site.

The site is accessed via an existing entrance from the L5302 local road at Kilmacleanine to the south of the wind farm site.

2.2 Designated Areas

Table 2.1 lists protected sites that were identified either inside or within 15km of the site boundary.

Table 2.1: Protected and priority habitats

Designation	Site name	Distance from site boundary	Connectivity	Orientation
SAC	Blackwater River	5	Yes	W, S and E
SAC	Ballyhoura Mountains	14.2	No	NE
SPA	Kilcolman Bog	9.1	No	NE
pNHA	Eagle Lough	9.6	No	NE
pNHA	Ballyhoura Mountains	10.3	No	NE
pNHA	Priory Wood	12.9	No	W
pNHA	Ballinvonear Pond	7.3	No	NE

The potential for the proposed development to have any effect on designated sites will be assessed as part of the EIA process. An Appropriate Assessment Screening and a Natura Impact Statement if required, will also be prepared in line with the requirements of the EU Habitats and Birds Directives.

2.3 Site Selection

There are several factors that must be considered when selecting a site for a wind energy development to achieve an economically viable project. In combination with policy and environmental considerations, the matters to be considered include the wind resource available at the site, access to the national electricity grid, available land, and low population density.

The site selection exercise generally entails the application of key criteria listed in **Table 2.2** to determine the most viable site for further testing and development. The site selection process for the Tullaondra Wind Farm project will be reported in the EIAR.

Table 2.2: Site selection criteria

Criteria	Description
Planning policy	Review of the relevant County planning policy documents, including the Wind/Renewable Energy Strategy.
Planning history	Planning history of the site and other wind farm projects in the vicinity and wider area.
Desktop studies	Desk study of potential constraints, such as national/international designations, priority habitats and bird species of concern; protected and scenic views; landscape designations, archaeological and cultural heritage, etc.
Site visits	<p>To determine:</p> <ul style="list-style-type: none"> • Proximity of dwellings and other properties • General landscape character, visibility from scenic routes or protected views • Identification of any other potential constraints such as waterbodies, overhead lines, telecoms masts, forested areas, etc • Confirmation of the potential presence/absence of sensitive habitats and protected species • Assessment of potential turbine transport routes
Constraints mapping	Review of site properties and potential constraints identified through desktop studies and site visits to determine the potential available area for development.
Turbine layouts	Testing turbine layouts within the potential developable area to optimise energy capture from wind.
Grid connection feasibility	Assessment of potential grid connection routes.

3 DESCRIPTION OF THE PROPOSED DEVELOPMENT

3.1 Project Description

It is envisaged that the proposed wind energy development will consist of:

- nine wind turbines with a blade tip height of 175m, turbine foundations and crane pad hardstanding areas;
- an upgrade of existing site tracks and construction of new site tracks and associated drainage;
- site entrance onto the L5302;
- 38kV electrical substation to Electricity Supply Board's specification to include control building with welfare facilities, wastewater holding tank, water connection, car parking, security fencing and lighting, etc.;
- all associated underground electrical and communications cabling connecting the turbines to the proposed electrical substation;
- a temporary construction compound;
- a permanent meteorological mast;
- temporary improvements and modifications to public roads to facilitate delivery of abnormal loads;
- grid connection from the wind farm site to the Mallow 110kV substation within the public road; and
- all associated site works and ancillary development including signage.

3.2 Wind Turbine Specifications

Details of the maximum hub height, maximum rotor diameter, maximum tip height and the overall proposed capacity of the turbines will be decided in the design and EIA process. At this preliminary stage the proposed turbines will be the typical three-bladed, horizontal axis type.

The wind turbine envisaged for the site has a maximum tip height of 175m. The potential installed capacities for the wind turbines will be proposed as part of the design process. Based on turbines available at the scale initially considered, the output from the wind farm could be approximately 40.5MW.

Following a grant of planning permission, certain details of the wind turbines will be determined at detailed design, and subject to a competitive tender, will be decided by the turbine manufacturer on award of the contract.

3.3 Electrical/mechanical Equipment

The main mechanical and electrical components associated with the development include the following:

- turbine components (tower sections, nacelle, hub, rotor blades);
- 38kV on-site substation;
- electrical cable;

- communications cabling; and
- main and assist cranes.

3.4 Preliminary Layout

The preliminary layout plan showing proposed turbine positions, setback buffer from nearest dwelling curtilages, the extent of the landholdings, and the 2km buffer from turbine positions is shown in **Figure 2.1**.

It is intended to utilise, as far as possible, existing farm tracks within the proposed project site, and to minimise the impact on man-made drainage ditches and existing hedgerows. The number and layout of the turbines, the location of the substation, the route of the internal access road and configuration of the wind farm site entrance, and temporary compound along with construction methodologies for the wind farm site will be determined as part of the design and EIA process.

3.5 Turbine Delivery

The preliminary turbine delivery route is shown in blue in **Figure 3.2** from the port of delivery at Foynes, Limerick to the site via the N69 and N20 and the L5302. An engineering assessment is underway to determine the optimal route which will be assessed in the EIAR and presented in the planning application.

3.6 Grid Connection

Tullacondra Green Energy Limited has identified the Mallow 110kV substation as the potential grid connection option for the Tullacondra Wind Farm. The project engineers are investigating two options for the grid connection from the site to Mallow 110kV substation. These are shown in orange and pink in **Figure 3.2** and follow local roads, requiring crossing of the railway line and the N20. An engineering assessment will determine the optimal route and it is envisaged that both options illustrated in **Figure 3.2** will be assessed in the EIAR, with the optimal route presented in the planning application.

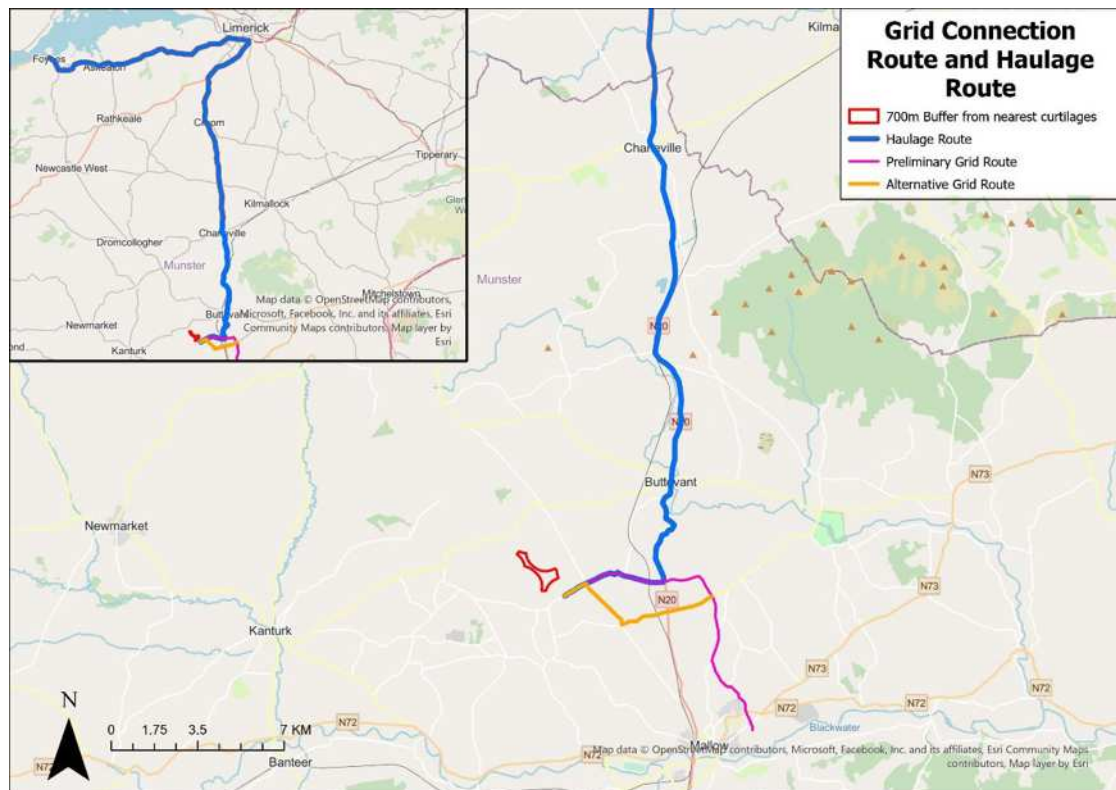


Figure 3.1: Preliminary grid connection route options and turbine delivery route.

3.7 Decommissioning

The proposed turbines will have a design lifetime of approximately 30 years. In certain circumstances, the operator may wish to replace turbines prior to the end of the design lifetime. Such a decision would be made following assessment by the operator and turbine supplier, in consultation with the local authority.

In the decommissioning phase, cranes would be used to disassemble each turbine section and remove them from the site. The upper sections of the foundations projecting above ground will be removed, and the remainder of the foundations will be covered by soils typical of the surrounding environment and then reseeded or left to re-vegetate according to ecological requirements. Underground cables will be cut back at the turbine termination points and will either be recycled or once de-energised, left buried in situ. It is proposed that site routes would remain to allow access through the site either for further alternative development of the site and/or for amenity purposes, as considered appropriate at the time.

Site materials will be recycled where practicable or disposed of in accordance with current waste legislation and best practice guidelines.

As with construction, decommissioning works have could result in potential significant impacts on identified sensitive receptors. The potential impacts of decommissioning will be assessed in the EIAR.

3.8 Use of the Site following Development and Decommissioning

The land on which the turbines will be located is agricultural land for tillage and grazing. Following development, the hardstands and crane pads will be grassed over, and the upgraded and new internal access tracks will be utilised to access farmlands. Provision will be made in the design of the internal access tracks for replacement of turbine components in the event it is required. The project team will identify areas of high biodiversity, and areas for mitigation and enhancement to be agreed with the farmer landowner. It is envisaged that the land will continue to be used for farming throughout the lifetime of the project.

4 SCOPE OF THE ASSESSMENT

4.1 Introduction

In the case of the Tullacondra Wind Farm project, the final proposals presented in the planning application will have gone through multiple iterations during preparation of the EIAR including the positioning of turbines, the route of the internal access tracks, and location of the substation and the temporary construction compound.

In conducting their assessments and preparing the EIAR, the RSK team will follow the guidelines and useful reference documents, including:

- Guidelines on the Information to be contained in Environmental Impact Assessment Reports (EPA, May 2022);
- Advice Notes on Current Practice in the Preparation of Environmental Impact Statements" (EPA, 2003);
- Advice Notes for Preparing Environmental Impact Statements Draft (EPA, September 2015);
- Guidelines for Planning Authorities and An Bord Pleanála on carrying out Environmental Impact Assessment (Department of Housing, Planning and Local Government, August 2018); and
- European Commission Guidance on the preparation of the EIA Report (Directive 2011/92/EU as amended by 2014/52/EU) (European Commission, 2017).

In addition to the guidelines above, the Tullacondra Wind Farm EIAR will be prepared to accord with the Department of Housing, Local Government and Heritage's Wind Energy Development Guidelines for Planning Authorities (2006), and the Department's Draft Revised Wind Energy Development Guidelines (December 2019).

4.2 The EIAR Team

Tullacondra Green Energy Limited have engaged RSK to undertake the requisite surveys and consultations and prepare the EIAR. The project team is composed of experienced and competent specialists from companies within the RSK Group in Ireland and the UK, along with associated specialist subconsultants as listed below.

RSK Ireland staff are providing expertise in relation to Biodiversity and are co-ordinating the work of associated specialist subconsultants for specific surveys including bats, birds, and aquatic environment, in conjunction with RSK Biocensus; Noise and Vibration, in conjunction with RSK Acoustics; and Land, Soils, Geology; and Hydrology & Hydrogeology.

ADAS is providing expertise in relation to Archaeology and Cultural Heritage; and Shadow Flicker, and Stephenson Halliday are contributing in relation to Landscape and Visual.

Nicholas O'Dwyer Ltd.'s Environment and Planning team are co-ordinating the production of the EIAR, preparing the planning application documentation, and will prepare the Population and Human Health chapter. Its Engineering Team are preparing the civil and environmental engineering design for the wind farm site, grid connection and turbine delivery route and preparing the Traffic and Transport section of the Material Assets chapter of the EIAR.

Tullacondra Green Energy Limited have commissioned specialist Ai Bridges in relation to the Aviation and Telecommunications factors which will be integrated into the Material Assets chapter of the EIAR.

4.3 Scope of the EIAR

4.3.1 Purpose

The purpose of the EIAR will be to document the current condition of the environment in the vicinity of the proposed development site, and through desk studies, field work, modelling and analysis, to quantify the likely significant effects, if any, of the proposed development on the environment. The assessment process will serve to highlight any areas where mitigation measures may be necessary to address potential adverse effects by incorporating them into the design, or limiting their effects to within acceptable levels, in accordance with established standards and guidelines. In addition, the project team will consider environmental enhancements where significant adverse effects cannot be avoided or reduced.

The objective of the EIA and design process is to facilitate the best environmental design that achieves the objectives of development (i.e., to produce renewable electricity) and ensure it can be sustainably accommodated into the surrounding environment.

4.3.2 General Structure

The information to be contained in an EIAR is specified in Schedule 6 of the Planning and Development Regulations, 2001 (as amended) and in the updated EIA Directive 2014/52/EU. The EIAR for the Tullacondra Wind Farm project will be presented by factor per EPA guidance (EPA 2003, 2015) and will describe the existing environment, the likely significant effects of the proposed development, and the proposed mitigation measures, under the chapter headings listed in **Table 4.1**.

Table 4.1: Proposed structure of the EIAR

EIAR Structure
Project Description
Introduction & Background to the Project
EIA methodology
Scoping and Consultations
Project Need & Alternatives Considered
The Proposed Project
EIA Factors
Population & Human Health
Biodiversity (*Terrestrial & Aquatic ecology, bats)
Birds
Hydrology & Hydrogeology
Land, Soils, Geology
Air Quality & Climate
Noise & Vibration
Landscape & Visual
Archaeology & Cultural Heritage
Material Assets (*Traffic & Transport, Telecoms & Aviation)
Impact Interactions & Cumulative Effects
Schedule of Mitigation Measures

The EIAR will be presented in four volumes. Volume 1 will be a Non-Technical Summary, which is a condensed and easily comprehensible version of the EIAR document. The Non-Technical Summary will be a concise statement of the significant findings and recommended actions presented in the EIAR. Volume 2 will contain the chapters tabled above, presented in two parts. Volume 3 will contain technical appendices related to each chapter, and Volume 4 will present figures and visualisations in an A3 volume.

4.3.3 Use of Standards and Methodologies

Industry-wide, best practice methodologies and standards will be used in preparation of the EIAR. The classification of effects in the EIAR will follow the definitions provided in Section 3.7 of the EPA's Guidelines on the Information to be contained in Environmental Impact Assessment Reports (May 2022). Effects will be described in terms of quality, significance, extent, probability, duration and frequency, and type as relevant. A 'Do Nothing' effect will also be predicted in respect of each environmental topic in the EIAR. Residual effects which will arise following the application of mitigation measures will be presented, where applicable, for each environmental aspect of the EIAR.

Impacts of the proposed development on all environmental factors will be assessed in terms of the construction, operational and decommissioning phase of the proposed development, including potential cumulative impacts with other projects.

4.3.4 EIAR Chapters

Details of the extent and scope of each of the key chapters in the EIAR are presented below. The table of contents of the EIAR will generally follow the outline presented.

4.3.4.1 Volume 1. Non-Technical Summary

The purpose of the Non-Technical Summary is to provide a description of the EIA process and its findings that can be easily understood by the public, using non-technical terms. This document will provide information on the site and surrounding area, the project, the main elements of the proposed development, and for each environmental factor covered in the EIAR, a description of what was assessed, the impacts and the proposed mitigation.

4.3.4.2 Volume 2. Part 1. Background & Introduction to the Project

Chapter 1. Introduction

This chapter of the EIAR will provide details on the following:

- Project overview;
- The applicant;
- The competent authority;
- Legislative context, purpose and scope of the EIAR;
- Format of the EIAR; and
- Where the EIAR can be viewed/purchased.

Chapter 2. EIA Methodology

This chapter of the EIAR will describe

- the EIAR project team;
- EIAR process;
- An overview of the methodologies employed, and principles applied in conducting the baseline surveys, determining the significance of impacts; and prescribing mitigation measures; and
- difficulties encountered

Chapter 3. Scoping and Consultations

This chapter will record the EIAR scoping process, including a summary of the information or observations received from the consultees listed in Section 5 of this Document. It will also provide a report of community engagement activities undertaken by Tullacondra Green Energy Limited for the EIAR and planning application.

Chapter 4. Project Need & Alternatives Considered

This chapter will present the main policy drivers for wind and renewable energy development in the context of EU and government targets and national policy on climate

action, and reduction of greenhouse gas emissions. A detailed policy review will be provided in a supporting statement which will accompany the planning application.

It will present an overview of the alternatives considered in the selection of the main elements of the project (i.e., location, technologies, designs, layouts, processes, methods), and the environmental effects thereof. It will describe the options considered for the design of the project (wind farm site, grid connection, and turbine delivery route), how it evolved and how constraints and opportunities, and information and feedback obtained from the EIAR scoping consultations contributed to the final project design.

Chapter 5. Project Description

This chapter of the EIAR will provide a detailed description of all components of proposed development at each phase of the project, including construction, operation, and decommissioning. It will include information such as:

- the proposed layout;
- access and transportation;
- site preparation works;
- waste management
- site drainage;
- electrical infrastructure including cable installation;
- temporary site facilities;
- turbine foundation and associated hardstands;
- turbine delivery and installation;
- commissioning of the turbines;
- site restoration;
- environmental mitigation and enhancements; and
- community benefit proposals.

The control measures that will be implemented to manage the risk of soil and water pollution, emissions of dust and noise, managing waste and traffic impacts will be described. An outline Construction and Environmental Management Plan (oCEMP) will be prepared and presented as an Appendix to the EIAR. The oCEMP will include:

- a detailed description of the works;
- the proposed management and reporting structure, including roles and responsibilities;
- a communications plan;
- construction method statements;
- construction programme and phasing;
- site environmental policy;
- environmental management schedule;
- environmental monitoring, auditing and inspection schedule; and
- construction-related complaints log.

4.3.4.3 Volume 2. Part 2. EIAR factors

Chapter 6. Population and Human Health

The assessment of the potential effects of the proposed development on the population and human health of the receiving community will be assessed by way of a desk study of data sourced from the Central Statistics Office, the County Development Plan, Fáilte Ireland and other literature pertinent to the area.

A desktop study and field work has been undertaken to identify all dwellings within 2km of the project area, including their occupancy status and any current planning permission applications or new dwellings which have been granted planning permission but not yet constructed.

Aspects to be addressed in this chapter include:

- characteristics and health of the population;
- employment and economic activity;
- community benefit;
- land-use;
- community facilities and amenity;
- tourism;
- public perception of wind farms;
- health impacts of wind farms;
- health and safety;
- vulnerability to accidents and natural disasters;
- shadow flicker; and
- residential amenity.

The potential for shadow flicker arising from the proposed development will be predicted and assessed using specialist computer software programmes specifically developed for the wind energy industry. Shadow flicker results for the proposed development will be assessed against the applicable DoEHLG guidelines.

Potential impacts from the proposed development relate primarily to the construction stage including noise, dust, and traffic disruption. These would be short-term temporary impacts that will be managed as set out in an outline Construction Environmental Management Plan for the project which will be provided with the EIAR. There will be short-term beneficial impacts through the creation of economic opportunities and jobs during the construction stage. During the operation stage, there is potential for noise and shadow flicker impacts. These will be assessed in the EIAR, and appropriate mitigation applied.

Chapter 7. Biodiversity

The potential effects of the proposed development encompassing the wind farm site, grid connection route options and the turbine delivery route on biodiversity will be presented in the EIAR in chapters on Terrestrial & Aquatic Ecology (including a technical appendix on bats, which will include data from observations undertaken for the project in 2022) and Birds (including technical appendices on collision risk modelling and data from observations undertaken for the project in 2021 and 2022).

The presence of Annex I (Habitats Directive) habitats, if any, will be recorded, and their condition assessed. Comment will be made on the significance of species recorded such as Irish Red Data Book status or presence of flora protected under the Irish Flora Protection Order (1999).

Aspects to be addressed in these chapters include designated areas; flora in the existing environment, including habitat mapping; fauna in the existing environment, including bats, other terrestrial and aquatic species; invasive alien species; and mitigation and enhancements.

The scope will include:

- desk study of information obtained from National Parks and Wildlife Service (NPWS) Site Synopses; New Atlas of the British and Irish Flora (2000); EPA Water Quality data for most proximal sites; National Parks and Wildlife Records; and other ecological information (as available);
- consultation and scoping with relevant authorities including the local authority ecology officer;
- field surveys;
- description and mapping of the habitats over the full extent of the site in accordance with the Heritage Council's 'Standard Methodology for Habitat Survey and Mapping in Ireland' (Fossitt, 2000);
- Identification of terrestrial floral and faunal species on the site;
- Multi-season bat surveys;
- Identification and evaluation of any other features of ecological interest; and
- impact assessment and identification of mitigation measures.

Reference will be made to Cork County Council's publication titled "Biodiversity and the Planning Process (Draft, April 2022), and the Department's 4th Biodiversity Action Plan for Ireland currently undergoing consultation.

Impacts on flora and fauna, including birds, will be assessed in terms of the construction, operational and decommissioning phase of the proposed development, including potential cumulative impacts with other projects. Potential impacts of the wind farm on biodiversity include loss of habitat in the footprint of the development; damage to habitats during construction and impacts on water dependent habitats as a result of changes to drainage in the site.

Chapter 8. Hydrology & Hydrogeology

The Hydrology & Hydrogeology chapter of the EIAR will focus on the surface water and groundwater environment of the project. The scope for this chapter will include:

- desk study of available information and existing reports on the whole project area including geological maps, field sheets data etc.;
- inspection and mapping of all relevant hydrological features, such as existing drainage ditches, streams and springs;
- field hydrochemistry monitoring within surface water features across the site to determine likely sources of flow;
- measurement of slope inclination and mapping of significant hydrological features; and
- confirmation of site catchments and drainage regime, and any hydrological buffers to be implemented.

Proposed mitigation measures will include proposals for sediment control during construction and the integration of SUDs into the project design to reduce or eliminate potential impacts on surface and groundwater quality.

Reference will be made to the following guidance documents:

- Requirements on Protection of Fisheries During Construction Works in and Adjacent to Waters (Inland Fisheries Ireland, 2016).
- Good Practice During Wind Farm Construction (NatureScot, 2019).
- GPP1 – General Guide to Preventing Pollution (UK Guidance Note, 2020).
- GPP5 – Works or Maintenance in or Near Water (UK Guidance Note, 2017).
- Guidance on Control of Water Pollution from Linear Construction Projects (Construction Industry Research and Information Association (CIRIA) Report No. C648, 2006).
- Control of Water Pollution from Construction Sites - Guidance for Consultants and Contractors. (CIRIA C532., 2001).

Chapter 9. Land, Soils & Geology

The scope of works for the Land, Soils and Geology chapter will include:

- A desk study review of published data (where available) on bedrock and surficial geology, land cover, and aerial photographs and topographical data for the wind farm site, etc., such as: EIARs for other developments in the area, aerial photographs, etc.
- A walkover survey of the site to identify features with respect to geology such as geomorphological features, relict failures, rock exposures, wet ground, general soil/rock types, and identification of potential borrow pits and excavated spoil storage areas, etc.
- Surveys and site investigations, as required, to determine the nature of the bedrock and surficial geology and its suitability for construction of the infrastructure required for the proposed development.
- The data gathered from surveys and site investigations will be used to inform the final location of all turbines and associated infrastructure.

An earthworks balance calculation will be prepared for the overall development to assess where excavated material can be beneficially re-used. In addition, an assessment of the volumes of raw material will be made which will in turn be used to determine the number and size of borrow pits required (if any) or the amount of material required to be imported to the site.

Impacts on land, soils and geology will be assessed in terms of the construction, operational and decommissioning phases of the proposed development. Potential cumulative impacts with other projects will also be assessed.

Chapter 10. Air & Climate

This chapter of the EIAR will consider the baseline of the site and surrounding area in terms of air quality and climate (including climate change). Potential impacts on air quality are anticipated to occur mainly during the construction stage and emissions from traffic for the delivery of turbine components, electrical equipment and earth materials, and the generation of dust arising from these activities. The impacts relevant to climate change relate to the construction, operation and decommissioning phases and will consider elements such as:

- the nature of earthworks activities including stockpiling, transport of materials, and site restoration;
- the nature of construction activities for infrastructure including the layout of foundations, the erection of the turbines;
- the routes for delivery of components, equipment and materials to the wind farm site and other working areas for the turbine delivery route and grid connection route, and the arrangement of internal access tracks on the wind farm site; and
- review of all relevant legislation, statutory guidance and recognised best practice with respect to air emissions arising from construction and operation of wind farms; and
- project carbon balance calculation to ensure the project accords with Ireland's Climate Action Plan 2021.

Impacts on air and climate from the proposed Tullacondra Wind Farm will be assessed in terms of the construction, operational and decommissioning phases of the proposed development. Potential cumulative impacts with other projects will also be assessed.

Chapter 11. Noise & Vibration

The Noise & Vibration chapter of the EIAR will address the noise and vibration effects on sensitive receptors during the construction, operation and decommissioning phases. The Noise chapter will include detailed baseline information on the existing noise environment, identify sensitive receptors and assess potential impacts and mitigation measures associated with the proposed development.

The scope of works will include:

- predictive noise modelling using background noise data gathered during baseline noise surveys; and
- identification of any potential exceedances of the limit in relation to the relevant Irish guidance and/or derived Energy Technology Support Unit (ETSU) day and night limits as appropriate.

The preparation of noise models and prediction of noise levels at all relevant locations will follow the relevant technical guidance as contained in the “*Wind Energy Development Guidelines*” published by the Department of the Environment, Heritage, and Local Government, 2006. These guidelines are in turn based on detailed recommendations set out in the Department of Trade & Industry (UK) Energy Technology Support Unit (ETSU) publication “*The Assessment and Rating of Noise from Wind Farms*”, 1996 (ETSU-R-97). The ETSU document has been used to supplement the guidance contained within the WEDG 06 publication where necessary.

The Institute of Acoustics (IoA) have also published a “Good Practice Guide to the Application of ETSU-R- 97 for the Assessment and Rating of Wind Turbine Noise” (2013) (IoA GPG) and Supplementary Guidance Notes, which are considered to represent best practice and will be adopted for the assessment of the proposed Tullacondra Wind Farm.

Impacts in relation to noise and vibration from the proposed wind farm project will be assessed in terms of the construction, operational and decommissioning phases of the proposed development, including potential cumulative impacts with other projects.

Chapter 12. Landscape & Visual

The effects of the proposed Tullacondra Wind Farm development on landscape character and visual amenity will be addressed in the Landscape and Visual Impact Assessment (LVIA) chapter of the EIAR. This chapter will address the physical landscape, landscape character, landscape value and sensitivity, visibility of the proposed development from selected viewpoints, and residential visual amenity.

The LVIA will be based upon the guidance from the Landscape Institute and Institute of Environmental Management and Assessment Guidelines for Landscape and Visual Impact Assessment, Third Edition (April 2013), a review of the Cork County Council Landscape Character Assessment and relevant policies in the Cork County Development Plan, an assessment of existing landscape character, and identification of sensitive visual receptors. The LVIA will accord with the Department of Housing, Planning and Local Government's Wind Energy Development Guidelines for Planning Authorities (2006) and with reference to the Department's Draft Revised Wind Energy Development Guidelines (December 2019).

The landscape and visual impacts of the whole project during the construction, operation and decommissioning phases will be assessed. Potential cumulative impacts with other projects will also be assessed. Potential impacts arising from the development relate to visual amenity (i.e., the extent to which the wind turbines in the landscape can be seen) and landscape character (i.e., effects of the wind turbines on the fabric or structure of the landscape).

The assessment of impacts will be aided and communicated with Zone of Theoretical Visibility maps and photomontages, including cumulative effects with other windfarms within 20km.

Chapter 13. Archaeology & Cultural Heritage

This chapter of the EIAR for Tullacondra Wind Farm will address archaeological heritage, and architectural and cultural heritage. The scope of works will include:

- consultation with relevant stakeholders;
- desktop review of all relevant literature and data available, including but not limited to local knowledge of the site and surrounding area, the Sites and Monuments Record (SMR), the Record of Monuments and Places (RMP), and historical mapping and documents including the Topographical Files of the National Museum of Ireland and First Edition Ordnance Survey Maps and other relevant maps and cartographic studies;
- aerial photographs and detailed topographical data;
- excavation bulletins;
- Cork County Development Plan & Record of Protected Structures;
- National Inventory of Architectural Heritage (NIAH);
- field inspection/ site walkover; and
- archaeological test trenching under licence, where required.

The assessment of potential effects of the proposed development on the archaeology and cultural heritage resource of the project site and surrounding area, including along the proposed grid connection route options will be assessed for the construction, operation and decommissioning phases. The assessment of impacts on architectural and cultural heritage will be carried out in accordance with the Architectural Heritage

Protection Guidelines for Planning Authorities (Department of Arts, Heritage and the Gaeltacht, 2011).

Potential impacts arising from the proposed development include direct impacts on recorded archaeological monuments and previously unknown buried archaeological remains on the wind farm site; direct impacts on cultural heritage resource including historical bridges; and indirect impacts on the settings of archaeological, architectural and cultural heritage resources in the vicinity of the site and proposed grid connection route. Mitigation by avoidance will be the preferred approach.

Chapter 14. Material Assets

This chapter will address Traffic & Transport and Telecoms & Aviation factors for the EIAR.

Traffic & Transport

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

A route survey has been carried out between the port of entry and Foynes and the proposed entrance to the Tullacondra Wind Farm site. Identified pinch points, especially on local roads will undergo an engineering and Auto track assessment to determine the temporary and upgrade works required to facilitate the safe transport of the turbines to the site.

All internal access tracks on the wind farm site will be assessed using Auto Track vehicle swept path analysis to ensure that they are adequate to allow for delivery of turbine components while also minimising the required land take where feasible.

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

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

Telecommunications & Aviation

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

The proposed assessment methodology for this aspect will include:

- consultation with stakeholders including the Irish Aviation Authority, Department of Defence, Commission for Energy Regulation, Cork Airport, and emergency services;
- consultation with telecommunications operators to gather the necessary data;
- preparation of constraint mapping;
- analysis of the impact of the turbines on telecommunications operators' point-to-point microwave radio links and subsequent application of appropriate buffer distances around links and masts where required; and
- engagement with telecommunications operators to provide feedback on initial assessment and potential impacts on the links identified.

Further specialist investigations will be carried out if the telecommunications operators identify potential impacts and arrive at a solution which would include careful site design or relocation of links as may be required.

Any impacts on aviation will be addressed following consultation with the Irish Aviation Authority and Cork Airport.

Chapter 15. Impact Interactions & Cumulative Effects

This chapter will provide a matrix and description of the potential interaction of effects between the various factors of the environment addressed in the EIAR. The matrix will highlight the occurrence of new impacts whether positive or negative, which may arise from impact interactions during all phases of the proposed wind farm development.

Each EIAR chapter will consider the cumulative impacts of the proposed Tullacondra Wind Farm with other projects currently proposed or in development within and near the site and in the surrounding community, including wind farms in respect of landscape and visual impacts. A summary of the cumulative effects from all EIAR factors will be included in this chapter of the EIAR.

Chapter 16. Schedule of Mitigation Measures

This chapter will provide a schedule of all proposed mitigation measures relating to the construction, operation and decommissioning phases for the proposed Tullacondra Wind Farm as set out for each environmental aspect of the EIAR. The oCEMP which will be submitted with the EIAR, will incorporate the proposed mitigation measures.

The proposed mitigation measures will be grouped together according to their environmental field/topic and presented under the following headings:

- Construction Management;
- Drainage Design and Management;
- Soils and Geology;
- Surface Water;

- Flora and Fauna;
- Noise;
- Air Quality/Dust;
- Landscape and Visual;
- Traffic; and
- Cultural Heritage.

Presenting the mitigation proposals in this format, will provide an easy to audit list that can be reviewed and reported on during the future phases of the project.

5 EIA SCOPING CONSULTEES

Table 5.1 provides a first list of stakeholders that will be consulted in relation to scoping for the EIAR for the proposed Tullacondra Wind Farm project. Additional stakeholders may be consulted as appropriate. The final list of consultees will be reported in the EIAR.

Table 5.1: EIA scoping consultees

Department of Housing, Local Government & Heritage, Development Applications Unit (DAU)	An Taisce
Department of Agriculture, Food & the Marine, Environmental Co-ordination Unit, Climate Change & Bioenergy Policy Division	The Arts Council
Department of Defence, Property Management Branch	The Heritage Council
Commission for Energy Regulation	Fáilte Ireland
Health Service Executive, Environmental Health and Emergency Planning	Gas Networks Ireland
Geological Survey Ireland	Irish Water
Office of Public Works	Iarnród Éireann
NM20 Project Office	ESB Networks
Cork National Roads Office	Irish Aviation Authority
National Transport Authority, Strategic Planning Section	Cork Airport
Transport Infrastructure Ireland, Land Use Planning Unit	Shannon Airport
Health and Safety Authority	Dublin Airport
Inland Fisheries Ireland, Southern Region	Cork County Council Planning Authority
Irish Wildlife Trust	Cork County Council Environment Section
BirdWatch Ireland	Cork County Council Roads Authority
Irish Raptor Study Group	Cork County Council Heritage Office
Bat Conservation Ireland	Cork County Council Ecology Office
Irish Raptor Study Group	Cork County Council Archaeology Office
Southern Regional Assembly	

Notes: The list above excludes telecoms operators which have been contacted separately as part of the Telecommunications Impact Study underway by Ai Bridges.

Our Project Ref. 604162

Dear Sir/Madam

Tullacondra Green Energy Limited have instructed RSK Ireland to prepare an Environmental Impact Assessment Report and an application for planning permission for a renewable energy development referred to as the Tullacondra Wind Farm, located in North County Cork, near the town of Buttevant. We are writing to provide you with details of the proposed project and to request any information your agency or organisation may have that would assist us in the environmental impact assessment of the proposed project.

Please find attached an Environmental Impact Assessment Scoping Consultation Document. If you can offer any information or wish to comment on the proposals, we would be grateful for your reply by close on Friday 21st October.

If you do not have any comments to make or do not hold any information relevant to the proposed project, I would be grateful if you would please indicate same in reply to this email.

Responses to the consultation can be sent by email or by post to contact details below.

If you have any further queries regarding the project, please contact the undersigned.

Kind regards

Laurie McGee, BA, MA, MIPI, MRTPI
Principal Environmental Consultant & Chartered Town Planner – Environment & Planning



Unit E4, Nutgrove Office Park, Nutgrove Avenue, Dublin 14

T: +353 1 296 9000

M: +353 86 157 2437

E: lmcgee@nodwyer.com

www.nodwyer.com

EIAR VOLUME III

Appendices

CHAPTER 3 – SCOPING CONSULTATIONS, COMMUNITY ENGAGEMENT & KEY ISSUES

Appendix 3.2: Consultation Correspondence

Laurie McGee

From: Housing Manager DAU <Manager.DAU@npws.gov.ie>
Sent: 31 January 2023 12:28
To: Laurie McGee
Subject: RE: G Pre00255/2022 - DAU - Consultation for an EIAR - proposed Tullacondra Wind Farm, nr Buttevant, Co. Cork

G Pre00255/202

A Chara,

The Department is not in a position to make specific comment on this particular consultation at this time. No inference should be drawn from this that the Department is satisfied or otherwise with the proposed activity. The Department may submit observations/recommendations at a later stage in the process.

Kind Regards
Sinéad

Sinéad O' Brien
Executive Officer

Aonad na nIarratas ar Fhorbairt
Development Applications Unit
Oifigí an Rialtais
Government Offices
Bóthar an Bhaile Nua, Loch Garman, Contae Loch Garman Y35 AP90
Newtown Road, Wexford, County Wexford Y35 AP90

From: Laurie McGee [REDACTED] >
Sent: Friday 27 January 2023 15:42
To: Housing Manager DAU <Manager.DAU@npws.gov.ie>
Subject: RE: G Pre00255/2022 - DAU - Consultation for an EIAR - proposed Tullacondra Wind Farm, nr Buttevant, Co. Cork

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Dear Sinéad

I am just following up from our previous communication, below.

Will there be any observations from the Department on the proposals?

Many thanks.

Laurie McGee

Laurie McGee, BA, MA, MIPI, MRTPI
Principal Environmental Consultant & Chartered Town Planner – Environment & Planning

Unit E4, Nutgrove Office Park, Nutgrove Avenue, Dublin 14

T: +353 1 296 9000

M: [REDACTED]

E: [REDACTED]

www.nodwyer.com

From: Housing Manager DAU <Manager.DAU@npws.gov.ie>

Sent: Friday 13 January 2023 18:18

To: Laurie McGee [REDACTED] >

Subject: RE: G Pre00255/2022 - DAU - Consultation for an EIAR - proposed Tullacondra Wind Farm, nr Buttevant, Co. Cork

A Chara

On behalf of the Department I wish to acknowledge your below email.

I will follow up with my colleagues in nature conservation, archaeological (terrestrial and underwater) and Built Heritage to see if they have any observations/recommendations for issue and send you a co-ordinated response if they do.

Kind Regards

Sinéad

Sinéad O' Brien
Executive Officer

Aonad na nIarratas ar Fhorbairt
Development Applications Unit
Oifigi an Rialtais

Government Offices
Bóthar an Bhaile Nua, Loch Garman, Contae Loch Garman Y35 AP90
Newtown Road, Wexford, County Wexford Y35 AP90

From: Laurie McGee [REDACTED] >

Sent: Wednesday 11 January 2023 13:57

To: Housing Manager DAU <Manager.DAU@npws.gov.ie>

Subject: RE: G Pre00255/2022 - DAU - Consultation for an EIAR - proposed Tullacondra Wind Farm, nr Buttevant, Co. Cork

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Dear Sir or Madam

I write further to EIAR scoping consultation request send 30 September 2022 (below) with reference number G Pre00255/2022.

Please can you provide an update.

Many thanks in advance for your kind attention to this request.

Regards,

Laurie McGee

From: Housing Manager DAU <Manager.DAU@housing.gov.ie>

Sent: Friday 30 September 2022 09:21

To: Laurie McGee [REDACTED] >

Subject: RE: DAU - Consultation for an EIAR - proposed Tullacondra Wind Farm, nr Buttevant, Co. Cork

Our Ref: G Pre00255/2022 (Please quote in all related correspondence)

A Chara

I acknowledge receipt of your recent consultation.

In the event of observations, you will receive a co-ordinated heritage-related response by email from Development Applications Unit (DAU).

The normal target turnaround for pre-planning and other general consultations is six weeks from date of receipt. In relation to general consultations from public bodies under the European Communities (Environmental Assessment of Certain Plans and Programmes) Regulations 2004 to 2011, the Department endeavours to meet deadline dates, where requested.

If you have not heard from DAU and wish to receive an update, please email manager.dau@housing.gov.ie.

Regards

Diarmuid

Diarmuid Buttiner

Executive Officer

**An Roinn Tithíochta, Rialtais Áitiúil agus Oidhreachta
Department of Housing, Local Government and Heritage**

Aonad na nIarratas ar Fhorbairt

Development Applications Unit

Oifigí an Rialtais

Government Offices

Bóthar an Bhaile Nua, Loch Garman, Contae Loch Garman, Y35 AP90

Newtown Road, Wexford, County Wexford, Y35 AP90

—
[REDACTED]
Manager.DAU@housing.gov.ie

From: Laurie McGee [REDACTED] >

Sent: Wednesday 28 September 2022 16:26

To: Housing Manager DAU <Manager.DAU@housing.gov.ie>

Subject: DAU - Consultation for an EIAR - proposed Tullacondra Wind Farm, nr Buttevant, Co. Cork

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Our Project Ref. 604162

Dear Sir/Madam

Tullacondra Green Energy Limited have instructed RSK Ireland to prepare an Environmental Impact Assessment Report and an application for planning permission for a renewable energy development referred to as the Tullacondra Wind Farm, located in North County Cork, near the town of Buttevant. We are writing to provide you with details of the proposed project and to request any information your agency or organisation may have that would assist us in the environmental impact assessment of the proposed project.

Please find attached an Environmental Impact Assessment Scoping Consultation Document. If you can offer any information or wish to comment on the proposals, we would be grateful for your reply by close on Friday 21st October.

If you do not have any comments to make or do not hold any information relevant to the proposed project, I would be grateful if you would please indicate same in reply to this email.

Responses to the consultation can be sent by email or by post to contact details below.

If you have any further queries regarding the project, please contact the undersigned.

Kind regards

Laurie McGee, BA, MA, MIPI, MRTPI
Principal Environmental Consultant & Chartered Town Planner – Environment & Planning



Unit E4, Nutgrove Office Park, Nutgrove Avenue, Dublin 14

T: +353 1 296 9000

M: [REDACTED]

E: [REDACTED]

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Laurie McGee

From: Environmental Co-ordination (Inbox) <Environmental_Co-ordination@agriculture.gov.ie>
Sent: 19 October 2022 11:02
To: Laurie McGee
Subject: FW: DAFM - Consultation for an EIAR - proposed Tullacondra Wind Farm, nr Buttevant, Co. Cork
Attachments: Tullacondra Wind Farm, Cork.pdf

Good morning

Please see comments attached from our Felling Division

Kind regards

Breeda

Environmental Co-ordination Unit | Climate Change & Bioenergy Policy Division | environmentalco-ordination@agriculture.gov.ie

An Roinn Talmhaíochta, Bia agus Mara

Department of Agriculture, Food and the Marine

Lárionad Gnó Grattan, Bóthar Bhaile Átha Cliath, Port Laoise, Co Laoise, R32 K857

Grattan Business Centre, Dublin Road, Portlaoise, Co. Laoise, R32 K857

T [REDACTED]
www.agriculture.gov.ie

From: Laurie McGee [REDACTED] >
Sent: Wednesday 28 September 2022 16:29
To: Environmental Co-ordination (Inbox) <Environmental_Co-ordination@agriculture.gov.ie>
Subject: DAFM - Consultation for an EIAR - proposed Tullacondra Wind Farm, nr Buttevant, Co. Cork

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Our Project Ref. 604162

Dear Sir/Madam

Tullacondra Green Energy Limited have instructed RSK Ireland to prepare an Environmental Impact Assessment Report and an application for planning permission for a renewable energy development referred to as the Tullacondra Wind Farm, located in North County Cork, near the town of Buttevant. We are writing to provide you with details of the proposed project and to request any information your agency or organisation may have that would assist us in the environmental impact assessment of the proposed project.

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If you do not have any comments to make or do not hold any information relevant to the proposed project, I would be grateful if you would please indicate same in reply to this email.

Responses to the consultation can be sent by email or by post to contact details below.

If you have any further queries regarding the project, please contact the undersigned.

Kind regards

Laurie McGee, BA, MA, MIPI, MRTPI
Principal Environmental Consultant & Chartered Town Planner – Environment & Planning



Unit E4, Nutgrove Office Park, Nutgrove Avenue, Dublin 14

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An Roinn Talmhaíochta, Bia agus Mara

Tá an t-eolas sa ríomhphost seo, agus in aon cheangaltáin leis, faoi rún agus tá sé dírithe ar an bhfaighteoir/na faighteoirí beartaithe amháin agus níor cheart ach dóibh siúd é a úsáid. D'fhéadfadh an t-eolas seo a bheith faoi réir pribhléid dhlíthiúil agus ghairmiúil. Mura tusa faighteoir beartaithe an ríomhphoist seo, níor cheart duit an teachtaireacht seo, nó aon chuid di, a úsáid, a nochtadh, a chóipeáil, a dháileadh nó a choinneáil. Má fuair tú an ríomhphost seo go hearráideach, cuir an seoltóir ar an eolas láithreach agus scríos gach cóip den ríomhphost seo ó chóra(i)s do ríomhaire, le do thoil.

Laurie McGee
Nicholas O Dwyer Limited
Unit E4
Nutgrove Office Park
Dublin 14.

19 October 2022

Re: Scoping Request for the proposed Tullacondra Wind Farm near Polnareagha, Ardskeagh, Templemary, Buttevant, Tullacondra, Croughtha, Kilmaclenine and Ballyclough in Co. Cork

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 or Web gov.ie - www.gov.ie - www.gov.ie - Tree Felling Licences (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; gov.ie - www.gov.ie - Tree Felling Licences (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://gov.ie - Felling Licence Applications (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://gov.ie - Felling Licence Decisions (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,



Catherine Boyce

Felling Section

Department of Agriculture, Food and the Marine

Johnstown Castle

Co Wexford

Laurie McGee

From: Customer Service <Customer.Service@decc.gov.ie>
Sent: 28 September 2022 16:50
To: Laurie McGee
Subject: RE: DECC - Consultation for an EIAR - proposed Tullacondra Wind Farm, nr Buttevant, Co. Cork

Thank you for contacting the Department of the Environment, Climate and Communications

Our Customer Service team will review your query and forward it to the relevant Division who can provide you with a comprehensive answer.

You should receive this response within 20 working days as stated in our Customer Service Charter. If you do not receive a response within this time, or if you have any further queries, please do not hesitate to contact us.

Go raibh maith agat as teagmháil a dhéanamh leis an Roinn Comhshaoil, Aeráide agus Cumarsáide

Athbhreithneoidh an fhoireann Seirbhíse do Chustaiméirí d'fhiosrú agus cuirfidh siad ar aghaidh chuig an Rannán ábhartha é a bheidh in ann freagra cuimsitheach a sholáthar duit.

Ba chóir go bhfaighfeá an freagra seo laistigh de 20 lá oibre mar a luaitear inár gCairt um Sheirbhís do Chustaiméirí. Mura bhfaigheann tú freagra laistigh den tréimhse seo, nó má tá tuilleadh fiosruithe agat, ná bíodh drogall ort teagmháil a dhéanamh linn.

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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.

Laurie McGee

From: Planning Notifications <PlanningNotifications@DECC.gov.ie>
Sent: 24 October 2022 10:18
To: Laurie McGee
Subject: Consultation for an EIAR - proposed Tullacondra Wind Farm, nr Buttevant, Co. Cork
Attachments: 20221024_GSI Submission.pdf

Dear Laurie,

Please see attached a submission on behalf of Geological Survey Ireland (a division of the Department of the Environment, Climate and Communications) for the subject entity. Please forward an acknowledgement of receipt to PlanningNotifications@decc.gov.ie at your earliest convenience.

Many thanks,
Luke Thompson

Luke Thompson, Administrative Officer
Planning Advisory Division

An Roinn Comhshaoil, Aeráide agus Cumarsáide
Department of the Environment, Climate and Communications

29-31 Bóthar Adelaide, Baile Átha Cliath, D02 X285
29-31 Adelaide Road, Dublin 2, D02 X285

PlanningNotifications@decc.gov.ie

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Laurie McGee
Nicholas O'Dwyer Ltd. Consulting Engineers
Unit E4, Nutgrove Office Park
Nutgrove Avenue
Dublin 14

20 October 2022

Re: EIA Scoping Consultation Document – Tullacondra Wind Energy Project

Your Ref: 604162

Our Ref: 22/389

Dear Laurie,

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 03 October 2022, concerning the EIA Scoping Consultation Document – Tullacondra Wind Energy Project, 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 geological heritage audit for County Cork is currently under way and will be completed in 2023. This area of Cork county was audited in 2021 when a number of sites of geological heritage importance were reviewed as potential county geological sites. There were no sites within the vicinity of the proposed development that were identified as county geological sites. However, one site was assessed and rejected as a CGS; the information below may be of significance and should be included in your own environmental impact assessments.

Mallow (Tullacondra), Co. Cork (GR 149000, 105000), under IGH theme: IGH 15 Economic Geology.

Tullacondra is the site of a small limestone quarry mapped by Geological Survey Ireland in the 19th century when "traces of copper" were noted. Exploration in the 1970s led to the discovery of a near-surface, vertical zone of sub-economic copper mineralization. The mineralization is hosted in limestone, shale and other rocks near the base of the Lower Carboniferous (Mississippian) where it overlies the Old Red Sandstone. The quarry is partly overgrown and has gradually been infilled with loose rocks from field clearances. No outcrop of is visible within the quarry and no traces of mineralization were noted in the abundant limestone and shale material within and surrounding it. Although the site stands on a known mineral deposit, there is no surface expression of mineralization that would merit designating it as a County Geological Site.



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)).** 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 three aquifers classed as a 'Poor Aquifer - Bedrock which is Generally Unproductive except for Local Zones', a 'Locally Important Aquifer - Bedrock which is Moderately Productive only in Local Zones', and a 'Regionally Important Aquifer - Karstified (diffuse)' underlie the proposed wind farm development area.

The Groundwater Vulnerability map indicates the range of groundwater vulnerabilities within 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, as any groundwater-surface water interactions that might occur would be greatest in these areas.

Our records show that there is a groundwater drinking water abstraction ([Mount North Regional Water Supply](#)) with a zone of contribution/source protection adjacent to the proposed wind farm development area. Key to groundwater protection in general, and protection of specific drinking water supplies, is preventing ingress of runoff to the aquifer. Design of any potential drainage / wind farm infrastructure projects will need to be cognisant of the regional water scheme and the interactions between surface water and groundwater as well as run-off. Appropriate design should be undertaken by qualified and competent persons to include mitigation measures as necessary, such as SUDs or other drainage mitigation measures.

Note that there could be other groundwater abstractions in the locality for which Geological Survey Ireland has not undertaken studies, and a robust assessment should be undertaken by qualified and competent persons including a survey of all current wells and water abstractions within the vicinity.

Given the nearby drinking water source (Regional Water Scheme), the effects of any potential contamination as a result of any potential windfarm infrastructure projects would need to be assessed.

Our Karst Groundwater Viewer indicates numerous karst features including springs and enclosed depressions in the area surrounding the proposed windfarm.

[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 Cork Groundwater Protection Response overview and link to the main reports is here:** <https://www.gsi.ie/en-ie/publications/Pages/Cork-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.

Our 3D models can help stakeholders visualize, understand and characterise geology, for deposit and resource mapping, for flooding and for urban geology applications including basement impact assessment, Sustainable Drainage Systems (SuDS), and subsurface management. Our 3D models offer a key element of geotechnical risk management by identifying areas requiring further site investigation.

Please note we have recently launched QGIS compatible bedrock (100K) and Quaternary geology map data, with instructional manuals and videos. This makes our data more accessible to general public and external stakeholders. QGIS compatible data can be found in our downloadable bedrock 100k .zip file on the [Data & Maps](#) section of our website.

Further information and download instructions for the Quaternary 3D model of Cork are available on the Geological Mapping programme dedicated [here](#) and [here](#).

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 windfarm development are sustainably sourced from properly recognised and licensed facilities, and that consideration of future resource sterilization is considered.

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.

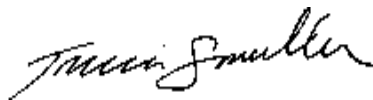
The data would be added to Geological Survey Ireland's national database of site investigation boreholes, implemented to provide a better service to the civil engineering sector. Data can be sent to the Geological Mapping Unit, at <mailto:GeologicalMappingInfo@gsi.ie>, 01-678 2795.

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.

Yours sincerely,



Dr. Clare Glanville
Senior Geologist
Geological Survey Ireland



Trish Smullen
Geoheritage and Planning Programme
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.	https://dcenr.maps.arcgis.com/apps/webappviewer/index.html?id=b68cf1e4a9044a5981f950e9b9c5625c
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]	https://dcenr.maps.arcgis.com/apps/webappviewer/index.html?id=848f83c85799436b808652f9c735b1cc
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]	https://dcenr.maps.arcgis.com/apps/webappviewer/index.html?id=848f83c85799436b808652f9c735b1cc
Geohazards	Radon Map	Land & Soils/Air	National		http://www.epa.ie/radiation/radonmap/
Geohazards	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.	https://dcenr.maps.arcgis.com/apps/MapSeries/index.html?appid=a30af518e87a4c0b2fbd2aaac3c228
Geological Mapping	Bedrock geology:	Land & Soils	National	1:100,000 scale and associated memoirs.	https://dcenr.maps.arcgis.com/apps/webappviewer/index.html?id=de7012a99d2748ea9106e7ee1b6ab8d5&scale=0
Geological Mapping	Bedrock geology:	Land & Soils	Regional	1:50,000 scale	https://dcenr.maps.arcgis.com/apps/webappviewer/index.html?id=de7012a99d2748ea9106e7ee1b6ab8d5&scale=0
Geological Mapping	Quaternary geology: Sediments	Land & Soils	National	1:50,000 scale	https://dcenr.maps.arcgis.com/apps/webappviewer/index.html?id=de7012a99d2748ea9106e7ee1b6ab8d5&scale=0
Geological Mapping	Quaternary geology: Geomorphology	Land & Soils	National	1:50,000 scale	https://dcenr.maps.arcgis.com/apps/webappviewer/index.html?id=de7012a99d2748ea9106e7ee1b6ab8d5&scale=0
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	https://dcenr.maps.arcgis.com/apps/webappviewer/index.html?id=afa76a20fc54877843aca1bc075c62b
Geological Mapping	GeoUrban: Spatial geological data for the greater Dublin and Cork areas	Land & Soils	Regional	includes 3D models	https://dcenr.maps.arcgis.com/apps/webappviewer/index.html?id=9768f4818b794c16093beb221a850ce6&scale=0
Geological Mapping	Geotechnical database	Land & Soils	National	Digitised geotechnical and Site Investigation Reports and boreholes which can be accessed through online downloads	https://dcenr.maps.arcgis.com/apps/webappviewer/index.html?id=a2718be1873d47a585a3f0415b4a724c
Goldmine	Historical data sets including geological memoirs and 6" to 1 mile geological mapping records	Land & Soils/Water	National	available online	https://secure.dcaa.gov.ie/goldmine/index.html
Groundwater & Geothermal	Groundwater resources (aquifers)	Water	National	Data limited to 1:100,000 scale; sites should be investigated at local scale	https://dcenr.maps.arcgis.com/apps/webappviewer/index.html?id=7e8a202301594687ab14629a10b748ef
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	https://dcenr.maps.arcgis.com/apps/webappviewer/index.html?id=7e8a202301594687ab14629a10b748ef
Groundwater & Geothermal	Groundwater vulnerability.	Water	National	Data limited to 1:40,000 scale; sites should be investigated at local scale	https://dcenr.maps.arcgis.com/apps/webappviewer/index.html?id=7e8a202301594687ab14629a10b748ef
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.	https://dcenr.maps.arcgis.com/apps/webappviewer/index.html?id=7e8a202301594687ab14629a10b748ef
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	https://dcenr.maps.arcgis.com/apps/webappviewer/index.html?id=7e8a202301594687ab14629a10b748ef
Groundwater & Geothermal	Catchment and WFD management units.	Water	National		https://dcenr.maps.arcgis.com/apps/webappviewer/index.html?id=7e8a202301594687ab14629a10b748ef
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)	https://dcenr.maps.arcgis.com/apps/webappviewer/index.html?id=7e8a202301594687ab14629a10b748ef
Groundwater & Geothermal	Wells and Springs	Water	National	Not comprehensive, there may be unrecorded wells and springs	https://dcenr.maps.arcgis.com/apps/webappviewer/index.html?id=7e8a202301594687ab14629a10b748ef
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	https://www.gsi.ie/en-ie/programmes-and-projects/groundwater-and-geothermal-unit/activities/understanding-ireland-groundwater/Pages/Groundwater-bodies.aspx
Groundwater & Geothermal	Geothermal Suitability maps	Land & Soils/Water	National		https://dcenr.maps.arcgis.com/apps/webappviewer/index.html?id=9ee46bee08de41278b90a9916dc0b9e
Marine & Coastal Unit	INFOMAR - Ireland's national marine mapping programme; providing key baseline data for Ireland's	Water	National		https://secure.dcaa.gov.ie/GSI/INFOMAR_VIEWER/
Marine & Coastal Unit	CHERISH - Coastal change project (Climate, Heritage and Environments of Reefs, Islands, and Headlands)	Water	Regional		http://www.cherishproject.eu/en/
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	https://www.gsi.ie/en-ie/programmes-and-projects/marine-and-coastal-unit/projects/Pages/Coastal-Vulnerability-Index.aspx
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	https://dcenr.maps.arcgis.com/apps/webappviewer/index.html?id=ee8c4c285a49413aa6f134416dc9956
Minerals	Active quarries	Land & Soils	National		https://dcenr.maps.arcgis.com/apps/webappviewer/index.html?id=ee8c4c285a49413aa6f134416dc9956
Minerals	Historic mines	Land & Soils/Cultural Heritage	National	Inventory and Risk Classification 2009. Environmental Protection Agency, Economic Minerals Division and Geological Survey Ireland (DECC).	https://gis.epa.ie/EPAMaps/default?teasing=7&lid=EPA:LEMA_Facilities_Extractive_Facilities
Tellus	Geochemical data: multi-element data for shallow soil, stream sediment and stream water	Land & Soils	Regional		https://www.epa.ie/enforcement/mines/
Tellus	Airborne geophysical data including radiometrics, electromagnetics and magnetics	Land & Soils	Regional	A national mapping programme	https://dcenr.maps.arcgis.com/apps/MapSeries/index.html?appid=6304e122b733498b99642707f72754
Tellus	urban geochemistry mapping (Dublin SURGE project).	Land & Soils	Regional	A national mapping programme	https://dcenr.maps.arcgis.com/apps/MapSeries/index.html?appid=6304e122b733498b99642707f72754

Notes:

- 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>
- Please read all disclaimers carefully when using Geological Survey Ireland data
- Geological Survey Ireland and Irish Concrete Federation published guidelines for the treatment of geological heritage in the extractive industry in 2008.

Laurie McGee

From: info@corklimerick.ie
Sent: 30 September 2022 09:52
To: Laurie McGee
Cc: [REDACTED]; info@corklimerick.ie
Subject: RE: N/M20 Office - Consultation for an EIAR - proposed Tullacondra Wind Farm, nr Buttevant, Co. Cork

Hi Laurie,

Thank you for engaging with the N/M20 Cork to Limerick Project.

Our website, <https://corklimerick.ie/>, contains all information required, in particular the Constraints Study Reports which may be of assistance to your EIA process. The Constraints Reports are uploaded to: <https://corklimerick.ie/n-m20-cork-to-limerick-constraints-reports-road-and-rail/>.

If you have any further queries, please do not hesitate to contact us on the below details.

Kind Regards,

Kate



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

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

Direct Dial: [REDACTED]

Email: info@corklimerick.ie, Website: www.corklimerick.ie



From: Laurie McGee [REDACTED] >
Sent: Wednesday 28 September 2022 16:28
To: info@corklimerick.ie
Subject: N/M20 Office - Consultation for an EIAR - proposed Tullacondra Wind Farm, nr Buttevant, Co. Cork

Our Project Ref. 604162

Dear Sir/Madam

Tullacondra Green Energy Limited have instructed RSK Ireland to prepare an Environmental Impact Assessment Report and an application for planning permission for a renewable energy development referred to as the Tullacondra Wind Farm, located in North County Cork, near the town of Buttevant. We are writing to provide you with details of the proposed project and to request any information your agency or organisation may have that would assist us in the environmental impact assessment of the proposed project.

Please find attached an Environmental Impact Assessment Scoping Consultation Document. If you can offer any information or wish to comment on the proposals, we would be grateful for your reply by close on Friday 21st October.

If you do not have any comments to make or do not hold any information relevant to the proposed project, I would be grateful if you would please indicate same in reply to this email.

Responses to the consultation can be sent by email or by post to contact details below.

If you have any further queries regarding the project, please contact the undersigned.

Kind regards

Laurie McGee, BA, MA, MIPI, MRTPI

Principal Environmental Consultant & Chartered Town Planner – Environment & Planning



Unit E4, Nutgrove Office Park, Nutgrove Avenue, Dublin 14

T: +353 1 296 9000

M: [REDACTED]
[REDACTED]

www.nodwyer.com

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Laurie McGee

From: bernadette keane <[REDACTED]>
Sent: 28 September 2022 16:49
To: Laurie McGee
Subject: RE: Cork NR Office - Consultation for an EIAR - proposed Tullacondra Wind Farm, nr Buttevant, Co. Cork
Attachments: EIA Scoping Report Tullacondra 28092022.pdf

A Chara,

I wish to acknowledge receipt of your submission via national.roads@corkrdo.ie.

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

Is mise le meas,

Ber Keane

Oifigeach Cleireachais | Clerical Officer



Oifig na mBóithre Náisiúnta Chorcaí
Cork National Roads Office



Comhairle Contae Chorcaí
Cork County Council

Oifig na mBóithre Náisiúnta Chorcaí, Comhairle Contae Chorcaí, Richmond, Gleann Maghair, Corcaigh, T45 WA44 Éire

Cork National Roads Office, Cork County Council, Richmond, Glanmire, Cork, T45 WA44 Ireland

d [REDACTED] | **t** [REDACTED] | **w** www.corkrdo.ie



Smaoinigh ar an Timpeallacht sula ndéanann tú an ríomhphost seo a phriontáil.
Please consider the Environment before printing this mail.

D'fhonn do cheist a phróiseáil, d'fhéadfadh sé a bheith riachtanach do Chomhairle Contae Chorcaí faisnéis phearsanta a bhailiú uait. Déanfar an fhaisnéis sin a phróiseáil de réir ár ráiteas príobháideachta atá ar fáil le breathnú [anseo](#).

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

From: Laurie McGee [mailto:[REDACTED]]
Sent: Wednesday 28 September 2022 16:27
To: National.roads <National.roads@corkrdo.ie>
Subject: Cork NR Office - Consultation for an EIAR - proposed Tullacondra Wind Farm, nr Buttevant, Co. Cork

Our Project Ref. 604162

Dear Sir/Madam

Tullacondra Green Energy Limited have instructed RSK Ireland to prepare an Environmental Impact Assessment Report and an application for planning permission for a renewable energy development referred to as the Tullacondra Wind Farm, located in North County Cork, near the town of Buttevant. We are writing to provide you with details of the proposed project and to request any information your agency or organisation may have that would assist us in the environmental impact assessment of the proposed project.

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If you have any further queries regarding the project, please contact the undersigned.

Kind regards

Laurie McGee, BA, MA, MIPI, MRTPI

Principal Environmental Consultant & Chartered Town Planner – Environment & Planning



Unit E4, Nutgrove Office Park, Nutgrove Avenue, Dublin 14

T: +353 1 296 9000

M: [REDACTED]
[REDACTED]

www.nodwyer.com

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Ursula Daly

From: Feidhlim O'Neill
Sent: 05 May 2023 07:54
To: Eddie Murphy
Cc: Larry O'Halloran; Laurie McGee
Subject: RE: Ballyvinter Bridge - Tullacondra Grid Connection Route
Attachments: 20910-NOD-XX-XX-DR-C-08215-S3-P03.pdf

Good morning Eddie,

Hope you are keeping well. Just following up on the below if you've had a chance to review what I sent and if any comments or queries on same? We're finalising our EIA and planning application and just want to ensure that that in principle there are no major objections to what is being proposed.

Happy to have a call with you on the below or potentially meet onsite if required to discuss if you were available?

Kind Regards

Feidhlim O'Neill BEng MIEI

Senior Project Manager



Unit E4, Nutgrove Office Park, Nutgrove Avenue, Dublin 14

P: +353 1 296 9000

M: [REDACTED]

[REDACTED]

Web: www.nodwyer.com

From: Feidhlim O'Neill
Sent: Wednesday, April 12, 2023 10:41 AM
To: Eddie Murphy [REDACTED] >
Cc: Larry O'Halloran <[REDACTED]>
Subject: RE: Ballyvinter Bridge - Tullacondra Grid Connection Route

Hi Eddie,

Apologies for delay in getting back to you. I was investigating some of the existing services (IW) across the bridge hence the delay in finalising this. Given the area, and planned works for the relief road, the option we have included in the attached sketch is to install it on the LHS of the bridge with a lower cover topped with a reinforcement slab. We believe there is more room for this on the LHS than on the RHS as the bridge wall is higher on this side and more room also in the verge to replace it with concrete (it's very wide there as it is and wouldn't have any impact on the road).

If you were available it would be good to review on site with you or if you have any comments on the proposed layout it would be appreciated.

Kind Regards

Feidhlim O'Neill BEng MIEI

Senior Project Manager



Unit E4, Nutgrove Office Park, Nutgrove Avenue, Dublin 14

P: +353 1 296 9000

M: [REDACTED]

Web: www.nodwyer.com

From: Eddie Murphy [REDACTED] >
Sent: Wednesday, March 1, 2023 9:05 PM
To: Feidhlim O'Neill [REDACTED] >
Cc: Larry O'Halloran [REDACTED] >
Subject: RE: Ballyvinter Bridge - Tullacondra Grid Connection Route

Feidhlim

Send on the drawings when you're ready, I'll review it and send back any comments. Also, just for your information, the Mallow Relief Road only received an allocation of €100k for this year when we had sought an allocation from TII for 2023 of €1.1m. With this in mind, we are not sure how we will be in a position to deliver the project with this funding.

In any event, I can give you any assistance that I can with regard to your project.

Regards

Eddie

Eddie Murphy BE (Civil) CEng FIEI BL FCI Arb
Innealtóir Feidhmiúcháin | Executive Engineer



Oifig na mBóithre Náisiúnta Chorcaí
Cork National Roads Office



Comhairle Contae Chorcaí
Cork County Council

Oifig na mBóithre Náisiúnta Chorcaí, Comhairle Contae Chorcaí, Richmond, Gleann Maghair, Corcaigh, T45 WA44 Éire
Cork National Roads Office, Cork County Council, Richmond, Glanmire, Cork, T45 WA44 Ireland

d [REDACTED] | t [REDACTED] | m [REDACTED] | w www.corkrdo.ie



Smaoinigh ar an Timpeallacht sula ndéanann tú an ríomhphost seo a phriontáil.
Please consider the Environment before printing this mail.

D'fhonn do cheist a phróiseáil, d'fhéadfadh sé a bheith riachtanach do Chomhairle Contae Chorcaí faisnéis phearsanta a bhailiú uait. Déanfar an fhaisnéis sin a phróiseáil de réir ár ráiteas príobháideachta atá ar fáil le breathnú [anseo](#).

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

From: Feidhlim O'Neill <[REDACTED]>
Sent: Wednesday 1 March 2023 20:06
To: Eddie Murphy <[REDACTED]>

Cc: Larry O'Halloran [REDACTED] >

Subject: RE: Ballyvinter Bridge - Tullacondra Grid Connection Route

Hi Eddie,

No problem, I saw your mail on my phone earlier. As we are quite close to submitting our planning application, and if acceptable to yourself, we might forward you a copy of a preliminary drawing to illustrate our current proposals for crossing the existing Ballyvinter bridge and if you have any comments / observations prior to us submitting to planning.

Our technicians are finalising some of the details following our review onsite again today and I hope to have this to you in the coming days.

Kind Regards

Feidhlim O'Neill BEng MIEI

Senior Project Manager



Unit E4, Nutgrove Office Park, Nutgrove Avenue, Dublin 14

P: +353 1 296 9000

M: [REDACTED]

E-mail: [REDACTED]

Web: www.nodwyer.com

From: Eddie Murphy <[REDACTED]>

Sent: Wednesday, March 1, 2023 2:02 PM

To: Feidhlim O'Neill <[REDACTED]>

Subject: RE: Ballyvinter Bridge - Tullacondra Grid Connection Route

Feidhlim

Apologies, I've been caught on another job we're doing in North Cork and I won't be able to make the meeting today.

Sorry for the short notice.

Regards

Eddie

Eddie Murphy BE (Civil) CEng FIEI BL FCI Arb
Innealtóir Feidhmiúcháin | Executive Engineer



Oifig na mBóithre Náisiúnta Chorcaí
Cork National Roads Office



Comhairle Contae Chorcaí
Cork County Council

Oifig na mBóithre Náisiúnta Chorcaí, Comhairle Contae Chorcaí, Richmond, Gleann Maghair, Corcaigh, T45 WA44 Éire
Cork National Roads Office, Cork County Council, Richmond, Glanmire, Cork, T45 WA44 Ireland

d [REDACTED] | [REDACTED] | w www.corkrdo.ie



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-----Original Appointment-----

From: Feidhlim O'Neill [REDACTED] >

Sent: Thursday 23 February 2023 12:07

To: Feidhlim O'Neill; Eddie Murphy; Larry O'Halloran

Subject: Ballyvinter Bridge - Tullacondra Grid Connection Route

When: Wednesday 1 March 2023 14:00-15:00 (UTC+00:00) Dublin, Edinburgh, Lisbon, London.

Where: Microsoft Teams Meeting

Hi Eddie,

As discussed, please advise if time suits for a meeting at Ballyvinter Bridge next Wednesday 1st March to discuss the proposed grid connection route for the upcoming planning for Tullacondra Wind Farm.

Kind Regards

Feidhlim

Microsoft Teams meeting

Join on your computer, mobile app or room device

[Click here to join the meeting](#)

Meeting ID: 314 271 701 902

Passcode: 6Va8KX

[Download Teams](#) | [Join on the web](#)

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Laurie McGee

From: noreplyntacrm ntacrm <noreplyntacrm@nationaltransport.ie>
Sent: 28 September 2022 16:56
To: Laurie McGee
Subject: Your enquiry has been received. Case reference #: CAS-122736-S1G9X0
NTA:00000080000179716

CASE REFERENCE #: CAS-122736-S1G9X0

DEPARTMENT RESPONSIBLE:

Dear Sir or Madam,

Thank you for contacting the National Transport Authority. Your enquiry has been received and will be dealt with as soon as possible. We aim to respond to all enquiries within 15 working days. A copy of your enquiry is displayed below.

Kind regards,
National Transport Authority

A Dhuine Uaisle,

Go raibh maith agat as ucht do theagmháil leis Údarás Náisiúnta Iompair. Fuarthas d'fhiosrúchán agus déileálfar leis chomh luath agus is féidir. Tá sé mar aidhm againn gach fiosrúchán a fhreagairt laistigh de 15 lá oibre. Taispeántar cóip d'fhiosrúchán thíos.

Le dea-ghuí,
An t-Údarás Náisiúnta Iompair

Description: **CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe. FAO Strategic Planning Section Our Project Ref. 604162 Dear Sir/Madam Tullacondra Green Energy Limited have instructed RSK Ireland to prepare an Environmental Impact Assessment Report and an application for planning permission for a renewable energy development referred to as the Tullacondra Wind Farm, located in North County Cork, near the town of Buttevant. We are writing to provide you with details of the proposed project and to request any information your agency or organisation may have that would assist us in the environmental impact assessment of the proposed project. Please find attached an Environmental Impact Assessment Scoping Consultation Document. If you can offer any information or wish to comment on the proposals, we would be grateful for your reply by close on Friday 21st October. If you do not have any comments to make or do not hold any information relevant to the proposed project, I would be grateful if you would please indicate same in reply to this email. Responses to the**

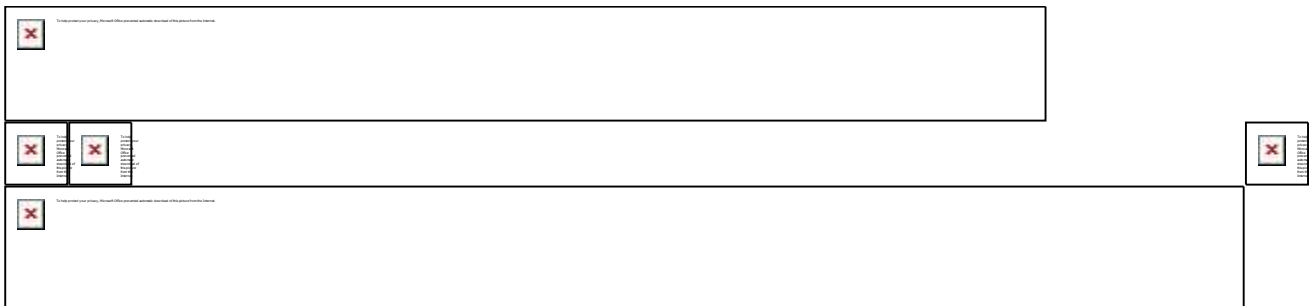
consultation can be sent by email or by post to contact details below. If you have any further queries regarding the project, please contact the undersigned. Kind regards Laurie McGee, BA, MA, MIPI, MRTPI Principal Environmental Consultant Chartered Town Planner – Environment Planning Unit E4, Nutgrove Office Park, Nutgrove Avenue, Dublin 14 T: 353 1 296 9000 M: 353 86 157 2437 E: lmcgee@nodwyer.com www.nodwyer.com Nicholas O'Dwyer Ltd. Consulting Engineers

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Subject: **NTA - Consultation for an EIAR - proposed Tullacondra Wind Farm, nr Buttevant, Co. Cork**

Contact Name: **lmcgee@nodwyer.com**

Email Address: **lmcgee@nodwyer.com**



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

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Laurie McGee

From: INFO <Information@tii.ie>
Sent: 06 October 2022 14:20
To: Laurie McGee
Subject: TII Ref: TII22-120385 - EIAR Scoping - Tullacondra Wind Farm, Buttevant, Co. Cork.

Dear Ms. McGee,

Thank you for your correspondence of 28 September 2022 regarding the above. 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.

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 roads network. In addition, Chapter 7 'Enhanced Regional Accessibility' of the National Development Plan, 2021 – 2030, sets out the key sectoral priority of maintaining Ireland's existing national road network to a robust and safe standard for users. This requirement is further reflected in the publication of the National Investment Framework for Transport in Ireland and also the existing Statutory Section 28 'Spatial Planning and National Roads Guidelines for Planning Authorities'.

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 would be specifically concerned as to potential significant impacts the development would have on the existing and future national road network (and junctions with national roads) in the proximity to the proposed development.
- Consultations should be had with the relevant local authority and/or National Roads Design Office with regard to the locations of existing and future national road schemes, especially with regard to the M20 and N72/73 Mallow Relief Road schemes.
- 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.

Grid connection and cable routing proposals should be developed to safeguard proposed road schemes, as TII will not be responsible for costs associated with 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.

There is 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 the extensive existing local road network, or alternatives, as opposed to the strategic national road network, 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.

- 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 EIAR, should have regard to TII Publications (formerly DMRB and the Manual of Contract Documents for Road Works).
- 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 is required for permanent works.
- TII recommends that that applicant/developer should clearly identify 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 Public Private Partnership (PPP) Concessions, Motorway Maintenance and Renewal Contracts (MMaRC) and local road authorities, 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 on the 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 Road Safety Audit is required for any of the temporary works proposed. Any recommendations should be incorporated into designs.

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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Laurie McGee

From: Feidhlim O'Neill
Sent: 26 September 2022 15:46
To: Larry O'Halloran; Laurie McGee
Subject: FW: 20220921_Tullacondra Wind Farm Grid Connection Route and TDR
Attachments: Grid Connection Route-Layout.pdf; 20910-NOD-XX-XX-DR-C-02002
GridConnection_2-N20.pdf

Follow Up Flag: Follow up
Flag Status: Completed

Hi Larry / Laurie,
FYI the response I've received from TII.

While it may appear to be a lot in it, basically TII won't get involved at this stage and that CCC are who we should liaise with for all planning purposes and something we can re-iterate back to CCC at such time that we have any pre-planning discussions.

Regards

Feidhlim O'Neill BEng MIEI



Unit E4, Nutgrove Office Park, Nutgrove Avenue, Dublin 14
P: +353 1 296 9000
M: [REDACTED]
[REDACTED]
Web: www.nodwyer.com

From: Landuse Planning <LandUsePlanning@tii.ie>
Sent: 26 September 2022 15:28
To: Feidhlim O'Neill [REDACTED] >
Cc: Landuse Planning <LandUsePlanning@tii.ie>
Subject: FW: 20220921_Tullacondra Wind Farm Grid Connection Route and TDR

Dear Mr. O'Neill

I have been forwarded your request below.

In the first instance, I 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. The Authority has, however, the status of a statutory consultee under planning legislation.

Cork County Council appear to be the planning and roads authority for the area concerned, not TII. Therefore, TII is not in a position to provide the information requested.

As a statutory consultee, submissions or comments to planning authorities on planning applications and queries, 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 the Section 28 Ministerial Guidelines 'Spatial Planning and National Roads Guidelines for Planning Authorities' (DoECLG, 2012). It is expected that the planning

authorities will similarly abide by the provisions of official policy. Decisions in relation to planning are matters for the Councils and An Bord Pleanála.

For your information TII do not engage directly with planning applicants and/or their agents. TII will review and respond to any planning queries referred by the Council(s) and such observations will be made with the objective of ensuring official policy is applied and the safety and strategic function of the national road network is safeguarded. Therefore, TII recommends that any matters that you consider warrant attention should be brought to the attention of the Cork County Council as planning and roads authorities for the area concerned whom can liaise with TII on the matters of concern.

For future reference, any queries related to land use planning including planning application should be directed to LandUsePlanning@tii.ie and not individual colleagues of TII.

If you have the email for Stephen O'Connell I will be delighted to forward this response. I also advise that there is no individual named Finola in TII so maybe you could clarify.

Regards

Tara Spain
Head of Land Use Planning .
Transport Infrastructure Ireland.
Email: LandUsePlanning@tii.ie



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Laurie McGee

From: Andrew Gillespie <[REDACTED]>
Sent: 29 September 2022 10:07
To: Laurie McGee
Subject: Tullacondra Windfarm EIA enquiry

Laurie McGee,
c/o Nicholas Dwyer Ltd.

Re: Tullacondra Windfarm Project

September 29th, 2022,

Dear Ms McGee

IFI welcomes your email seeking its observations on the above matter in relation its potential impact on the inland fisheries resource. Developments such as the proposed wind farm have the potential to significantly impact on the aquatic environment if they are not carried out in an environmentally sensitive manner. IFI requests that the following be taken into consideration during your preparation of the EIA.

The project area denoted in your accompanying map appears to lie within the subcatchments of the Awbeg river to the east, the Finnow stream to the south, and potentially with the Minor Awbeg to the west.

All three are significant tributaries within the Munster Blackwater catchment, with the former also recognised as an important recreational angling resource. Furthermore the same surface waters also provide for both Brown trout and Atlantic salmon spawning/nursery habitat, also holding populations of eel and lamprey spp with the Awbeg also holding native crayfish.

Inland Fisheries Ireland is available to further discuss any queries from you on the above, while also anticipating the opportunity to make relevant submissions in the event that the project seeks planning permission.

Andrew Gillespie
Senior Fisheries Environmental Officer
Inland Fisheries Ireland

Laurie McGee

From: info@birdwatchireland.ie
Sent: 28 September 2022 16:53
To: Laurie McGee
Subject: Automatic reply: BWI - Consultation for an EIAR - proposed Tullacondra Wind Farm, nr Buttevant, Co. Cork

Thank you for your email. Please note that we receive a high volume of emails. We endeavour to respond as quickly as possible, but during busy periods please note that there may be a delay.

Many thanks for your patience,
The BirdWatch Ireland team

Laurie McGee

From: Dawn Quinn <admin@batconservationireland.org>
Sent: 03 October 2022 14:14
To: Laurie McGee
Subject: RE: BCI - Consultation for an EIAR - proposed Tullacondra Wind Farm, nr Buttevant, Co. Cork

Dear Laurie,

Thank you for your e-mail.

Unfortunately, as we are a very small organisation with limited resources, we do not have the capacity to get involved in planning issues.

Yours sincerely

Dawn Quinn
Administrative Manager
Bat Conservation Ireland

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Website: www.batconservationireland.org | Registered Address: Carmichael House, 4-7, North Brunswick Street, Dublin 7, D07 RHA8.

From: Laurie McGee [REDACTED]
Sent: Wednesday 28 September 2022 16:53
To: Dawn Quinn <admin@batconservationireland.org>
Subject: BCI - Consultation for an EIAR - proposed Tullacondra Wind Farm, nr Buttevant, Co. Cork

Our Project Ref. 604162

Dear Sir/Madam

Tullacondra Green Energy Limited have instructed RSK Ireland to prepare an Environmental Impact Assessment Report and an application for planning permission for a renewable energy development referred to as the Tullacondra Wind Farm, located in North County Cork, near the town of Buttevant. We are writing to provide you with details of the proposed project and to request any information your agency or organisation may have that would assist us in the environmental impact assessment of the proposed project.

Please find attached an Environmental Impact Assessment Scoping Consultation Document. If you can offer any information or wish to comment on the proposals, we would be grateful for your reply by close on Friday 21st October.

If you do not have any comments to make or do not hold any information relevant to the proposed project, I would be grateful if you would please indicate same in reply to this email.

Responses to the consultation can be sent by email or by post to contact details below.

If you have any further queries regarding the project, please contact the undersigned.

Kind regards

Laurie McGee, BA, MA, MIPI, MRTPI
Principal Environmental Consultant & Chartered Town Planner – Environment & Planning



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Laurie McGee

From: Phoebe Duvall <planning@antaisce.org>
Sent: 28 September 2022 16:35
To: Laurie McGee
Subject: Thank you for your query Re: An Taisce - Consultation for an EIAR - proposed Tullacondra Wind Farm, nr Buttevant, Co. Cork

Thank you for your email. Please note that we receive a large volume of correspondence and resources are very limited. As such, we are unfortunately unable to respond to every query, and we ask that you review these [frequently asked questions](#). **If your message is a statutory referral to us per our role as a prescribed body, it will be processed as normal.**

Queries from An Taisce members are prioritised, and we endeavor to respond to members within one week. If you are a member, please reply to the original message with your member number (if you did not include it already). If you wish to become a member, please visit [the membership page on our website](#).

Thank you very much.

--

Phoebe Duvall

*Planning and Environmental Policy Officer
An Taisce - The National Trust for Ireland
The Tailors' Hall, Back Lane, Dublin 8, Ireland
Phone: [REDACTED]
www.antaisce.org*

Company Reg. No. 12469 | Charity Ref. No. CHY4741 | Charity Regulator No. 20006358
An Taisce is a membership-based charity
Join at www.antaisce.org/membership

Please note that I work Monday through Thursday.

--

An Taisce - The National Trust for Ireland | www.antaisce.org
The Tailors' Hall, Back Lane, Dublin 8, Ireland
Company Reg. No. 12469 | Charity Ref. No. CHY4741 | Charity Regulator No. 20006358
An Taisce is a membership-based charity
Join at www.antaisce.org/membership

Laurie McGee

From: Planning <planning@artscouncil.ie>
Sent: 28 September 2022 16:44
To: Laurie McGee
Subject: Automatic reply: Arts Council - Consultation for an EIAR - proposed Tullacondra Wind Farm, nr Buttevant, Co. Cork

Thank you,

We acknowledge receipt of your email.

The Arts Council / An Chomhairle Ealaíon respectfully request that the Planning Authority / Body ensures that it is **properly notifying** The Arts Council / An Chomhairle Ealaíon of planning applications (including receipt of further information):

1. Only when the planning application, as it appears to the planning authority, prescribes to the provisions of Article 28(1)(a) and (1)(c) of the Planning and Development Regulations 2001 (as amended); and
2. In the event of the above, any notification issued to The Arts Council / An Chomhairle Ealaíon adheres to the requirements of Article 28(2) of those Regulations; that **it shall receive a copy of the planning application form** and shall be **notified of the date of receipt** by that authority of the application.
3. The Arts Council / An Chomhairle Ealaíon does not accept that receipt of weekly 'Planning lists' as notification of new planning applications
4. We are currently not accepting submissions in hard copy.

To assist you in ensuring that relevant and appropriate submission are made the to the Arts Council, please see our website for further clarification. <http://www.artscouncil.ie/Arts-in-Ireland/Strategic-development/Prescribed-Body---Planning/>

Kind regards,

Planning Team

The Arts Council / An Chomhairle Ealaíon

Laurie McGee

From: planning applications <planning.applications@failteireland.ie>
Sent: 18 October 2022 16:21
To: Laurie McGee
Subject: RE: Fáilte Ireland - Consultation for an EIAR - proposed Tullacondra Wind Farm, nr Buttevant, Co. Cork
Attachments: Fáilte Ireland EIAR Guidelines.pdf

Hello Laurie,

Thank you for your email regarding the EIA Scoping Document for the proposed Tullacondra Wind Farm, Nr Buttevant, Co. Cork

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

Regards,

Yvonne

Yvonne Jackson

Product Development-Environmental & Planning Support | Fáilte Ireland

88-95 Amiens Street, Dublin 1, D01 WR86

M [REDACTED]



[LinkedIn](#) | [Twitter](#) | [YouTube](#) | [Facebook](#)



From: Laurie McGee [REDACTED]
Sent: Wednesday 28 September 2022 17:13
To: planning applications <planning.applications@failteireland.ie>
Subject: Fáilte Ireland - Consultation for an EIAR - proposed Tullacondra Wind Farm, nr Buttevant, Co. Cork

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Our Project Ref. 604162

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If you do not have any comments to make or do not hold any information relevant to the proposed project, I would be grateful if you would please indicate same in reply to this email.

Responses to the consultation can be sent by email or by post to contact details below.

If you have any further queries regarding the project, please contact the undersigned.

Kind regards

Laurie McGee, BA, MA, MIPI, MRTPI
Principal Environmental Consultant & Chartered Town Planner – Environment & Planning



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EIAR Guidelines for the Consideration of Tourism and Tourism Related Projects



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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.

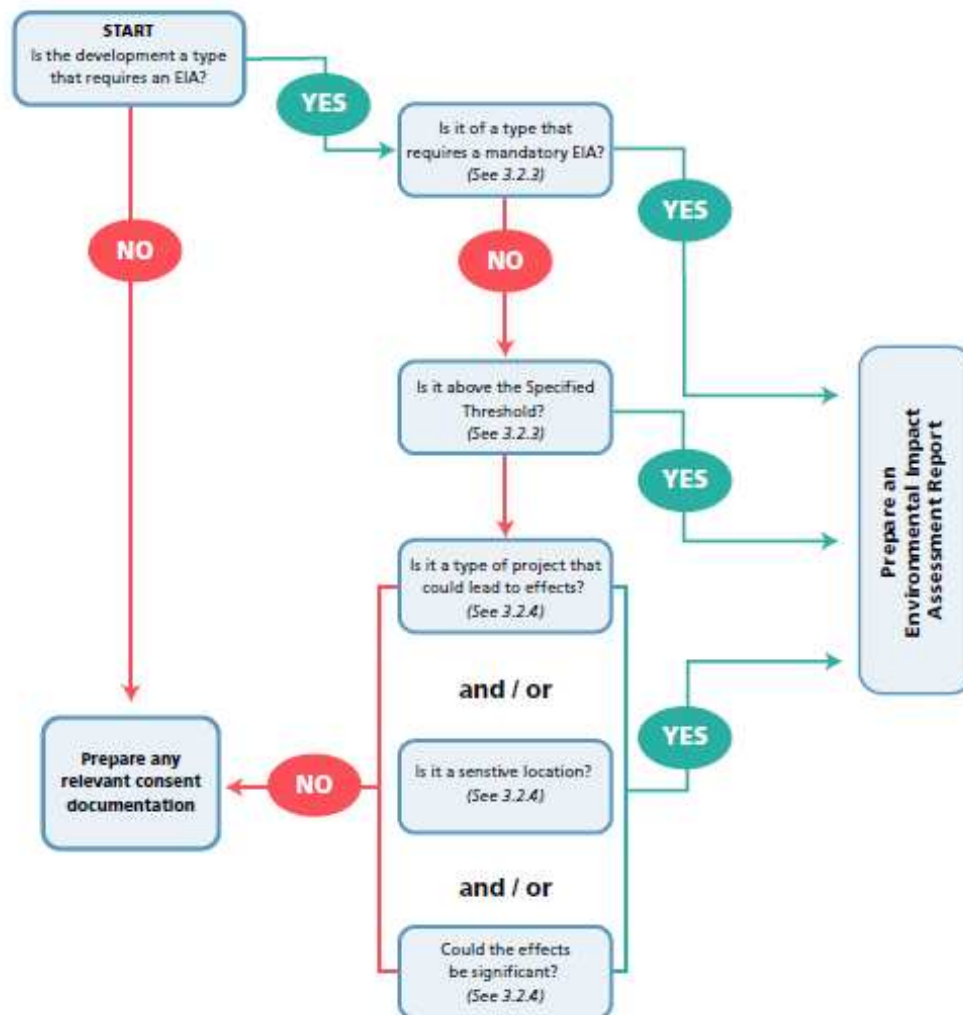
Screening

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.

Laurie McGee

From: Feidhlim O'Neill
Sent: 22 March 2023 08:15
To: Laurie McGee
Subject: FW: PPQ Ref: PPN22/687 Proposed Wind energy development (9 turbines). Ballyclough, Mallow, Co. Cork

Hi Laurie,
Please see below mail from Andreana, apologies I completely missed this mail in my Inbox.

Regards
Feidhlim

From: Andreana Sheehan <[REDACTED]>
Sent: Wednesday, March 15, 2023 4:59 PM
To: Feidhlim O'Neill <[REDACTED]>
Subject: RE: PPQ Ref: PPN22/687 Proposed Wind energy development (9 turbines). Ballyclough, Mallow, Co. Cork

Feidhlim,

Sorry for the delay in coming back to you.

I have looked at this with the planners and the following are our observations about the entrances.

Temporary Entrance:

Comments from Planner:

Objective GI14-3 (e) of the CDP 2022 discourages proposals necessitating the removal of extensive amounts of trees, hedgerows and historic walls or other distinctive boundary treatments. Objective BE 15-2 relates to the protection of sites, habitats and species and objective 15-2(c) seeks to protect and where possible enhance areas of local biodiversity value, ecological corridors and habitats that are features of the County's ecological network. Also, objective 15-6 seeks to provide for the protection and enhancement of biodiversity in the development management process.

Having regard to the objectives above, the proposal should be revised to minimise impacts. Firstly, there are questions about a second entrance. Secondly, the entrance is close to a bend and any pre-planning advice we give is that any new entrance should be positioned with a view to minimising impacts. We therefore advise having one entrance at a location where there is minimal impact on hedgerows/trees. Any impact should be offset by compensatory planting proposals.

You'll have to re-look at the temporary entrance and justify it with regard to why its needed and address the biodiversity issue.

Existing entrance:

Although this entrance is existing, clear sightlines of 80m in both directions, 3m back from the edge of the public road are required. There is an issue with the trees to the east of the entrance been in the sight lines. Again, can you look at this with regards to biodiversity and justify using this entrance.

Surface Water flowing onto the public road from both entrance will also need to be addressed.

Give me a ring if you wish to discuss further.

Kind Regards

Andreana

Andreana Sheehan | Innealtóir Feidhmiúcháin | Roinn na mBóithre
Comhairle Contae Chorcaí | Annabella | Mala | P51 Y6YT | Éire

T

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Andreana Sheehan | Executive Engineer | Roads Dept
Cork County Council | Annabella | Mallow | P51 Y6YT | Ireland

T

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From: Feidhlim O'Neill [REDACTED]

Sent: 01 March 2023 19:03

To: Andreana Sheehan <[REDACTED]>

Cc: Laurie McGee [REDACTED]

Subject: PPQ Ref: PPN22/687 Proposed Wind energy development (9 turbines). Ballyclough, Mallow, Co. Cork

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Hi Adreanna,

RE: Site entrances for Proposed Tullacondra Wind Farm, south of Lisgriffin, Buttevant, Co. Cork

I am writing further to our meeting on 27th January where you kindly offered to assist to engage with the Planner on proposals for access to the Tullacondra Wind Farm. Thanks for assisting us with this query. Find attached two drawings illustrating proposals for 1. construction access and 2. permanent access which are described below. We are close to finalising our planning submission and appreciate all the assistance you have provided to date.

Drawing no. 1 illustrates the proposals for the construction access along local road L5302-28 at Groine. This is temporary only for the duration of the works (12 – 18 months est), and agreements will be in place with the landowner to bring this entrance back into service in the rare case it is required to replace turbine components over the estimated 30 year operational life of the wind farm. Drawing no. 1 illustrates that vision lines of 4.5m x 80m can be met for this entrance.

For the operational stage requiring normal maintenance activities accessed by personnel traveling in a van or passenger vehicle, it is proposed to utilise the existing entrance (Drawing no. 2), also along L5302-28. This entrance currently serves a dwelling and farmlands and is accessed by motor vehicles/vans and large farm vehicles (tractors, trailers, etc.). There are no plans to upgrade this existing entrance for the Tullacondra Wind Farm to 4.5m x 80m as to do so would cause an unacceptable loss of trees and the stone wall boundary along the public road in this rural location. The extent of the loss of these important features is illustrated in Drawing no. 2.

Given the nature of use of this access currently, and that this is proposed only for routine maintenance for the wind farm by persons typically travelling in vans and cars, we do not consider that road safety is a concern. Especially in a case where to upgrade this entrance would result in damage to the rural character of the area by removal of the stone wall, tree and hedgerow, and permanent loss of habitats. CDP policies on Landscape and Biodiversity (i.e., GI 14-9, BE 15-2, BE 15-6 and BE 15-8) refer.

Thank you again for your offer to assist with this and either myself or another member of our team are available to discuss further if required.

Best Regards

Feidhlim O'Neill BEng MIEI

Senior Project Manager



Unit E4, Nutgrove Office Park, Nutgrove Avenue, Dublin 14

P: +353 1 296 9000

M: [REDACTED]

E-mail: [REDACTED]

Web: www.nodwyer.com

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Laurie McGee

From: Feidhlim O'Neill
Sent: 06 June 2023 10:36
To: Laurie McGee
Cc: Emily Gallagher; Conor Doyle; Mark Dignam
Subject: FW: PPQ Ref: PPN22/687 Proposed Wind energy development (9 turbines). Ballyclough, Mallow, Co. Cork
Attachments: Tullacondra Site Access Options Assessment 23052023 - for issue.pdf

Morning Laurie,

Please see attached and below from Andreana that I just received. Happy to run through later with you if you wish. I've asked Andreana for a copy of the mail Patricia reefer's to below on the 14/03 but I believe this could be what Andreana included in her mail, will let you know when she responds.

Looks like they have not accepted what you had prepared is my reading of it so potentially a meeting should be arranged with the planners given that this was offered to reach out to them.

Regards

Feidhlim O'Neill BEng MIEI

Senior Project Manager



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M: [REDACTED]

[REDACTED]

Web: www.nodwyer.com

From: Andreana Sheehan [REDACTED] >
Sent: Tuesday, June 6, 2023 10:03 AM
To: Feidhlim O'Neill [REDACTED]
Subject: FW: PPQ Ref: PPN22/687 Proposed Wind energy development (9 turbines). Ballyclough, Mallow, Co. Cork

Feidhlim,

See below comments from Patricia Goulding on your proposal. It may be better to contact Patricia Goulding or Bryan Riney direct should you need further clarity. [REDACTED] or [REDACTED]

Kind Regards

Andreana

Andreana Sheehan | Innealtóir Feidhmiúcháin | Roinn na mBóithre
Comhairle Contae Chorcaí | Annabella | Mala | P51 Y6YT | Éire

T [REDACTED]

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Andreana Sheehan | Executive Engineer | Roads Dept
Cork County Council | Annabella | Mallow | P51 Y6YT | Ireland

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From: Patricia Goulding [REDACTED]
Sent: 02 June 2023 16:31
To: Andreana Sheehan [REDACTED]
Subject: FW: PPQ Ref: PPN22/687 Proposed Wind energy development (9 turbines). Ballyclough, Mallow, Co. Cork

Hi Andreana,

Following a review and a discussion with Bryan Riney, the applicant should be advised that the access proposal should seek to minimise impacts on the hedgerows and trees along the roadside boundary, as set out in Bryan's email dated 14/03/23. In the event that a new entrance is considered further, this should be positioned and designed with a view to minimising impacts. A case can be made accordingly which would require a full assessment.

In addition, there are significant concerns in relation to the proposed loss of hedgerows and trees set out in the table on page 12 of the briefing document. As advised by Bryan Riney in his email on 14/03/23, the current County Development Plan seeks a net biodiversity gain for all proposals and this issue was raised at the initial pre-planning consultation. This issue is also raised by our Ecology section. Objective GI14-9 (e) of the County Development Plan 2022 discourages proposals necessitating the removal of extensive amounts of trees, hedgerows and historic walls or other distinctive boundary treatments. Objective BE 15-2 relates to the protection of sites, habitats and species and objective 15-2(c) seeks to protect and where possible enhance areas of local biodiversity value, ecological corridors and habitats that are features of the County's ecological network. Also, objective 15-6 seeks to provide for the protection and enhancement of biodiversity in the development management process.

In light of the above, the applicant should be advised to review the proposal in order to ensure that a key criterion in the layout design is to minimise impacts on the existing hedgerows and trees. The layout should integrate with the landscape setting and protect and retain the existing field pattern and minimise the impact on the historic field boundaries. The applicant is advised to refer to objective GI 14-9 of the CDP as well as the initial pre-planning advice note.

Regards,

Patricia

From: Feidhlim O'Neill <[REDACTED]>
Sent: 24 May 2023 08:58
To: Andreana Sheehan [REDACTED]
Cc: Laurie McGee [REDACTED] Dennis O'Regan [REDACTED]
Subject: RE: PPQ Ref: PPN22/687 Proposed Wind energy development (9 turbines). Ballyclough, Mallow, Co. Cork

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Good morning Andreana,

RE: Site entrances for Proposed Tullacondra Wind Farm, south of Lisgriffin, Buttevant, Co. Cork

I hope you are keeping well. Thank you for the below response and engagement with the planner on the proposed entrances for the proposed wind farm. We have taken the below comments on board and completed the attached site access options assessment which justifies its requirement, including addressing the biodiversity issue raised. After providing information on the alternatives considered for access to the proposed wind farm, we are seeking feedback on:

- The Applicant's preferred option for a new temporary site entrance for the construction stage, and use of the existing unaltered entrance for the operation stage. In this option, the temporary entrance will have visibility splays of 4.5m x 80m and visibility splays for the existing entrance will remain unaltered.
- In the interest of road safety, which is recognised as being of paramount importance, and considering the substantial biodiversity net gain for the project overall, feedback is sought on a proposal to amend the preferred option to incorporate upgrade of the visibility splays at the existing entrance (3m x 80m in both directions).

I'd be happy to meet with yourself or the planner to discuss further if you wish as we would be keen to get this finalised as soon as possible as we are due to make our full submission very shortly.

Kind Regards

Feidhlim O'Neill BEng MIEI

Senior Project Manager



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P: +353 1 296 9000

M: [REDACTED]

Web: www.nodwyer.com

From: Andreana Sheehan [REDACTED]

Sent: Wednesday, March 15, 2023 4:59 PM

To: Feidhlim O'Neill [REDACTED]

Subject: RE: PPQ Ref: PPN22/687 Proposed Wind energy development (9 turbines). Ballyclough, Mallow, Co. Cork

Feidhlim,

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Give me a ring if you wish to discuss further.

Kind Regards

Andreana

Andreana Sheehan | Innealtóir Feidhmiúcháin | Roinn na mBóithre
Comhairle Contae Chorcaí | Annabella | Mala | P51 Y6YT | Éire

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Andreana Sheehan | Executive Engineer | Roads Dept
Cork County Council | Annabella | Mallow | P51 Y6YT | Ireland

[REDACTED] | www.corkcoco.ie

Customer Portal : www.yourcouncil.ie

From: Feidhlim O'Neill [REDACTED]

Sent: 01 March 2023 19:03

To: Andreana Sheehan [REDACTED]

Cc: Laurie McGee [REDACTED]

Subject: PPQ Ref: PPN22/687 Proposed Wind energy development (9 turbines). Ballyclough, Mallow, Co. Cork

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Thank you again for your offer to assist with this and either myself or another member of our team are available to discuss further if required.

Best Regards

Feidhlim O'Neill BEng MIEI
Senior Project Manager



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Laurie McGee

From: Diarmuid O'Seaneachain [REDACTED]
Sent: 12 August 2022 11:42
To: Mona Hallinan; PlanningInfo; Mary Sleeman; Pierangelo Cacciotti
Cc: Francesca Ward; Laurie McGee
Subject: RE: Tullacondra Windfarm Cultural Heritage Assessment Scoping

Good morning Mona and Mary,

Further to our previous correspondence I would be grateful if you could please confirm if you are happy with our proposed scope as outlined below for the cultural heritage assessment for this scheme.

If you have any specific concerns on particular views which you would like us to focus on based on the proposed layout please let us know. Please note that 4 of the turbines shown the plans I sent out in the previous correspondence will likely move slightly but we understand these changes are unlikely to significantly change the ZTV.

We would be grateful for your feedback asap as we will need to move forward with our assessment in the next couple of weeks and we would like to ensure everybody is happy with our proposed scope.

All the best,

Diarmuid

From: Mona Hallinan [REDACTED]
Sent: 19 July 2022 17:02
To: Diarmuid O'Seaneachain [REDACTED]; PlanningInfo <PlanningInfo@CorkCoCo.ie>; Mary Sleeman [REDACTED]; Pierangelo Cacciotti [REDACTED]
Cc: Francesca Ward [REDACTED]; Laurie McGee [REDACTED]
Subject: FW: Tullacondra Windfarm Cultural Heritage Assessment Scoping

Dear Diarmuid

Many thanks for your email below and attached documentation. In the case of Cork County Council all archaeological matters are dealt with by our County Archaeologist Ms Mary Sleeman whom I have taken the liberty of including in this email, she is currently on annual leave until the 20th of July. Architectural Heritage is dealt with by myself and Pierangelo Cacciotti, we will review the attached documentation and revert as soon as possible.

Kindest regards
Mona



Mona Hallinan | Oifigeach Caomhantais | **Pleanail agus Forbairt**
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Mona Hallinan | Conservation Officer | Planning and Development

From: Diarmuid O'Seaneachain [REDACTED]
Sent: Thursday 7 July 2022 15:44
To: Mona Hallinan [REDACTED]; PlanningInfo <PlanningInfo@CorkCoCo.ie>
Cc: Francesca Ward [REDACTED]; Laurie McGee [REDACTED]
Subject: Tullacondra Windfarm Cultural Heritage Assessment Scoping

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Good afternoon Mona,

RSK ADAS Ltd are carrying out cultural heritage assessment of a proposed windfarm development on land at Tullycondra in County Cork. The design of the windfarm is still at an early stage but is likely to comprise nine turbines in the approximate positions within a redline boundary shown in the attached maps. Also a grid connection route (underground cables) will be assessed in our report, which is likely to follow the preferred option shown on the attached figure 5.

We are proposing the following scope of for the cultural heritage impacts assessment of the windfarm:

Assessment of direct physical impacts on all heritage assets (both recorded and unrecorded earthworks, structures and buried archaeology) within the redline site boundary and haul road and immediately adjacent to the site boundary and haul road.

Assessment of direct physical impacts on all SMRs, NIAH, National Monuments, Protected Structures, Conservation Areas within 1km of the site boundary.

Visual (setting) impact assessment on all Protected Structures and Architectural Conservation areas within 5km of the Site boundary.

Visual (setting) impact assessment on all National Monument within 10km of the Site boundary.

Visual (setting) impact assessment on all Unesco Word Heritage Sites within 20km of the Site boundary.

For the grid connection route we are proposing to assess impacts on all heritage assets within 100m of the preferred route option

We would be grateful if yourself and the Cork County Council Archaeologist could please confirm you are happy that this proposed scope of work will be acceptable for the cultural heritage impact assessment of this development. We would like to have the scope of work confirmed by mid-July ideally.

If you have any specific concerns on particular views which you would like us to focus on based on the proposed layout please let us know.

On the attached maps we have also included the Zone of theoretical Visibility (bare ground only) which clearly shows there will be no views at all of the turbines from a number of the National Monuments within 10km and Protected Structures within 5km of the Site. The ZTV does not account for existing trees and vegetation and existing

buildings so it is likely that we will be able to scope out any views of the turbines from more of these once we carry out further detailed analysis.

Happy to discuss,

Diarmuid

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Laurie McGee

From: Diarmuid O'Seaneachain [REDACTED]
Sent: 06 October 2022 11:51
To: Mona Hallinan; Mary Sleeman; Pierangelo Cacciotti
Cc: Laurie McGee; Greg Bowen
Subject: RE: Tullacondra Windfarm Cultural Heritage Assessment Scoping

Thanks Mona,

Our visual impact assessment is taking into account impacts from the grounds around Protected Structures such as Ballygiblin House and Lohort Castle. Sorry to hear you are moving on and best of luck with your future plans.

Have a great day,
Diarmuid

From: Mona Hallinan [REDACTED]
Sent: 06 October 2022 11:44
To: Diarmuid O'Seaneachain [REDACTED]
Pierangelo Cacciotti [REDACTED]
Cc: Laurie McGee [REDACTED]; Greg Bowen [REDACTED]
Subject: RE: Tullacondra Windfarm Cultural Heritage Assessment Scoping

Diarmuid,

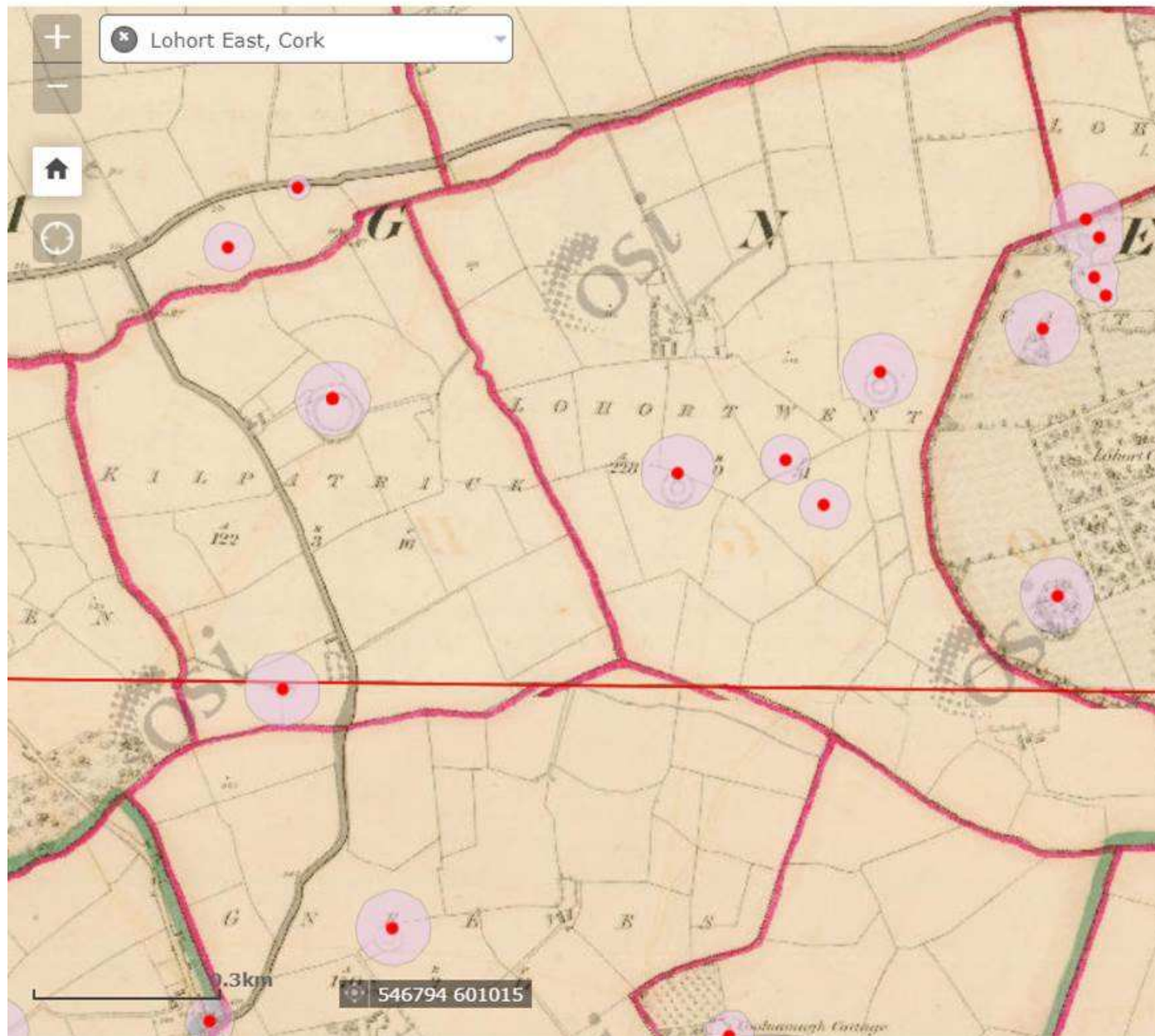
Many thanks for your email below. In the interest of clarity I am not requesting that you define the curtilage, I am merely advising protected structure have curtilages, sometimes extensive and important ones, that may need to be taken into account as part of the visual impact assessment. The most effective way of reviewing this is on the historic environment view ([Historic Environment Viewer \(archaeology.ie\)](https://archaeology.ie)), this will allow you to look at the 1st and 2nd Edition OS Maps which provide the boundaries of the historic demesne and compare it with the modern OSI Maps as well as satellite images (see screenshot below). The National Inventory of the Architectural Heritage have also carried out a brief garden survey which is also available on line at www.buildingsofireland.ie.

I hope that provides you with some assistance. I am moving on from Cork County Council imminently any further queries should be directed to my colleagues Pierangelo Cacciotti and Mary Sleeman.

Kindest regards
Mona



Historic Environment Viewer



Mona Hallinan | Oifigeach Caomhantais | Pleanail agus Forbairt

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

www.corkcoco.ie

Tairseach na gcustaiméirí: www.yourcouncil.ie

From: Diarmuid O'Seaneachain [REDACTED]
Sent: Thursday 6 October 2022 10:53
To: Mona Hallinan [REDACTED]; Mary Sleeman [REDACTED]; Pierangelo Cacciotti [REDACTED]
Cc: Laurie McGee [REDACTED] Greg Bowen [REDACTED]
Subject: RE: Tullacondra Windfarm Cultural Heritage Assessment Scoping

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

Thanks Mona,

We have included all detail on relevant legislation and planning policies in our desk-based assessment, but appreciate your comments. I would like some further information on the point below.

Based on what you have submitted I feel you have accurately considered the parameters of the visual impact which will be the main impact in terms of architectural heritage. I would just note that many of our protected structures such as Ballygiblin House and Demesne as well as Lohort Castle to name but a few come with very extensive demesnes that are not mapped or defined on the Record of Protected Structures mapping layers but are considered to have statutory protection. I would consider this a key challenge, which will require a good understanding of the demesne, its physical parameters and its significance supported by detailed on site survey work.

Can you please provide either maps showing the extent of these demesnes which are considered to have statutory protection or else ideally GIS shapefiles which map the extent of the demesnes around Protected Structures which are considered to be covered by Statutory protection?

In our opinion it would not be reasonable to ask us to have to define ourselves the boundaries of historic demesnes which are covered by statutory protection if they haven't been defined by either Cork County Council or any other statutory body.

Happy to discuss,

Diarmuid

From: Mona Hallinan [REDACTED]
Sent: 16 September 2022 14:24
To: Diarmuid O'Seaneachain [REDACTED]; Mary Sleeman [REDACTED]

Diarmuid,

My sincerest apologies for the delay in responding to you. I have gone through the maps you have provided from your initial email below and your email today. I thought it might be beneficial to provide a brief overview of the legislative structures that are relevant, as there can be some confusion particularly between the National Inventory of the Architectural Heritage and the Record of Protected Structures. My apologies if this is un-necessary.

For clarity I would advise as follows and please refer to the attached FAQ on Protected Structures for more detailed advice;

Protected Structure:

A protected structure is a structure that is considered to be of special interest from an architectural, historical, archaeological, artistic, cultural, scientific, social, or technical point of view and which has been included on a Local Authority's **Record of Protected Structures**. It can be part of a structure or be a group of structures. These buildings have statutory protection under the Planning Development Act. The Record of Protected Structures forms part of the Cork County Development Plan. The development plan is available for consultation in County Hall, local libraries, Area Offices and on Cork County Council's website at the following link; [Cork County Development Plan 2022-2028 | Cork County Council \(corkcoco.ie\)](#). The Record of Protected Structures in Cork County Development Plan is contained within Volume 2 Heritage and Amenity, with corresponding maps contained in Volume 6 Maps. Development Management Policies and Objectives for Protected Structures can be found in Chapter 16 of Volume 1 of Cork County Development Plan.

National Inventory of the Architectural Heritage:

The National Inventory of Architectural Heritage (NIAH) was established in 1990 to fulfil Ireland's obligations under the Granada Convention through the establishment and maintenance of a central record documenting and evaluating the architectural heritage of the country. A structures inclusion in the National Inventory for the Architectural Heritage does not confer a statutory protection, only buildings that are included in the Record of Protected Structures are considered to be protected structures and therefore have statutory protection under the Planning and Development Act 2000-2018. Cork County Council does have a development management policy to *'Protect where possible all structures which are included in the NIAH for County Cork, that are not currently included in the Record of Protected Structures, from adverse impacts as part of the development management functions of the County*. Further information and the full survey of the National Inventory of the Architectural Heritage is available online at www.buildingsofireland.ie.

Record of Monument and Places:

Some protected structures are also protected under the National Monuments Acts 1930 (as amended), further information relating to structures protected under the National Monuments Act is available at www.archaeology.ie or you can contact the County Archaeologist. Ms Mary Sleeman (021-4285957) with any queries.

In certain cases a site/building can in fact feature on all three lists, the Record of Protected Structures, the Record of Monuments and Places and the National Inventory of the Architectural Heritage. However only sites/buildings within the Record of Protected Structures and the Record of Monuments and Places are afforded statutory protection under the Planning and Development Act and the National Monuments Act respectively. Sites/buildings that are included in the National Inventory of the Architectural Heritage but are **not** included in the Record of Protected Structure and/or the Record of Monuments and Places do not have a statutory protection, but Cork County Council does have a development management policy to protect the same from adverse impacts as part of our development management functions.

Based on what you have submitted I feel you have accurately considered the parameters of the visual impact which will be the main impact in terms of architectural heritage. I would just note that many of our protected structures such as Ballygiblin House and Demesne as well as Lohort Castle to name but a few come with very extensive demesnes that are not mapped or defined on the Record of Protected Structures mapping layers but are considered to have statutory protection. I would consider this a key challenge, which will require a good understanding of the demesne, its physical parameters and its significance supported by detailed on site survey work.

I hope this is of some assistance to you. Please do not hesitate to contact myself or my colleague Pierangelo Cacciotti should you have any further queries. I have included our County Archaeologist Ms Mary Sleeman in this email for convenience and she will respond in respect of archaeological matters.

Kindest regards

Mona



Mona Hallinan | Oifigeach Caomhantais | **Pleanail agus Forbairt**
Comhairle Contae Chorcaí | Halla an Chontae | Corcaigh | T12 R2NC | Éire
[Redacted] | www.corkcoco.ie
Tairseach na gcustaiméirí: www.yourcouncil.ie

Mona Hallinan | Conservation Officer | **Planning and Development**
Cork County Council | County Hall | Cork | T12 R2NC | Ireland
[Redacted] | www.corkcoco.ie
Customer Portal: www.yourcouncil.ie

From: Diarmuid O'Seaneachain [REDACTED]
Sent: Thursday 7 July 2022 15:44
To: Mona Hallinan [REDACTED]; PlanningInfo <PlanningInfo@CorkCoCo.ie>
Cc: Francesca Ward [REDACTED]; Laurie McGee [REDACTED]
Subject: Tullacondra Windfarm Cultural Heritage Assessment Scoping

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

Good afternoon Mona,

RSK ADAS Ltd are carrying out cultural heritage assessment of a proposed windfarm development on land at Tullycondra in County Cork. The design of the windfarm is still at an early stage but is likely to comprise nine turbines in the approximate positions within a redline boundary shown in the attached maps. Also a grid connection route (underground cables) will be assessed in our report, which is likely to follow the preferred option shown on the attached figure 5.

We are proposing the following scope of for the cultural heritage impacts assessment of the windfarm:

Assessment of direct physical impacts on all heritage assets (both recorded and unrecorded earthworks, structures and buried archaeology) within the redline site boundary and haul road and immediately adjacent to the site boundary and haul road.

Assessment of direct physical impacts on all SMRs, NIAH, National Monuments, Protected Structures, Conservation Areas within 1km of the site boundary.

Visual (setting) impact assessment on all Protected Structures and Architectural Conservation areas within 5km of the Site boundary.

Visual (setting) impact assessment on all National Monument within 10km of the Site boundary.

Visual (setting) impact assessment on all Unesco Word Heritage Sites within 20km of the Site boundary.

For the grid connection route we are proposing to assess impacts on all heritage assets within 100m of the preferred route option

We would be grateful if yourself and the Cork County Council Archaeologist could please confirm you are happy that this proposed scope of work will be acceptable for the cultural heritage impact assessment of this development. We would like to have the scope of work confirmed by mid-July ideally.

If you have any specific concerns on particular views which you would like us to focus on based on the proposed layout please let us know.

On the attached maps we have also included the Zone of theoretical Visibility (bare ground only) which clearly shows there will be no views at all of the turbines from a number of the National Monuments within 10km and Protected Structures within 5km of the Site. The ZTV does not account for existing trees and vegetation and existing buildings so it is likely that we will be able to scope out any views of the turbines from more of these once we carry out further detailed analysis.

Happy to discuss,

Diarmuid

www.corkcoco.ie



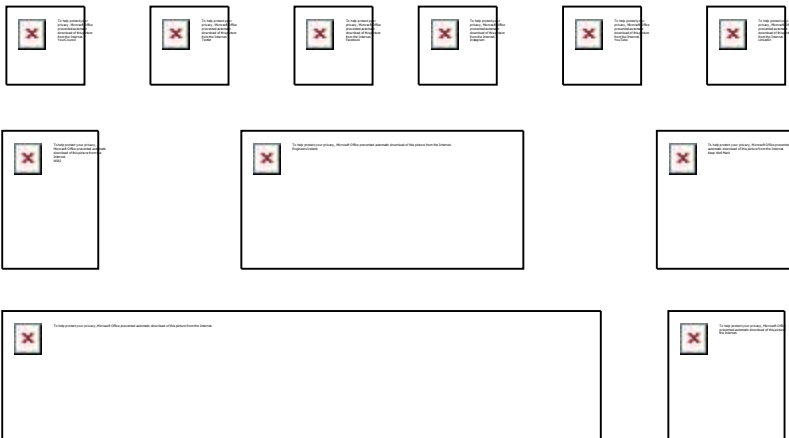
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Laurie McGee

From: esbnetworks@esb.ie
Sent: 28 September 2022 16:57
To: Laurie McGee
Subject: Re: ESB networks - Consultation for an EIAR - proposed Tullacondra Wind Farm, nr Buttevant, Co. Cork [#669786]



Bhain do rphost ESB Networks amach. Tá muid faoi an-chuid brú faoi láthair. Seans go dtógfaidh sé níos faide orainn teacht ar ais chugat ná mar is gnách, ach tá muid ag déanamh ár ndíchill na ceistanna go léir a fhreagairt a luaithe is féidir.

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

Your email has reached ESB Networks. We are currently experiencing a high volume. Our response times may take longer than expected, but we are working to answer all queries as soon as possible

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

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Our Project Ref. 604162

Dear Sir/Madam

Tullacondra Green Energy Limited have instructed RSK Ireland to prepare an Environmental Impact Assessment Report and an application for planning permission for a renewable energy development referred to as the Tullacondra Wind Farm, located in North County Cork, near the town of Buttevant. We are writing to provide you with details of the proposed project and to request any information your agency or organisation may have that would assist us in the environmental impact assessment of the proposed project.

Please find attached an Environmental Impact Assessment Scoping Consultation Document. If you can offer any information or wish to comment on the proposals, we would be grateful for your reply by close on Friday 21st October.

If you do not have any comments to make or do not hold any information relevant to the proposed project, I would be grateful if you would please indicate same in reply to this email.

Responses to the consultation can be sent by email or by post to contact details below.

If you have any further queries regarding the project, please contact the undersigned.

Kind regards

Laurie McGee, BA, MA, MIPI, MRTPI

Principal Environmental Consultant & Chartered Town Planner – Environment & Planning



Unit E4, Nutgrove Office Park, Nutgrove Avenue, Dublin 14

T: +353 1 296 9000

M: [REDACTED]
[REDACTED]

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An t-impeallacht? - Smaoinigh air sula bpriontáileann tú an r-phost seo.
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Is tuairimí nó dearchtaí an údair amháin aon tuairimí nó dearchtaí ann, agus ní gá gurb ionann iad agus tuairimí nó dearchtaí ESB.

Má bhfuair tú an ríomhphost seo trí earráid, ar mhiste leat é sin a chur in iúl don seoltóir.

Scanann ESB ríomhphoist agus ceangaltáin le haghaidh víreas, ach ní ráthaíonn sé go bhfuil ceachtar díobh saor ó víreas agus ní glacann dliteanas ar bith as aon damáiste de dhroim víreas.

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

Laurie McGee

From: esbnetworks@esb.ie
Sent: 18 October 2022 14:59
To: Laurie McGee
Subject: Re: ESB networks - Consultation for an EIAR - proposed Tullacondra Wind Farm, nr Buttevant, Co. Cork [#669786]



Good Afternoon Laurie,

Thank you for your email.

Apologies for the delay in responding to you, we are currently working through a high volume of queries.
I have forwarded your email for the attention of the local office in Bandon.

Ref No 7006090403 -in case you need to follow up on same.

Please contact me again if I can be of further assistance.

Kind regards,

Miriam

ESB Networks Customer Care | T: [REDACTED] | [REDACTED] | F: +353 21 4844261 | www.esbnetworks.ie

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--Original Message--

From: [REDACTED]
Date: 28/09/2022 04:55 PM
To: esbnetworks@esb.ie
Subject: ESB networks - Consultation for an EIAR - proposed Tullacondra Wind Farm, nr Buttevant, Co. Cork

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Our Project Ref. 604162

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If you do not have any comments to make or do not hold any information relevant to the proposed project, I would be grateful if you would please indicate same in reply to this email.

Responses to the consultation can be sent by email or by post to contact details below.

If you have any further queries regarding the project, please contact the undersigned.

Kind regards

Laurie McGee, BA, MA, MIPI, MRTPI

Principal Environmental Consultant & Chartered Town Planner – Environment & Planning



Unit E4, Nutgrove Office Park, Nutgrove Avenue, Dublin 14

T: +353 1 296 9000

M: [REDACTED]

E: [REDACTED]

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An t-impeallacht? - Smaoinigh air sula bpriontáileann tú an r-phost seo.
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* * * * *

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Is tuairimí nó dearcthaí an údair amháin aon tuairimí nó dearcthaí ann, agus ní gá gurb ionann iad agus tuairimí nó dearcthaí ESB.

Má bhfuair tú an ríomhphost seo trí earráid, ar mhiste leat é sin a chur in iúl don seoltóir.

Scanann ESB ríomhphoist agus ceangaltáin le haghaidh víreas, ach ní ráthaíonn sé go bhfuil ceachtar díobh saor ó víreas agus ní glacann dliteanas ar bith as aon damáiste de dhroim víreas.

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* * * * *

Laurie McGee

From: Diarmuid O'Seaneachain [REDACTED]
Sent: 12 August 2022 11:42
To: Mona Hallinan; PlanningInfo; Mary Sleeman; Pierangelo Cacciotti
Cc: Francesca Ward; Laurie McGee
Subject: RE: Tullacondra Windfarm Cultural Heritage Assessment Scoping

Good morning Mona and Mary,

Further to our previous correspondence I would be grateful if you could please confirm if you are happy with our proposed scope as outlined below for the cultural heritage assessment for this scheme.

If you have any specific concerns on particular views which you would like us to focus on based on the proposed layout please let us know. Please note that 4 of the turbines shown the plans I sent out in the previous correspondence will likely move slightly but we understand these changes are unlikely to significantly change the ZTV.

We would be grateful for your feedback asap as we will need to move forward with our assessment in the next couple of weeks and we would like to ensure everybody is happy with our proposed scope.

All the best,
Diarmuid

From: Mona Hallinan [REDACTED]
Sent: 19 July 2022 17:02
To: Diarmuid O'Seaneachain [REDACTED]; PlanningInfo <PlanningInfo@CorkCoCo.ie>; Mary Sleeman [REDACTED]; Pierangelo Cacciotti [REDACTED]
Cc: Francesca Ward [REDACTED]; Laurie McGee <[REDACTED]>
Subject: FW: Tullacondra Windfarm Cultural Heritage Assessment Scoping

Dear Diarmuid

Many thanks for your email below and attached documentation. In the case of Cork County Council all archaeological matters are dealt with by our County Archaeologist Ms Mary Sleeman whom I have taken the liberty of including in this email, she is currently on annual leave until the 20th of July. Architectural Heritage is dealt with by myself and Pierangelo Cacciotti, we will review the attached documentation and revert as soon as possible.

Kindest regards
Mona



Mona Hallinan | Oifigeach Caomhantais | **Pleanail agus Forbairt**
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[REDACTED] | www.corkcoco.ie
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Mona Hallinan | Conservation Officer | **Planning and Development**

From: Diarmuid O'Seaneachain [REDACTED]
Sent: Thursday 7 July 2022 15:44
To: Mona Hallinan [REDACTED]; PlanningInfo <PlanningInfo@CorkCoCo.ie>
Cc: Francesca Ward [REDACTED]; Laurie McGee [REDACTED]
Subject: Tullacondra Windfarm Cultural Heritage Assessment Scoping

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

Good afternoon Mona,

RSK ADAS Ltd are carrying out cultural heritage assessment of a proposed windfarm development on land at Tullycondra in County Cork. The design of the windfarm is still at an early stage but is likely to comprise nine turbines in the approximate positions within a redline boundary shown in the attached maps. Also a grid connection route (underground cables) will be assessed in our report, which is likely to follow the preferred option shown on the attached figure 5.

We are proposing the following scope of for the cultural heritage impacts assessment of the windfarm:

Assessment of direct physical impacts on all heritage assets (both recorded and unrecorded earthworks, structures and buried archaeology) within the redline site boundary and haul road and immediately adjacent to the site boundary and haul road.

Assessment of direct physical impacts on all SMRs, NIAH, National Monuments, Protected Structures, Conservation Areas within 1km of the site boundary.

Visual (setting) impact assessment on all Protected Structures and Architectural Conservation areas within 5km of the Site boundary.

Visual (setting) impact assessment on all National Monument within 10km of the Site boundary.

Visual (setting) impact assessment on all Unesco Word Heritage Sites within 20km of the Site boundary.

For the grid connection route we are proposing to assess impacts on all heritage assets within 100m of the preferred route option

We would be grateful if yourself and the Cork County Council Archaeologist could please confirm you are happy that this proposed scope of work will be acceptable for the cultural heritage impact assessment of this development. We would like to have the scope of work confirmed by mid-July ideally.

If you have any specific concerns on particular views which you would like us to focus on based on the proposed layout please let us know.

On the attached maps we have also included the Zone of theoretical Visibility (bare ground only) which clearly shows there will be no views at all of the turbines from a number of the National Monuments within 10km and Protected Structures within 5km of the Site. The ZTV does not account for existing trees and vegetation and existing

buildings so it is likely that we will be able to scope out any views of the turbines from more of these once we carry out further detailed analysis.

Happy to discuss,

Diarmuid

www.corkcoco.ie



Comhairle Contae Chorcaí
Cork County Council



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Laurie McGee

From: Diarmuid O'Seaneachain [REDACTED] >
Sent: 25 April 2023 10:58
To: Mary Sleeman; PlanningInfo
Cc: Greg Bowen; Laurie McGee
Subject: RE: Tullacondra Windfarm Cultural Heritage Assessment Scoping

Good morning Mary,

Thank you very much again for taking the time to discuss this project and our proposed approach last week. From our conversation I understand we agreed the following points:

-We have covered what is meant by archaeology, architectural heritage and cultural heritage in our EIAR chapter. Our EIAR chapter will clearly lay out what we mean by these elements and how they have been assessed.

-I have outlined to you where the known archaeological monuments recorded by the National Monuments Service and Cork County Council are located. We have put an appropriate buffer around each of these locations so that will be preserved in situ and will not be impacted by the development as part of the embedded mitigation for this project.

-we have agreed that geophysical survey will not be required for this project.

-I understand from our conversation that you would be willing to accept that advanced archaeological test trenching for this project can be carried out as a condition of planning consent, but I would be grateful if you could please confirm this.

-As per our proposed mitigation strategy outlined below, if the test trenching identifies any currently unknown significant buried archaeology every reasonable effort will be made to preserve in situ in the first instance.

-Where preservation in situ cannot be reasonably achieved, either in whole or in part, then a programme of full archaeological excavation will be implemented to ensure the preservation by record of the portion of the site that will be directly impacted upon. This work will be carried out by a suitably qualified archaeologist under license and in accordance with the provisions of the National Monuments Acts 1930-2004.

I hope this accurately sums up our conversation, but I would be grateful if you could please respond to confirm ?

Have a great day,

Diarmuid

From: Mary Sleeman [REDACTED]
Sent: Thursday, April 6, 2023 10:58 AM
To: Diarmuid O'Seaneachain [REDACTED] PlanningInfo <PlanningInfo@CorkCoCo.ie>
Cc: Greg Bowen [REDACTED]; Laurie McGee [REDACTED]
Subject: RE: Tullacondra Windfarm Cultural Heritage Assessment Scoping

Thanks Diarmuid,
I will review next week and get back to you.

Máire Sleeman | Oifigeach Seandálaíochta | Pleanáil agus Fobairt
Comhairle Contae Chorcaí | Halla an Chontae | Corcaigh | T12 R2NC | Éire
[REDACTED]

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Tairseach na gcustaiméirí: www.yourcouncil.ie

Mary Sleeman | Archaeological Officer | Planning & Development
Cork County Council | County Hall | Cork | T12 R2NC | Ireland

██████████ | www.corkcoco.ie
Customer Portal: www.yourcouncil.ie



From: Diarmuid O'Seaneachain ██████████
Sent: Thursday, April 6, 2023 10:54 AM
To: Mary Sleeman ██████████ PlanningInfo <PlanningInfo@CorkCoCo.ie>
Cc: Greg Bowen ██████████; Laurie McGee ██████████
Subject: RE: Tullacondra Windfarm Cultural Heritage Assessment Scoping

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

Good morning Mary,

The Tullacondra Windfarm project has moved forward since the pre-application meeting and we have now drafted a cultural heritage EIAR chapter that assesses both direct and indirect impacts on cultural heritage. The draft chapter is currently with the Client for review but at this stage we wanted give you our proposed approach on further evaluation and mitigation of effects on buried archaeology and 19th century historic structures on the site based on our assessment of impacts.

In summary:

- We have identified the main potential cultural heritage impacts of the development, and these are summarized in Table 10 of the Draft EIAR chapter (see attached).
- The known monuments closest to the redline application boundary have all been identified and we have embedded mitigation by avoidance into the design of project where exclusion zone buffers have been put in place around each monument that is close to the proposed application boundary so that preservation in situ in each case is achieved (see attached draft maps).
- The site is located within actively farmed land which has removed above-ground remains of the monuments recorded closest to the application boundary. These monuments have mainly been recorded from historic maps and as cropmarks visible on aerial photographs of the Site.
- We have identified three unregistered 19th century historic structures/groups of structures close to the area of development. We expect that most of these built remains can be preserved in situ, but if not, we have proposed the mitigation strategy summarized below so that preservation by record is achieved.
- We do not propose to carry out geophysical survey over this site as in my opinion this type of survey would not be particularly effective for this particular site for the following key reasons 1) the turbine locations generally straddle existing field boundaries and/or are located so close to field boundaries that the available surveyable area within the application boundary would not be sufficient to produce useful results to target a test trenching programme on 2) the proposed access routes also either largely follow existing trackway or

are so close to existing field boundaries that the magnetic disturbance would render any geophysical survey in these areas ineffective.

- However, we do propose to carry out advance test trenching over the application site as a condition of planning consent to identify any currently unknown buried archaeological remains which might be impacted on the site. Any license application for advance test trenching will be provided to Cork County Council for comment prior to submission to the National Monuments Service. Based on the results of this advanced test trenching, further mitigation would be also agreed with Cork County Council and the National Monuments Service as per the proposed outline mitigation strategy below:

Proposed Outline Mitigation Strategy of the Draft Cultural Heritage EIAR Chapter

The mitigation strategies outlined in this section detail the techniques to be adopted in order to ameliorate the impacts that the proposed development may have on features of archaeological, architectural and / or cultural heritage within the Study Area during both the construction and operation phases of the proposed development.

The residual impacts that will remain once these mitigation measures have been implemented are set out in Table 10.1.

The following proposed mitigation measures are subject to approval Cork County Council and the National Monuments Service of DHLGH and include an integrated, coordinated approach to ameliorate any cumulative impact from the Proposed Development.

No groundworks, construction vehicle movements or storage of materials should be carried out within the buffer zones around the recorded monuments identified on the site.

As part of an advance works programme prior to construction, advance archaeological test trenching will be carried out as a condition of planning consent within the areas of major groundworks proposed on the site around each turbine location, the location of the proposed substation, compound and along the parts of the haul road that are located in agricultural fields closest to areas of highest archaeological potential. If any significant buried archaeological remains are identified during this testing, further mitigation in the form of targeted archaeological strip, map and sample excavation will be agreed with Cork County Council and the National Monuments Service to preserve by record any buried archaeological remains which can't be preserved in situ by detailed design mitigation/micro siting. This advanced test trenching will:

- *Be carried out by a suitably qualified archaeologist under licence.*
- *Result in a detailed report setting out any findings and outlining any further measures, within the parameters assessed in this EIAR, that should be employed in relation to the proposed development. This report will be submitted to the National Monuments Service (DHLGH)*

It is recommended that the ruins of the historic farm buildings and 19th century structures identified in the vicinity of T1, T7 and T9 are preserved in situ if possible. If these structures can't be preserved in situ it is recommended that they are photographed and recorded by an appropriately qualified archaeologist as part of an advanced programme of work prior to being dismantled and a report produced of the results so that preservation by record is achieved.

All major sub-surface groundworks associated with the proposed development works (turbine and substation locations, haul roads through the site and off-road open-cut trenching along the chosen grid connection route) will be subject to a programme of archaeological monitoring.

This will be carried out by a suitably qualified archaeologist under license and in accordance with the provisions of the National Monuments Acts 1930-2004.

If significant archaeological material is encountered during the course of archaeological monitoring, then resolution of any such significant material will be determined in consultation with the National Monuments Service (DHLGH) and Cork County Council.

Where possible, every reasonable effort will be made to preserve in situ or reduce the impact on any identified archaeological material. Where preservation in situ cannot be achieved, either in whole or in

part, then a programme of full archaeological excavation will be implemented to ensure the preservation by record of the portion of the site that will be directly impacted upon. This work will be carried out by a suitably qualified archaeologist under license and in accordance with the provisions of the National Monuments Acts 1930-2004.

A written report will be prepared detailing the results of all archaeological work undertaken.

I trust this strategy is acceptable, but we are happy to discuss if you have any questions or concerns. I would be grateful if you could please confirm you are happy with this approach.

Have a great day,
Diarmuid

From: Mary Sleeman [REDACTED]
Sent: Thursday, October 6, 2022 12:07 PM
To: Diarmuid O'Seaneachain [REDACTED]; Mona Hallinan [REDACTED]; PlanningInfo <PlanningInfo@CorkCoCo.ie>; Pierangelo Cacciotti [REDACTED]
Cc: Greg Bowen [REDACTED]
Subject: RE: Tullacondra Windfarm Cultural Heritage Assessment Scoping

Diarmuid,
Apologies for my tardiness in responding, afraid it is a big County and I am the only archaeologist so find it sometime difficult to respond to queries quickly.

In regards to you scoping document it is recommended that it is carried out by a suitably qualified archaeologist and identified in the scoping document. It is recommended the scoping document should follow the TII & EPA's EIAR guidelines –and based on a robust programme of desk-based research identifying all know archaeological and potential areas of archaeology. This in an area of North Cork that has a high % of new archaeological sites previously unrecorded. The Visual assessment of the impact of the proposed development on the archaeology within and surrounding landscape must also be considered. It should be noted there is some overlap with Architecture as many of the post medieval buildings in the surrounding landscape are both archaeological and architectural.

In addition the cultural heritage features i.e heritage features that are not designated archaeology or architectural) likely to be affected by the proposed development should be part of the scoping assessment.

All mitigation measures should be in accordance with the Cork County Council Development Plan (2022-2028) objectives and in accordance with National Policy as outline the Frameworks and Principles for the protection of Archaeological heritage.

Please ask the appointed consultant archaeologist to consult with me doruign the prepeparation f the EIAR

Máire Sleeman | Oifigeach Seandálaíochta | Pleanáil agus Fobairt

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

[REDACTED] | www.corkcoco.ie

Tairseach na gcustaiméirí: www.yourcouncil.ie

Mary Sleeman | Archaeological Officer | Planning & Development

Cork County Council | County Hall | Cork | T12 R2NC | Ireland

[REDACTED] | www.corkcoco.ie

Customer Portal: www.yourcouncil.ie



From: Diarmuid O'Seaneachain [REDACTED]
Sent: Thursday 15 September 2022 16:42
To: Mona Hallinan [REDACTED]; PlanningInfo <PlanningInfo@CorkCoCo.ie>; Mary Sleeman [REDACTED]; Pierangelo Cacciotti [REDACTED]
Cc: Greg Bowen [REDACTED]
Subject: RE: Tullacondra Windfarm Cultural Heritage Assessment Scoping

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Good afternoon Mona and Mary,

We need to finalize our baseline assessment in the next week so just wondering if you would like to confirm our scope or provide any comments on views you would like us to assess at this stage. I have attached updated plans showing most recent Protected Structures located within 5km of the Site.

Our consultants are taking viewpoints to produce photomontages for the Landscape and Visual Impact assessment next week. Unless you have any specific concerns we will not produce any additional photomontages or wireframes etc for the cultural heritage assessment but we will review any images produced by the LVIA assessment for this development.

Happy to discuss,
Diarmuid

From: Mona Hallinan <[REDACTED]>
Sent: 19 July 2022 17:02
To: Diarmuid O'Seaneachain <[REDACTED]>; PlanningInfo <PlanningInfo@CorkCoCo.ie>; Mary Sleeman [REDACTED]; Pierangelo Cacciotti [REDACTED]
Cc: Francesca Ward [REDACTED] Laurie McGee [REDACTED]
Subject: FW: Tullacondra Windfarm Cultural Heritage Assessment Scoping

Dear Diarmuid

Many thanks for your email below and attached documentation. In the case of Cork County Council all archaeological matters are dealt with by our County Archaeologist Ms Mary Sleeman whom I have taken the liberty of including in this email, she is currently on annual leave until the 20th of July. Architectural Heritage is dealt with by myself and Pierangelo Cacciotti, we will review the attached documentation and revert as soon as possible.

Kindest regards
Mona



Mona Hallinan | Oifigeach Caomhantais | Pleanail agus Forbairt
Comhairle Contae Chorcaí | Halla an Chontae | Corcaigh | T12 R2NC | Éire
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Mona Hallinan | Conservation Officer | Planning and Development
Cork County Council | County Hall | Cork | T12 R2NC | Ireland
[REDACTED] | www.corkcoco.ie
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From: Diarmuid O'Seaneachain [REDACTED]
Sent: Thursday 7 July 2022 15:44
To: Mona Hallinan [REDACTED]; PlanningInfo [REDACTED]
Cc: Francesca Ward [REDACTED]; Laurie McGee [REDACTED]
Subject: Tullacondra Windfarm Cultural Heritage Assessment Scoping

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

Good afternoon Mona,

RSK ADAS Ltd are carrying out cultural heritage assessment of a proposed windfarm development on land at Tullycondra in County Cork. The design of the windfarm is still at an early stage but is likely to comprise nine turbines in the approximate positions within a redline boundary shown in the attached maps. Also a grid connection route (underground cables) will be assessed in our report, which is likely to follow the preferred option shown on the attached figure 5.

We are proposing the following scope of for the cultural heritage impacts assessment of the windfarm:

Assessment of direct physical impacts on all heritage assets (both recorded and unrecorded earthworks, structures and buried archaeology) within the redline site boundary and haul road and immediately adjacent to the site boundary and haul road.

Assessment of direct physical impacts on all SMRs, NIAH, National Monuments, Protected Structures, Conservation Areas within 1km of the site boundary.

Visual (setting) impact assessment on all Protected Structures and Architectural Conservation areas within 5km of the Site boundary.

Visual (setting) impact assessment on all National Monument within 10km of the Site boundary.

Visual (setting) impact assessment on all Unesco Word Heritage Sites within 20km of the Site boundary.

For the grid connection route we are proposing to assess impacts on all heritage assets within 100m of the preferred route option

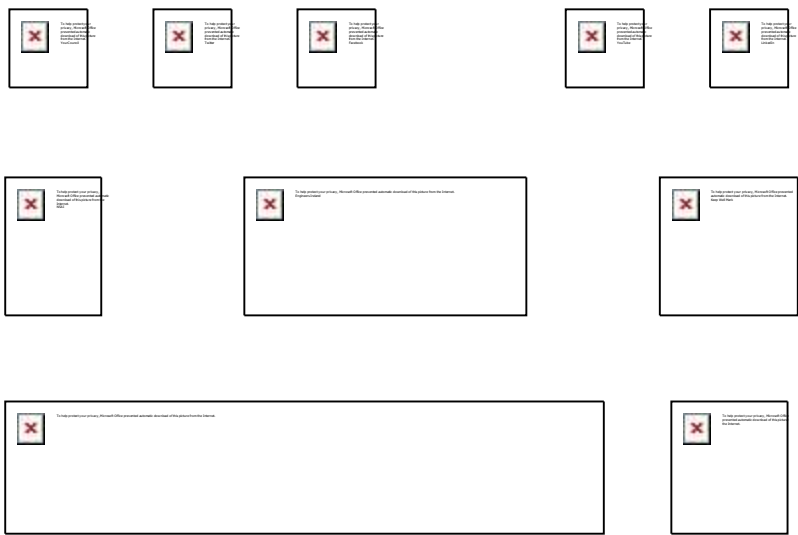
We would be grateful if yourself and the Cork County Council Archaeologist could please confirm you are happy that this proposed scope of work will be acceptable for the cultural heritage impact assessment of this development. We would like to have the scope of work confirmed by mid-July ideally.

If you have any specific concerns on particular views which you would like us to focus on based on the proposed layout please let us know.

On the attached maps we have also included the Zone of theoretical Visibility (bare ground only) which clearly shows there will be no views at all of the turbines from a number of the National Monuments within 10km and Protected Structures within 5km of the Site. The ZTV does not account for existing trees and vegetation and existing buildings so it is likely that we will be able to scope out any views of the turbines from more of these once we carry out further detailed analysis.

Happy to discuss,
Diarmuid

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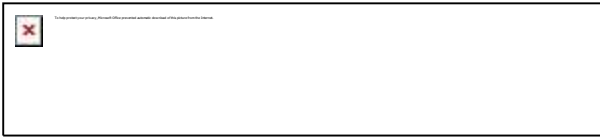
Tá an t-eolas sa ríomhphost seo (agus in aon chomhad a ghabhann leis) rúnda agus ceaptha i gcomhair úsáide don seolaí amháin. Mura seolaí tú, níl tú údaraithe an ríomhphost nó aon cheangaltán a léamh, a chóipeáil nó a úsáid. Má bhfuair tú an ríomhphost seo trí bhotún, ar mhiste leat é sin a chur in iúl don seoltóir trí r-phost ar ais agus ansin é a scríosadh.

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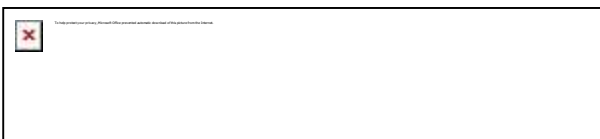
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From: [Diarmuid O'Seaneachain](#)
To: [Annette Quinn](#)
Cc: [PlanningInfo](#); [Ursula Daly](#); [Greg Bowen](#)
Subject: RE: Tullacondra Windfarm Cultural Heritage Assessment Scoping
Date: 11 October 2023 13:03:27
Attachments: [image002.png](#)
[image004.png](#)
[image006.png](#)
[image007.png](#)
[image008.png](#)
[image010.png](#)
[image011.png](#)
[image012.png](#)
[image014.png](#)
[image016.png](#)
[image018.png](#)
[image019.png](#)
[image021.png](#)

Thanks Annette this is really helpful.

Dr Diarmuid O Seaneachain BA PhD MCIfA
Associate Director Archaeology and Historic Buildings, ADAS
Tel: [REDACTED]
Email: [REDACTED]

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From: Annette Quinn <[REDACTED]>
Sent: Wednesday, October 11, 2023 11:34 AM
To: Diarmuid O'Seaneachain [REDACTED]
Cc: PlanningInfo <PlanningInfo@CorkCoCo.ie>; Annette Quinn [REDACTED]
Subject: RE: Tullacondra Windfarm Cultural Heritage Assessment Scoping

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Hi Diarmuid

Thanks for the email below. Any increase in buffer zones is a welcome addition to the site layout.

I am familiar with the turbine blade over-sail process and once the monuments are physically fenced off, there shouldn't be an issue.

If it is addressed in the EIAR and clarified, it should be fine.

Please note: Advice is given without prejudice to the outcome of any planning application and cannot be relied upon in the formal planning application process.

Regards,

Annette Quinn | Oifigeach Seandálaíochta | Pleanáil agus Fobairt

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

[REDACTED] | www.corkcoco.ie

Tairseach na gcustaiméirí: www.yourcouncil.ie

Annette Quinn | County Archaeologist | Planning & Development

Cork County Council | County Hall | Cork | T12 R2NC | Ireland

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From: [Diarmuid O'Seaneachain](#)
To: [Annette Quinn](#); [PlanningInfo](#)
Cc: [Laurie McGee](#); [Ursula Daly](#); [Krista Farrugia](#); [Greg Bowen](#); [Larry O'Halloran](#); [Paddy Kavanagh](#); [Tomas Leen](#)
Subject: RE: Tullacondra Windfarm Cultural Heritage Assessment Scoping
Date: 09 October 2023 15:33:57
Attachments: [image002.png](#)
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[image011.png](#)
[image012.png](#)
[image013.png](#)
[image015.png](#)
[image017.png](#)
[image019.png](#)
Importance: High

Hi Annette,

We are currently working with the Client to finalize the layout of the Tullacondra wind scheme with the archaeological buffers in place as previously discussed with you:

- Feature 60 has increased from a 30m buffer to a 50m buffer now,
- Feature 89 has increased from a 20m buffer to a 35m buffer now,
- Feature 83 has increased from a 30m buffer to a 50m buffer now,
- Feature 61 has not changed and remains at 20m as previously advised.

The Client has raised a question about the blade oversail (see proposed swept area in purple in image below). As you can see the blade oversail areas for T1 and T2 will intersect with the Archaeological buffers below. As part of the planning application, the extents of the project (including blade oversail) need to be within the reline boundary.

However, as the blade oversail will **not actually have any ground impact** within the proposed Archaeological buffers and we have proposed demarcation of the buffers on the ground as no entry zones during the construction phase of the project, my view is that this is acceptable. I would be grateful if you could please confirm you are also happy this would be acceptable so we can finalize the design?

Happy to discuss by phone if it helps,

Diarmuid



Dr Diarmuid O Seaneachain BA PhD MCIfA
Associate Director Archaeology and Historic Buildings, ADAS
Tel: [REDACTED]
Email: [REDACTED]

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From: Annette Quinn [REDACTED]
Sent: Thursday, August 24, 2023 10:40 AM
To: Diarmuid O'Seaneachain [REDACTED]; PlanningInfo <PlanningInfo@CorkCoCo.ie>
Cc: Laurie McGee [REDACTED]; Ursula Daly [REDACTED]; Krista Farrugia [REDACTED]; Greg Bowen [REDACTED]
Subject: RE: Tullacondra Windfarm Cultural Heritage Assessment Scoping

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Hi Diarmuid

I can do a Teams call on Friday (tomorrow) between 12.30 and 1pm. Just to reiterate that I need to see the full assessment and mapping etc before I agree any mitigation but can only advise in general terms what would be expected in terms of buffers and testing.

I have not seen any maps of the site layout with archaeology shown and so ideally this should be forwarded to me in advance of the Teams meeting to give me an opportunity to comment.

Thanks

Annette Quinn | Oifigeach Seandálaíochta | Pleanáil agus Fobairt

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

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Annette Quinn | County Archaeologist | Planning & Development

Cork County Council | County Hall | Cork | T12 R2NC | Ireland

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From: Diarmuid O'Seaneachain <[REDACTED]>
Sent: Wednesday, August 23, 2023 2:45 PM
To: PlanningInfo <PlanningInfo@CorkCoCo.ie>; Annette Quinn [REDACTED]
Cc: Laurie McGee [REDACTED]; Ursula Daly [REDACTED]; Krista Farrugia [REDACTED]; Greg Bowen [REDACTED]
Subject: RE: Tullacondra Windfarm Cultural Heritage Assessment Scoping

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Good afternoon Annette,

Just following up on my email from last Friday so see if we could please arrange a Teams meeting to agree embedded mitigation and buffer zones for this project that would hopefully address the concerns you raised last week.

Could you do a teams meeting tomorrow Thursday afternoon between 13:00 and 17:00 or alternatively do you have availability Friday morning?

Thanks a million,

Diarmuid

Dr Diarmuid O Seaneachain BA PhD MCIfA

Associate Director Archaeology and Historic Buildings, ADAS

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From: Diarmuid O'Seaneachain
Sent: Friday, August 18, 2023 4:42 PM
To: PlanningInfo <PlanningInfo@CorkCoCo.ie>; [REDACTED]
Cc: Laurie McGee [REDACTED]; Ursula Daly [REDACTED]; Krista Farrugia [REDACTED]; Greg Bowen [REDACTED]; Pierangelo Cacciotti [REDACTED]
Subject: RE: Tullacondra Windfarm Cultural Heritage Assessment Scoping
Importance: High

Good afternoon Annette,

Thank you very much for taking the time to talk to me yesterday. I have had a meeting with a Client to go through some of the points you raised during our call on how we can provide the information you will need in the planning application submission to clearly demonstrate we are avoiding and minimizing potential impacts on the historic environment and I am pleased to report that we may be able to design in further embedded mitigation which I hope will ensure preservation in situ of the known SMR monuments and 19th century structures on the site and immediately adjacent to the site boundary is achieved.

Could we please have a Microsoft teams call on Tuesday afternoon next week between 13:00pm and 17:00pm?

I will be able to share some plans which show the archaeological constraints around the site and talk you through potential further potential design solutions we can offer.

I look forward to hearing back from you,

Diarmuid

Dr Diarmuid O Seaneachain BA PhD MCIFA

Associate Director Archaeology and Historic Buildings, ADAS

Tel: [REDACTED]

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From: Diarmuid O'Seaneachain

Sent: Wednesday, August 9, 2023 11:40 AM

To: PlanningInfo <PlanningInfo@CorkCoCo.ie>; [REDACTED]

Cc: Laurie McGee [REDACTED]; Ursula Daly [REDACTED]; Krista Farrugia [REDACTED]; Greg Bowen [REDACTED];

Pierangelo Cacciotti [REDACTED]

Subject: FW: Tullacondra Windfarm Cultural Heritage Assessment Scoping

Good morning Annette,

My name is Diarmuid O Seaneachain and I am the heritage lead for the Tullacondra Wind Farm Project (PPN 22/687).

I have previously been liaising with the cultural heritage aspects of this project with Mary Sleeman and also with Mona Hallinan and Pierangelo Cacciotti in relation to scoping the visual impact assessment of Protected Structures and designed landscapes etc.

I also attended the pre-application meeting with Cork County Council but there was no representative from the archaeology or conservation teams at that meeting.

As I am not sure if you have been briefed by Mary on what we have agreed to date in our phone conversations and email consultations, I am forwarding on the last email I sent to Mary before she left.

The planning application is likely to be submitted at the end of August so I would be grateful if we could have a chat this week to ensure you are up to speed with what we will be submitting in the EIAR chapter and that we have agreement on our outline mitigation strategy (see email below).

It has been a little bit tricky to keep continuity of consultation with Cork County Council on this project going as both Mona and Mary have left since the project began and I am keen to make sure everybody is happy with what we are doing.

I am happy to call you if you can please confirm a time that suits and your mobile number?

My mobile number is +447720 497142

I look forward to hearing back from you,

Diarmuid

Laurie McGee

From: Christophe O'BRIEN [REDACTED] >
Sent: 23 May 2023 11:29
To: Laurie McGee
Subject: RE: Enquiry as to Aviation considerations - proposed Tullacondra Wind Farm, North County Cork

Dear Laurie,

Thank you for your email and apologies for the delay in responding. The correspondence was forwarded to the Aerodromes Division of the IAA for review on the 15th May, as per the email chain below.

Following [the separation of the Irish Aviation Authority and Air Navigation Ireland \(the IAA ANSP\) from the 30th April 2023](#), Air Navigation Ireland is the Air Navigation Service Provider for Cork Airport.

With daa / Cork Airport, these entities have the primary responsibility for safeguarding in relation to Cork Airport.

daa / Cork Airport:	Air Nav Ireland:
Mr. Brian Culloty, Head of Airside Infrastructure & Resident Engineer, Cork Airport. T:+353 21 4329749 M:+353 87 6029011 E: [REDACTED] E: planning@daa.ie	Mr. Cathal Mac Criostail Údarás Eitlíochta na hÉireann / Irish Aviation Authority The Times Building, 11-12 D'Olier Street, Dublin 2, D02 T449, Ireland [REDACTED] +353 (0)1 6031173 +353 [REDACTED] Cork Tower Business Unit Mr. Jonathan Byrne Operations Manager STBU/CTBU Air Traffic Control Irish Aviation Authority [REDACTED] +353 61 703704 [REDACTED] E: planning@airnav.ie

Notwithstanding the review by the primary entities above, should a formal planning application be submitted, the Irish Aviation Authority will likely offer the following general observations:

"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 turbine development, (2) provide as-constructed coordinates in WGS84 format together with ground and 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."

Best Regards,

Christophe

Christophe O'Brien
Aerodromes Inspector

M: [REDACTED]

[REDACTED] | www.iaa.ie

The Times Building, 11-12 D'Olier Street, Dublin 2, D02 T449



IRISH AVIATION AUTHORITY
ÚDARÁS EITLÍOCHTA NA HÉIREANN

From: IAA INFORMATION <iaainfo@IAA.ie>

Sent: 15 May 2023 12:23

To: Planning <planning@iaa.ie>

Subject: FW: Enquiry as to Aviation considerations - proposed Tullacondra Wind Farm, North County Cork

From: Laurie McGee [REDACTED]

Sent: Tuesday, April 11, 2023 7:23 PM

Subject: Enquiry as to Aviation considerations - proposed Tullacondra Wind Farm, North County Cork

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

Dear Sir or Madam,

I am contacting you about a proposed wind farm near Mallow, County Cork. The proposed wind farm is called the Tullacondra Green Energy Project. It consists of 9 wind turbines.

The project is located in north Cork approximately 5.2 km west of the N20 between Buttevant and New Twopothouse, and 50km north of Cork Airport.

Below is a list of the proposed turbine locations (ITM and IGR). The proposed turbines will be up to 175m in height.

Turbine ID	ITM Co-ordinates		Irish Grid Reference Co-ordinates	
	Easting	Northing	Easting	Northing
T1	547979	606315	148024	106278
T2	548351	606226	148396	106189
T3	548348	605844	148393	105807
T4	548696	605641	148741	105604
T5	549097	605594	149412	105557
T6	549492	605662	149537	105625
T7	548967	605241	149012	105204
T8	549331	605146	149376	105109
T9	549675	605332	146720	105295

Please consider the location of the proposed turbines and advise if there are any airport safeguarding concerns in relation to this project.

Regards,

Laurie McGee, BA, MA, MIPI, MRTPI

Principal Environmental Consultant & Chartered Town Planner – Environment & Planning

Unit E4, Nutgrove Office Park, Nutgrove Avenue, Dublin 14

T: +353 1 296 9000

M: [REDACTED]
[REDACTED]

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=====

=====

Laurie McGee

From: Gary Mackin (CW) [REDACTED]
Sent: 28 April 2023 12:52
To: Laurie McGee
Cc: Cathal MacCristail; [REDACTED]; Paul Cumiskey; Jennifer Boyle
Subject: RE: Enquiry as to Aviation considerations - proposed Tullacondra Wind Farm, North County Cork

Good Afternoon Laurie,

Thanks for your recent email.

As the proposed wind farm is approximately 43kms (23 nautical miles) north/north-west of Cork Airport, there is no concern from an obstacle perspective and following consultation with our AirNav Colleagues (formerly IAA ANSP), an Instrument Flight Procedures (IFP) Assessment is not required.

However, there are a number regulatory requirements that will need to be complied with such as:

- Any obstacles greater than 100m AMSL elevation must be notified to airspace@iaa.ie, and
- A Navigation Warning light will be required.

I've also copied interested colleagues from AirNav Ireland as well as daa who may well wish to provide further feedback.

If you have any queries in relation to the above, please don't hesitate to get in touch.

Kind Regards,
Gary



.....
Gary Mackin, Statutory Planner, Infrastructure Division
Planning Department, Level 2, Cloghran House
Dublin Airport
E: [REDACTED]
.....

Please consider the environment before printing this email

Document Classification: Class 1 - General

From: Laurie McGee [REDACTED]
Sent: Tuesday 11 April 2023 19:23
Subject: Enquiry as to Aviation considerations - proposed Tullacondra Wind Farm, North County Cork

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 or Madam,

I am contacting you about a proposed wind farm near Mallow, County Cork. The proposed wind farm is called the Tullacondra Green Energy Project. It consists of 9 wind turbines.

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Please consider the location of the proposed turbines and advise if there are any airport safeguarding concerns in relation to this project.

Regards,

Laurie McGee, BA, MA, MIPI, MRTPI

Principal Environmental Consultant & Chartered Town Planner – Environment & Planning



Unit E4, Nutgrove Office Park, Nutgrove Avenue, Dublin 14

T: +353 1 296 9000

M: [REDACTED]
[REDACTED]

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EIAR VOLUME III

Appendices

CHAPTER 3 – SCOPING CONSULTATIONS, COMMUNITY ENGAGEMENT & KEY ISSUES

Appendix 3.3: Community Report



COMMUNITY ENGAGEMENT REPORT



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Report Objective

The purpose of this report is to set out the method in which Tullacondra Green Energy initiated and carried out meaningful community consultation and engagement in the geographical area surrounding the site of the proposed wind farm. This consultation process represents Tullacondra Green Energy's continued commitment to actively engage with the community, to place value on their contribution and involvement, and to ensure their views and queries were taken into consideration as plans for the proposed wind farm developed.

Community Engagement Guidelines

In relation to national guidance on community engagement and consultation for wind energy developments, the Wind Energy Development Guidelines (Department of Environment, Heritage and Local Government, 2006) state that: "While it is not a mandatory requirement, it is strongly recommended that developers of a wind energy project should engage in active consultation and dialogue with the local community at an early stage in the planning process, ideally prior to submitting a planning application". The Draft Revised Wind Energy Guidelines (Department of Housing, Planning and Local Government, 2019) build on this recommendation, and state that "It is essential that local communities are properly involved in the planning process, as early inclusion improves confidence in the openness and fairness of the planning process". They further suggest that to promote best practice "planning authorities should require applicants to prepare and submit a Community Report with their planning application" and that "a condition on any subsequent planning permission should require developers to carry out the development in accordance with the approved Community Report". Both the 2006 Wind Energy Development Guidelines and the 2019 Draft Revised Wind Energy Guidelines have been taken into consideration in the approach to community consultation.

Project Overview

The Tullacondra Green Energy project is proposed to be a 9-turbine development, located on a site spanning the townlands of Croughta, Tullacondra, Ardskeagh and Poulhareagha outside Lisgriffin, in North Cork. The proposed site location and its surrounding communities are shown in Figure 1 below.



Figure 1: Map of proposed Tullacondra Green Energy Wind Farm

The Community Team

The Community Team comprised of the Project Manager; Larry O'Halloran, Communications Manager; Nadine Walsh and the Community Liaison Officer (CLO); Dr Susan Byrne. Dr Byrne acted as the main point of contact for all incoming queries via phone, email and face-to-face interactions with the residents of the community.

Community Benefits

- **Environmental:** Based on the current project scope, the proposed development has the potential to displace over 1.6M tonnes of CO₂ over its lifetime and provide the capacity to power in the region of 30,000 homes.
- **Employment:** The development will support employment in the energy supply and construction/maintenance sectors, creating approximately 150 direct and indirect jobs, based on estimates from the Sustainable Energy Authority of Ireland (SEAI). The team is committed to working with local suppliers where possible to source engineering works, materials, equipment hire and catering.
- **Financial:** Annual rates of approximately €400,000, estimated at €10,000 per MW electricity generated, to Cork County Council for the operational lifetime of the wind farm which will further support the provision of local services. In line with Community Benefit Fund Guidelines, governed by the Sustainable Energy Authority of Ireland (SEAI), and based on the current project scope, the development will generate a Community Benefit Fund estimated at €3.75 million over the first 15 years of operation. This amounts to approximately €250,000 per annum. Tullacondra Green Energy. will work in partnership with residents in the local area to form a committee to oversee the administration of the Community Benefit Fund. The committee will be established once the project successfully completes the planning permission process and the necessary grid connection process. The value of the annual fund will be dependent upon production, a worked example of the community benefit fund is shown in Figure 2 below:

Description	% of Fund	Annual Amount
Initiatives and projects that support Sustainable Development Goals within the local area	40%	€100,000
Local clubs, societies and near neighbours	50%	€125,000 shared between those closest to the project and the balance will be allocated to local clubs, societies and near neighbours within 2km of turbine.*
Administration	10% (Max)	€25,000

Figure 2: Worked example of how the Community Benefit Fund is allocated

Strategy Objectives

The primary aim of the community engagement strategy is to share all key project information relating to the proposed development, thereby providing the community with the necessary information to arrive at well-informed opinions regarding the development. It was also of importance to share information regarding the current climate crisis and how this development can play a role in building a more sustainable community for future generations.

The Approach

Tullacondra Green Energy strives for a transparent and interactive engagement with the communities surrounding the proposed development. The aim is to develop a wind farm that will address the four pillars of sustainability: human, social, environmental, and economic. Tullacondra Green Energy strives to develop these benefits in cooperation with local communities throughout the stages outlined below.

TYPE	STAGE 1	STAGE 2	STAGE 3	Planning Application Submission & Validation	STAGE 4
Online	Website Launch	Website updates section added with e-resources and survey	Website update with public consultation materials including maps		Website update with Planning application
Offline	Letter & Leaflet 1	Invitation to Public Exhibition	Follow up Letter		Print materials posted where requested
In-Person	Door to Door	Public Exhibition	Wind Farm Tour		Additional 1-1 meetings where requested
Press/ Advertising	Advert 1 & Press Release	Advert 2 & Press Release	Advert 3: Notice of submission		Press Statement
Print Materials	Leaflet 1	Climate Action Brochure	Planning Application		Project update newsletter
Community Engagement	Landowner meetings & calls to local representatives to announce project	Email invite to Public Exhibition	Follow up for community feedback		Continued engagement

Community Engagements Phases

Community Engagement is undertaken in three distinct phases.

Phase 1: Research

- **Housing Registrar:** Mapping of the area to identify houses within 2km of the project. A suitable route is identified for door-to-door consultation with all residents within 1km. Where there is little distance between 1km & 2km houses, these houses are also included.
- **Electoral District:** Research is conducted to identify locally elected public representatives including County Councillors, Senators and TDs that represent the local area.
- **Community Overview:** Using social media and online research, key community groups are identified such as schools, religious organisations, sports clubs, local charities, and businesses to gain a sense of the type of community and the potential associations that could bring about a positive partnership with the residents. Where data is available, we review the demographics of the community.

Phase 2: Engagement



The approach is multifaceted and aims to reach all community members at multiple touch points, from initial inception to operation, and beyond. There are ten options for engagement with the local community and this continues to evolve throughout the process. The aim of this ten-point interaction is to provide residents with multiple means of communications and numerous opportunities to discuss the proposed development with its dedicated team. Interactions are delivered in a number of ways, either face to face or via video call where requested, via phone or email contact, through post, or at a group event such as the public exhibition, and the wind farm tour.

Phase 3: Review

A review takes place at each stage of the consultation process. At each stage, residents feedback is reviewed, and the next step is determined based on the requests received. This has included publishing further details on particular topics on the frequently asked question page on the website or conducting additional one-to-one meetings or phone calls.

Community Engagements Detail

The table below provides a timeline and description of the consultation undertaken to date.

Date	Description of Activity
17 th November 2022	Pre-planning meeting with Cork County Council
28 th November 2022	Project Website Launched www.tullacondragreenenergy.ie
4 th January 2023	Calls to Local Representatives re proposed project
5 th January	Google Digital Marketing Campaign Launched
5 th January	The Cork Man Newspaper - Press Release & Advert
6 th January	Letter and Brochure posted to each household within 2 km of the project
23 rd - 25 th January	Door to door visits to households within 1km of the proposed project site. Engaged with 20 residents and left a note and leaflet with 22 residents. When nobody was not at home, an information pack was left for the resident where possible.
Jan – Feb	Face-to-face meetings were held between the Community Liaison Officer and the residents who requested them. Ongoing communications with residents via phone calls and email.
30 th January	Public Exhibition Invite sent to 1km and 2km households
31 st January	Advert on Public Exhibition Event in The Corkman Newspaper (published 2 nd February 2023)
31 st January	Invite to Public Representatives via email x 11
31 st January	Website updated with Event invite details
8 th February	Exhibition Event in Springfort Hall Hotel (74 attendees)
9 th February	Website update, exhibition materials uploaded
28 th March	In person meeting between Tullacondra Green Energy Limited Project Manager and members of the local Gun Club
28 th March	Wind Farm Tour Invitation to interested parties (those who signed up as interested at the exhibition event)
12 th May	Wind Farm Tour at Greensource's Kilmeedy operational wind farm
Ongoing	Public consultation continues via email and phone contact with residents and 1-1 meetings with the Community Team on request. Regular updates are also posted on the project website.

Table 1: Public consultation events undertake by Tullacondra Green Energy

Online Communication

The proposed development's website, www.tullacondragreenenergy.ie went live in November 2022. This represented the launch of the community engagement program. The website is the key information hub, providing information regarding all aspects of the development such as company information, contact details, project specific details and information on renewable energy. The website was developed with access for both mobile and desktop viewing. A sample of the most visited pages is below.

Where residents were unable to access the website, printed versions of all documents were posted and in some cases, hand delivered to the requestee.



Community

BENEFITS

↑ **€3.75 mill**

OVER THE FIRST 15 YEARS OF THE PROJECT



REDUCTION IN CARBON EMISSIONS OF UP TO

47,495

TONNES OF CO₂ PER YEAR WILL BE ACHIEVED

PROVIDING EDUCATIONAL & ENVIRONMENTAL BENEFITS TO THE COMMUNITY, INCLUDING OPPORTUNITIES FOR **SCHOOL VISITS** AND RAISING AWARENESS OF CLIMATE CHANGE

CREATION OF **150**

DIRECT AND INDIRECT

JOB'S WORKING WITH LOCAL SUPPLIERS IN ENGINEERING WORK, MATERIALS, EQUIPMENT HIRE AND CATERING.

ENERGY PRODUCED WILL SUPPLY UP TO **30,000** HOMES WITH A CLEAN ENERGY SOURCE



WHY WIND ENERGY?

Did you know

- Wind accounted for 45% of the country's energy in October 2022. This means renewable energy was the biggest single electricity source in Ireland for that month! [Source: RTE.ie & windenergyireland.com]
- Electricity generated by a wind turbine does not produce any CO₂ emissions, although there are emissions during construction, transport, installation and decommissioning.
- Once built, wind energy is less expensive and cleaner to produce, so it reduces the volume of demand from fossil fuel generators. If there is 1,000 MW of wind energy on the system this is not just displacing carbon-emitting fossil fuels, it is displacing the most expensive fossil fuels to deliver cleaner, cheaper power to homes and industry.

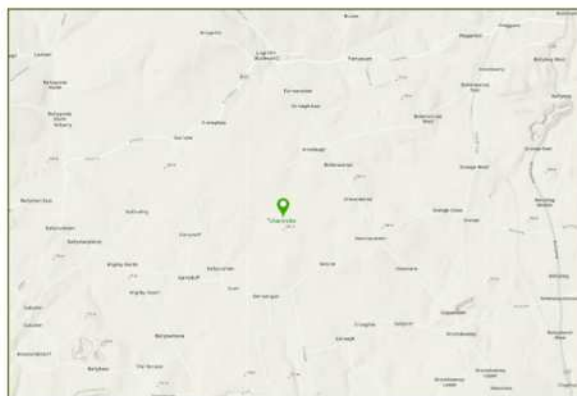
Read more about the importance of wind energy to our economy [here](#).


CLIMATE CHANGE BROCHURE




CLIMATE CHANGE & RENEWABLE ENERGY

DOWNLOAD





[Home](#)
[The project](#)
[Community](#)
[What next?](#)
[Contact us](#)
[Updates](#)



What next?

Tullacondra Green Energy aims to submit its application for consent for the Tullacondra Wind Farm project to the relevant planning authority in early 2024.

The relevant planning authority will undertake its own consultation process when the public will be invited to make formal comment on the proposals. In the meantime, we would welcome your feedback on our proposals and can provide further information if required.

Note that comments made to Tullacondra Green Energy are not representations to the relevant planning authority.

We are here

↓

1

Community Engagement

2

Planning Process

3

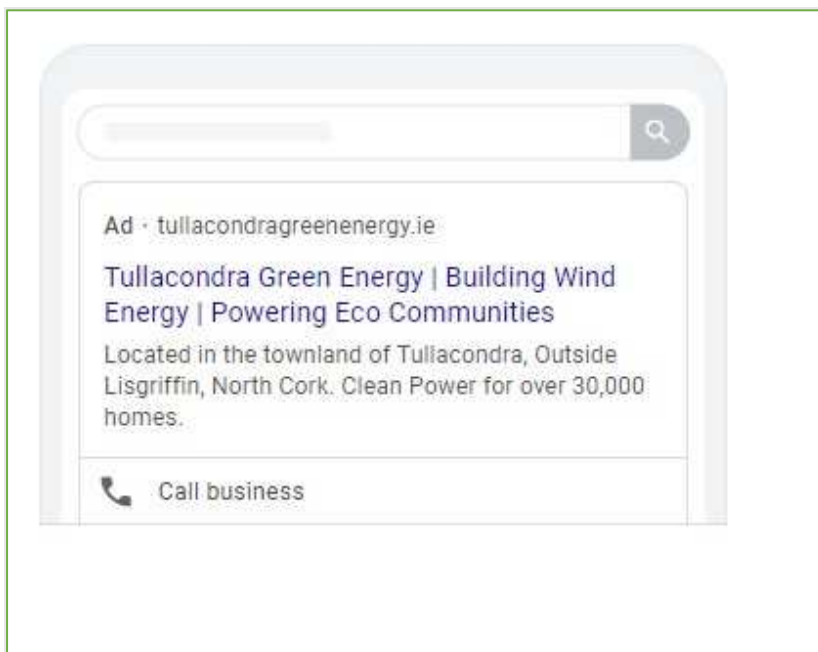
Construction Phase

4

Operation Commences

Digital Marketing

A Google Ads campaign launched on January 5th 2023, to ensure the community members could easily find and navigate the Tullacondra Green Energy website.



Press

An advertisement was placed in the Corkman Newspaper on 5th January 2023 to announce commencement of the community consultation for the Tullacondra Green Energy Project. A second advertisement was subsequently placed in the Corkman to invite local residents and interested parties to a public exhibition in the Springfort Hall Hotel on the 8th February 2023.

Advertorial

Tullacondra Green Energy Development Project launch

PRE-PLANNING CONSULTATION COMMENCES ON PROPOSED TULLACONDRA GREEN ENERGY DEVELOPMENT PROJECT SET TO DELIVER DIRECT PAYMENTS OF AN ESTIMATED €3 MILLION TO THE LOCAL AREA OVER 15 YEARS.

IRISH renewable energy firm Tullacondra Green Energy is currently undergoing pre-planning consultation with local communities and stakeholders on a proposed wind energy development with the capacity to power up to 30,000 homes.

Outdoor wind energy projects such as Tullacondra Green Energy form a key part of the Government's plan to enhance clean electricity generation, meet Ireland's environmental targets and move to a more secure indigenous energy future.

The potential energy output from this project will save in the region of 33,000 tonnes of CO₂ emissions annually.

The proposed project is located in the townland of Tullacondra, near Lisgriffin, North Cork. This site has been zoned as an Open to Consideration area by Cork County Council as part of the Cork County Development Plan 2022 - 2028 (Renewable Energy Designation) due to its strategic regional and national importance and the favourable conditions for wind energy generation.

Based on the current project scope, Tullacondra Green Energy will work in partnership with residents in the local area to form a committee to oversee the administration of the

Community Benefit Fund, estimated at €3 million over the first 15 years of operation, in line with national guidelines.

The committee will be established on successful completion of the planning process and will oversee the distribution of funds to initiatives and projects that support sustainable development within the area.

The Tullacondra Green Energy project will support employment in the energy supply, construction, and maintenance sectors, creating approximately 180 direct and indirect jobs, based on estimates from the Sustainable Energy Authority of Ireland (SEAI). The team is committed to working with local suppliers where possible to source engineering works, materials,

equipment hire and catering.

Speaking about the project, Project Manager Larry O'Halloran said: "We look forward to engaging with people and businesses in the local community over the coming weeks and months to tell them more about our plans and take on board their views as we begin to shape our proposed plans for Tullacondra Green Energy. As an indigenous Irish firm, we believe in working in partnership with the community to deliver wind energy projects that are socially responsible, with substantial benefits to the community and where community participation plays a central role in how the development progresses."

For further information, visit the project's website, www.tullacondragreenenergy.ie



COMMUNITY CONSULTATION COMMENCES ON PROPOSED TULLACONDRA GREEN ENERGY PROJECT

ABOUT THE PROJECT

- Clean power for over 30,000 homes
- 9 turbine windfarm
- €250,000 to the local area each year
- Offsetting carbon emissions by 32,000 tonnes of CO₂ per year
- Located in the townland of Tullacondra, outside Lisgriffin, North Cork

FOR FURTHER INFORMATION VISIT
www.tullacondragreenenergy.ie

The Corkman Newspaper Project Launch Advert

PUBLIC NOTICES

PRE-PLANNING PUBLIC EXHIBITION NOTICE

INVITATION TO ATTEND

Tullacondra Green Energy would like to invite the local community to attend a walk-in consultation. This public event provides an opportunity to view the proposals for the Tullacondra Green Energy wind farm and to give feedback on the preliminary proposals prior to the submission of a planning application.

PROJECT SUMMARY

- 9 turbine wind farm
- Power for over 30,000 homes
- €250k fund to the locality annually
- Located in the townland of Tullacondra, outside Lisgriffin, in North Cork

Venue: Springfort Hall, Mallow, Co. Cork, P51 1Y96
Date: Wednesday February 8th Time: 2 - 7.30pm

FOR FURTHER INFORMATION VISIT
www.tullacondragreenenergy.ie
 Email: info@tullacondragreenenergy.ie or 0850 00 00 00

The Corkman Newspaper Exhibition Notice Advert

Mail

On the 6th January a letter and brochure were posted to every householder within 2km of the proposed project. A total of forty-four letters were sent to residents within 1km and an additional one hundred and thirty-five to residents within 2km of the proposed project. A second letter and leaflet with additional information was posted to all houses within 2km of the project.

**Tullacondra Green Energy**

Station Road
Adare
Limerick

Telephone: +353 (0)61 975200

Mobile: +353 (0)86 8525000

Email: info@tullacondragreenenergy.ie

Dear

I am writing to you on behalf of Tullacondra Green Energy, a proposed wind energy project. This project is owned and managed by an indigenous Irish firm, Greensource, which has specialised in the development and management of renewable energy projects for over a decade.

The need for energy security and climate action has led to an increased focus on renewable energy generation in Ireland. Our country faces an extraordinary challenge as it moves away from an energy system primarily based on fossil fuels to one powered by renewables. The Cork County Development Plan objectives, as well as the Government's Climate Action Plan (2023), identifies onshore wind as a key component to enhancing clean electricity generation, meeting our environmental targets, and moving to a more secure energy future. We believe that wind energy can play a central role in Ireland's transition to a low-carbon economy.

We are pleased to begin consultation with you about our preliminary proposals for the Tullacondra Green Energy project, which has the potential to deliver clean energy to the equivalent of 30,000 homes. The proposed project is a 9 turbine wind farm, on a site located in the townland of Tullacondra, outside Lisgriffin, in North Cork. Communities neighbouring wind developments play a vital role in supporting the generation of green energy.

As part of our Community Engagement process, we will have open discussions with residents and interested parties, with the outcome of these discussions being used to further develop our project proposals.

In line with Community Benefit Fund Guidelines, governed by the Sustainable Energy Authority of Ireland (SEAI), and based on the current project scope, Tullacondra Green Energy will generate a Community Benefit Fund estimated at €3.75 million over the first 15 years of operation. This amounts to approximately €250,000 per annum, which will be used to benefit key local projects and support wider investment in the community. There will be opportunities for you to join a new community committee to assist in the allocation of this Community Benefit Fund.

We have a dedicated team in place to provide a direct line of communication for you and all residents to engage with us throughout the pre-planning process. You can contact us via phone, email, or visit our website: www.tullacondragreenenergy.ie. Over the next few weeks, our team will be going door to door to discuss the project with you in person. In the interim, please find a leaflet enclosed with further information in relation to our proposal.

We look forward to meeting with you soon.

Yours Sincerely,

Susan Byrne,

Community Liaison Officer,

Tullacondra Green Energy

Information Leaflet

The leaflet shown below was delivered to each household within 2km of the proposed project via post and is also available to download from the website. Additional copies were available at the Public Exhibition.



BUILDING WIND ENERGY, POWERING SUSTAINABLE COMMUNITIES

ABOUT THE PROJECT

- Clean power for over 30,000 homes
- 9 turbine wind farm
- €250,000 to the local community each year
- Offsetting carbon emissions by 32,000 tonnes of CO₂ per year
- Located in the townland of Tullacondra, outside Lisgriffin, North Cork
- Over 150 direct and indirect jobs, working with local suppliers where possible

WHY WIND ENERGY?

Onshore wind energy projects form a key part of the Government's plan to enhance clean electricity generation, reduce CO₂ emissions, meet Ireland's environmental targets and move towards a more secure energy future. We believe that wind energy will play a central role in Ireland's transition to a low-carbon economy by 2050.

THE ENVIRONMENT

Extensive environmental impact assessments have been carried out along with consultation with the local authority. This process takes into account the proximity to residential properties, natural heritage, landscape and visual impacts, archaeology, hydrology, biodiversity and ecology.

ABOUT US

Greensource is an Irish owned and managed renewable energy company. We have specialised in the development of renewable energy projects for over ten years and have been working with communities like those around Tullacondra from pre-planning to operation and creating long-lasting local partnerships along the way. We pride ourselves on working with integrity and care for the local environment.

DID YOU KNOW?

Wind accounted for 45% of the country's energy in October 2022. This means wind energy was the biggest single electricity source in Ireland for that month!

Source: RTE.ie & windenergyireland.com

A RENEWABLE ENERGY PROJECT BY **GREENS@URCE**

THE COMMUNITY BENEFITS

In line with Community Benefit Fund Guidelines, governed by the Sustainable Energy Authority of Ireland (SEAI), and based on the current project scope, Tullacondra Green Energy will generate a Community Benefit Fund estimated at €3.75 million over the first 15 years of operation. This amounts to approximately €250,000 per annum. There will be opportunities for residents to engage directly to manage the allocation of the financial contribution.

Description	% of Fund	Annual Amount
Initiatives and projects that support Sustainable Development Goals within the local area	40%	€100,000
Local clubs, societies and near neighbours	50%	€125,000 shared between those closest to the project and the balance will be allocated to local clubs, societies and near neighbours within 2km of turbines.*
Administration	10% (Max)	€25,000

*Worked example of how a fund value of €250,000 is allocated.

WHEN & WHERE

This site has been selected as it is designated as an area that is 'open to consideration' for wind energy development in the Cork County Development Plan. This location is in line with current national policy and favourable conditions for wind energy generation.



We are currently in the pre-planning stage. Here is where we will engage directly with the local community to gather feedback on the proposed project.

LET'S DISCUSS

Our dedicated community team are on hand to discuss the project further with you or arrange a personal consultation. Please feel free to contact us:

061 975 200
info@tullacondragreenenergy.ie
www.tullacondragreenenergy.ie

A **GREENS@URCE** COMPANY

Door-to-Door

Over a number of days in the week commencing 6th January 2023 the Community Liaison Officer and the communications team visited forty-four residential properties located within 1km of a proposed turbine. The team spoke to twenty residents and left contact details in the form of an information pack see in twenty-two occupied properties. Subsequently, twenty-two residents who received an information pack or met the team contacted Tullacondra Green Energy using the contact details provided. Post the initial door to door engagement, fourteen telephone calls and nine email correspondences were recorded. All correspondences were replied to in a timely manner, the majority of which within a 48-hour time frame.

A leaflet outlining climate change, renewable energy and government targets was provided to residents who requested further information. In addition, a tour to an operational wind farm was offered to anyone who was interested in understanding more about wind energy and to experience an operational wind turbine at close quarters. The CLO also took this opportunity to invite residents to a public consultation event which was scheduled for early February, with the assurance that a personal invite would be issued in the coming weeks.

Engagement with Local Representatives

Personal emails and phone calls to eleven local representatives including councillors and TDs occurred at two stages of the consultation process, in the outset outlining the project and secondly inviting them to attend the public exhibition event, two of which accepted the invite and attended on the evening.

Public Exhibition



Photo 1 - Public Exhibition Event

A public exhibition event was held by Tullacondra Green Energy in Springfort Hall Hotel, New Twopothouse, Co. Cork which is located within close proximity to the proposed project site. An invite was posted to all residents within 2km of the proposed wind farm and a notice was published in the local paper, the Corkman on 2nd February 2023. The purpose of this event was to present the proposed project to local residents and the general public and allow residents to consult with the relevant expert to answer any queries they had in relation to the proposed project. Over one hundred and eighty invites were sent to those residing in an area extending to 2km from the location of the proposed turbines. Personal emails were sent to eleven local representatives including councillors and TDs inviting them to attend the event, two of which accepted the invite and attended. The project website was updated to further inform residents of the upcoming exhibition.

The event of the 8th February, attracted seventy-four attendees from the area. Comment and feedback forms were provided, and twenty completed forms were recorded. All queries were responded to where contact details were supplied. The project website update included all materials presented at the public consultation event and was available on the following day, 9th February. The update is available here: <https://tullacondragreenenergy.ie/public-consultation/>



Community Partnerships

Throughout the community engagement process, the Tullacondra Green Energy team were approached by several local organisations and businesses in the project area. Partnerships between the local women's football team, Boher Celtic FC and the Kilguilkey House Equestrian Centre were formed and continue to develop. These partnerships not only provided further awareness of the proposed project and assisted with sharing vital project information but, also builds a foundation for the potentially long-term partnership Tullacondra Green Energy wishes to establish with the local community, which will involve supporting the initiatives that are most important to the residents themselves. All collaborations were publicised via the update section of the project's website and the partners social media accounts.

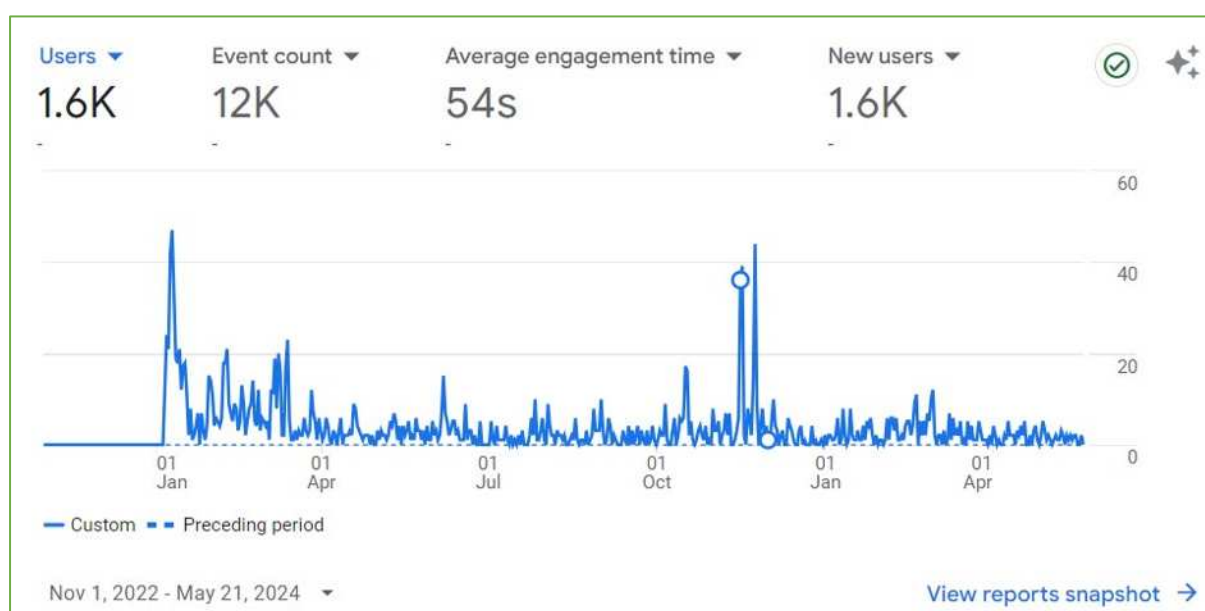


Wind Farm Tour

All residents within a 2km radius of the project were offered the opportunity to visit an operational wind farm. On 28th March 2023 the project website was updated to include an invite to attend a tour of a wind farm. On 25th April 2023 personal invites were emailed and posted to residents who expressed an interest in attending and provided contact details. This was also advertised on the project website. The wind farm visit took place on Friday 12th May 2023 at Kilmeedy Wind Farm.

Website Analytics

The website traffic between November 2022 and May 2024 is displayed below. The website has received over 1000 visitors to date with the average user spending just over a minute on the site reviewing the proposed project's details.



Telephone Consultation

Dedicated project lines (061 975 200 / 086 852 5000) were opened in November of 2023 with business hours of Monday – Friday from 9 – 5 pm for the community to discuss the proposed development with the CLO. This phone number is published on the website and is added to all printed materials. The service remains open to date.

Email Consultation

A dedicated email address: info@tullacondragreenenergy.ie was managed and monitored daily by the project's CLO. All emails received were responded to in a timely manner and phone and in person consultations were offered to those seeking additional support.

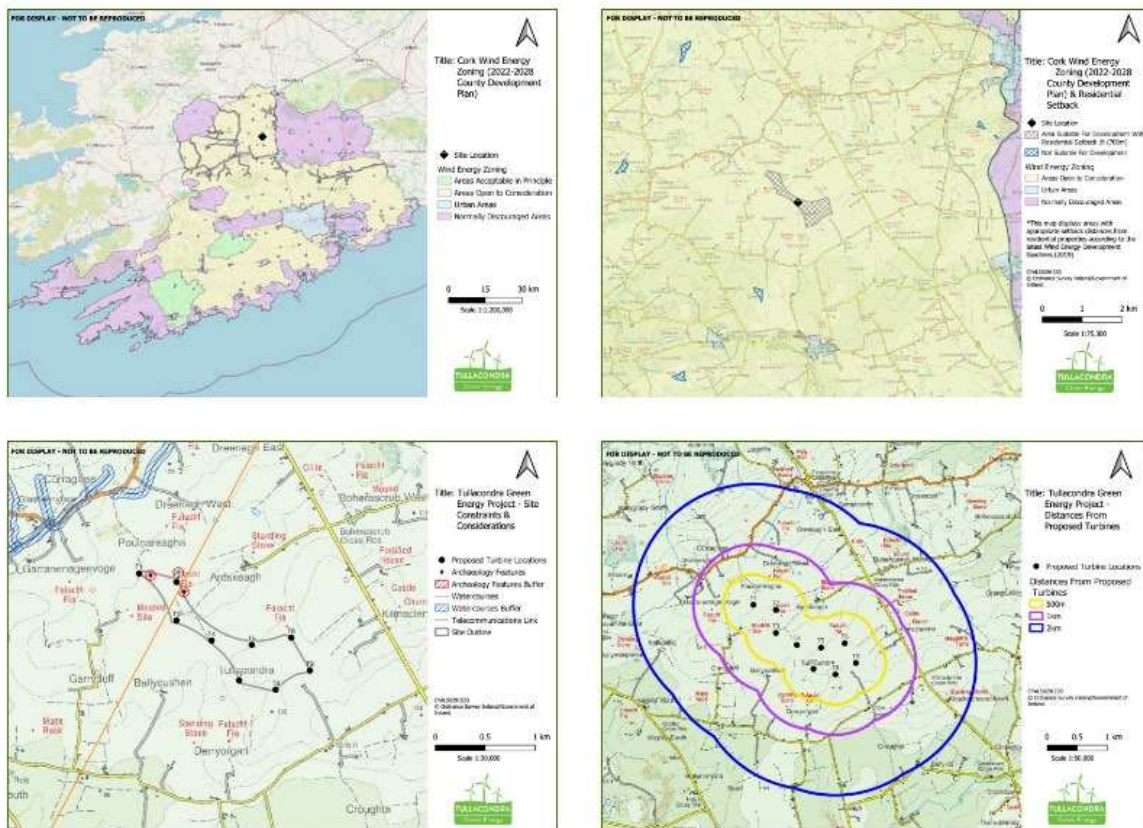
Ongoing Contact

Throughout all stages of the development a dedicated Community Liaison Officer for the project will be contactable by phone and email. The frequency and nature of interactions and communications will be dependent on the stage of development. As the project advances, regular updates relating to the project's status and activity will be posted to the project website and where appropriate, circulated to the local community.

Engagement with the local community through house-to-house calls, return visits to those who didn't answer on the first round to discuss specific issues and the public consultation event that was held in Springfort Hall Hotel on the 8th February 2023 provided the project team with a detailed insight to the primary concerns of near neighbours and the wider community. Additionally, the project team have assessed all feedback from the community and applied this to inform elements of the project design.

House-to-house engagement, telephone calls, email correspondence and the public consultation event was of significant benefit to the project team in understanding the local area, its terrain and biodiversity.

As the project has progressed, local feedback has been utilised to inform the design progression of the site layout, site access and the turbine delivery route. A series of maps were made displayed via the exhibition and online to ensure a thorough visual of the project design was available.



Queries & Mitigations

Noise: Some residents questioned how the proposed development could potentially impact them from a noise perspective, particularly at nighttime, and questioned how noise impacts could be mitigated. The project team assured residents that Tullacondra Green Energy is committed to complying with all relevant noise guideline limits. Tullacondra Green Energy will ensure the project is constructed and operated to minimise noise. We have conducted extensive surveys during the pre-planning process to demonstrate that the proposed turbines will not exceed legislated noise levels. During the site optimisation process the wind turbine layout was designed so that noise levels at nearby residential properties will not be in breach of national planning guidelines. The World Health Organisation has published its Environmental Noise Guidelines for the European Region in which recommendations are made for wind turbine noise. The recommended level of noise produced should be below 45 dB. The current guidelines in Ireland and the UK, which are in line with international best practice, are set at between 35 and 45-dB dependant on the time of day and background noise.

Shadow flicker: Residents and members of the public raised queries about the potential impact of shadow flicker. In response to this and in line with recommendations of the Draft Revised Wind Energy Development Guidelines (2019), Tullacondra Green Energy has committed to eliminating adverse shadow flicker (allowing for a short period of time before the turbine(s) stop rotating once the conditions above are met) through the design process, set-back distances and implementation of mitigation measures.

Visual: Throughout the consultation process queries were received from the local community regarding potential visual impact. The project team confirmed that these concerns would be taken into consideration during the design phase and the placement of turbines would aim to reduce visual impact as much as possible, particularly on residents in close proximity to the development. Indicative turbine layout maps, showing the proposed turbine locations and the distances from properties were shared at the Public Exhibition event and are also available on the project's website.

Traffic & Construction: Queries were raised by residents living along the proposed turbine delivery and construction traffic route. There is the potential for disruption during the construction phase of the project for short periods of time, however, this will be managed by the project's Traffic Management Plan.

Climate Change: Several residents asked for further information on the effect of Climate Change and the below informational brochure was issued.

Equestrian Impact: The project area is popular for equestrian activities. In relation to horses and wind farms, at present, there is no specific, validated research that confirms any impact on equine health in relation to wind developments. There are many wind farms in operation that are on or in the proximity of, working equestrian centres and stable yards. Residents with this query were referred to Newtown Stables, part of Ballywalters Stables, as an example of an equine business that has an operational wind farm on its premises, located outside of Kilmuckridge in Co. Wexford.

Key Statistics:

The community team called to 42 houses within the vicinity of the proposed project.

20 residents engaged directly with the community team during the initial face-to-face meetings. This was further supported via email, telephone calls and additional door-to-door visits.

An online survey was available (1 response received) and printed feedback forms were available at the public exhibition (20 recorded).

Where residents were unable to access the website, printed versions of all documents were posted and, in some cases, hand delivered to the requestee.

Houses Visited	42	Surveys Received	21
Houses Answered	20	Exhibition Attendees	74
Houses Unanswered	22	Website Visits	1000+

In addition to the above, the CLO has conducted significant face-to-face, and phone conversations with residents to date to ensure all project information was shared with the community.

The project website has received over 1000 visits at the time of writing the report. The average user engagement time lasted over 1 minutes which indicates that users found the online material engaging and informative. A project survey was also available on the site for users to provide feedback on the information reviewed on the site.

Sentiment Analysis

Each interaction that took place over the consultation period with a resident via phone, email, survey, or face to face was ranked in terms of attitude towards the project, be it positive, negative or neutral. This data was then used to create an overall 'sentiment' analysis.

The sentiment analysis based on the queries received is broken down as follows:

- Positive or Neutral towards the development - 80%
- Negative - 20%

Overall comparisons can be drawn against the SEAI survey *"Insights on the attitudes to commercial wind and solar energy farms in Ireland"*, where 73% of respondents who live <1km from a RESS1 wind project hold positive or very positive attitudes towards wind energy.

Sustainable Development Goals (SDGs)

The Tullacondra Wind Farm exemplifies the United Nations Sustainable Development Goals (SDGs) by advancing clean and affordable energy, combating climate change, and promoting sustainable communities. Aligned with SDG 7, it harnesses wind power to produce renewable energy, reducing dependence on fossil fuels and lowering greenhouse gas emissions, directly supporting SDG 13 on climate action. The project also creates local employment opportunities and stimulates economic growth in the region, contributing to SDG 8 on decent work and economic growth. Furthermore, by fostering sustainable energy infrastructure, the proposed Tullacondra Wind Farm has the potential to aid in building resilient and sustainable communities, resonating with SDG 11, supported by the community benefit fund. Its emphasis on clean technology and environmental stewardship underlines a holistic commitment to sustainability and global ecological health.

Conclusion

Community engagement and public consultation has been on-going for over 14-months, with a dedicated CLO, who performed door-to-door house calls, issued information letters and leaflets, and was available via phone and email, to ensure that residents were thoroughly informed of the proposed development.

In addition, a dedicated website that acts as a central information hub and contains downloadable versions of all circulated materials is available. Over 1000 visits have been recorded on this website since its launch in November 2022 and the site will continue to act as the key information source. It will be updated regularly to keep the community informed of any relevant progress with the proposed development.

The structure of the engagement process and methods used has allowed for open engagement between the residents and the project team.

Tullacondra Green Energy have met the requirements of the 2006 regulations and have also followed industry best practice by preparing and submitting this Community Report as part of this planning application. Both the 2006 Wind Energy Development Guidelines and the 2019 Draft Revised Wind Energy Guidelines have been taken into consideration in the approach to community consultation for the proposed development.

We believe that we have demonstrated a considerable commitment to engaging with the residents throughout the pre-planning process. By proactively engaging with the residents through a variety of mediums, Tullacondra Green Energy has shown a genuine desire to create a development that aligns with the needs and preferences of the community. Tullacondra Green Energy's responsiveness to community input and feedback underscores our commitment to transparency and accountability.

Through the availability of all information via print and online resources, a public exhibition, one-to-one meetings, surveys, and other engagement initiatives, we have offered multiple opportunities for residents to express their thoughts, concerns, and aspirations.

We welcome continued engagement with residents as the planning application progresses.