Cush Wind Farm
Phase II

Environmental Impact Assessment Report

Annex 1.8: Community Report

Cush Wind Limited

www.galetechenergyservices.com

COMMUNITY CONSULTATION &
STAKEHOLDER ENGAGEMENT REPORT



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1.0 Introduction

This Community Consultation and Stakeholder Engagement Report has been produced by Cush Wind Limited to meet the objectives for the Cush Wind Farm (CWL) for the proposed Cush Wind Farm Phase II project. It outlines the approach to ongoing community engagement during all phases of the proposed development and demonstrates the commitment to meaningful consultation with local communities and stakeholders.

The purpose of this report is to transparently demonstrate the approach CWF has taken since project inception and to outline the principles and objectives of the approach to consultation and stakeholder engagement.

This report specifically relates to the development phase of the project and includes a detailed Community Engagement and Stakeholder Management (CESM) plan including references to the construction and operational phases. This plan will be continually reviewed and updated throughout the lifetime of the proposed development.

This report has been prepared in line with the requirements set out in the *Draft Revised Wind Energy Development Guidelines 2019*[1] *(Draft WEDGs) and the Guidelines for Community Engagement (2016)*[2]. The draft WEDGs state that wind energy developers "*… are therefore now required, in advance of submitting applications for permission, to take active steps to: inform local communities as they begin to develop their proposals; take the views of local communities into account in designing their proposals; demonstrate what practical effect that process of engagement has had; and, set out how the project will perform as a good neighbour in the context of the long-term economic and social development of the community or communities within which it is situated".*

It is acknowledged that active consultation and dialogue with the local community from an early stage is a vital part of any proposed wind energy development.

1.1 Background to Community Consultation

Prior to the commencement of community consultation, CWL team organised and undertook a series of internal community consultation workshops to develop a Community Liaison Strategy. These workshops were arranged to educate CWLI personnel and to develop community consultation skills for those who have and will continue to work with the community on the ground. The Project Manager, Community Liaison Officers, and members of the assigned community engagement team participated in the workshops. On the back of the community consultation workshops, CWLI developed a toolkit for stakeholder engagement as part of the Community Liaison Strategy which has been utilised throughout this consultation process. In accordance with the General Data Protection Regulations (GDPR) 2016, this information cannot be made publicly available.

This report sets out how CWL carried out the community consultation process in the area of the proposed wind farm. CWL team have carried out extensive consultation in relation to the proposed

[1] Draft Revised Wind Energy Development Guidelines (December 2019)

[2] Code of Practice for Wind Energy Development in Ireland - Guidelines for Community Engagement issued by the Department of Communications, Climate Action and Environment (2016)

development with members of the public, including residents, business owners, community groups, schools, church bodies and local political representatives. The objective of the community consultation process has been to ensure that the views and concerns of the local community have been addressed and considered in the project design process.

In accordance with the *Guidelines for Community Engagement* (2016), Ms. Deirdre Keegan (Galetech Energy Developments) was appointed as Community Liaison Officer Team (CLO) for the proposed CWL. The CLO has the authority to make publicly available full, clear and comprehensive information about the project during key milestone stages of the proposed development and the resources to receive, record, investigate, respond to and address queries and complaints during the various stages of development and operation.

1.2 Objectives of Community Consultation

The overriding philosophy of CWL is to manage communications and to proactively disseminate information in a planned and systematic manner, to consult with stakeholders at key stages of the project life cycle, and to continuously evaluate the effectiveness of the strategy and make adjustments to increase its effectiveness over all phases. The objectives of this plan are therefore as follows:

- Describe the approach to community engagement and stakeholder management for the project
- Identify how community engagement and stakeholder management issues pertaining to the proposed development have been managed to date
- Identify the main stakeholders, their issues and concerns, influence, and participation levels; and
- Identify key messages used in communicating with stakeholders and the project phases where they are likely to be impacted or interested.

This plan identifies activities that will facilitate a flow of information between CWL, the community and stakeholders throughout the life of the project. The plan will be regularly reviewed and will continue to be iteratively shaped and adapted to reflect the needs of the community and key stakeholders as the consultation develops and changes and new issues emerge.

2.0 Consultation Process

The approach to consultation adopted by CWL comprised a range of methodologies including:

- Dedicated project community liaison officer – one to one meetings
- Consultation with local elected representatives
- Door-to-door visits to local residences
- Conversations with the local groups, committees & local representatives, where appropriate
- Project website: www.cushwindfarm.ie
- Public consultation clinics
- Freephone call back service, e-mail, letter & brochures
- Print and radio adverts in local media

It is important to recognise that local representatives and residents in the local area to Cush Wind Farm were contacted initially in February 2022 as part of Cush Wind Farm Consultation. As part of the community plan for Cush Wind Farm (An 11 turbine project) all residents, groups and local representatives were informed at various times throughout 2022 and 2023 regarding this project. The proposed layout was reduced from 11 turbines to 8 turbines following the completion of further technical and commercial assessments.
Individuals were informed that the remaining three turbines would be progressed as part of a future planning application, subject to further assessment.
This is the application now being brought forward and this report sets out the consultation in relation to the proposed three turbine development.
The appendices reproduce consultation materials as issued at the relevant stages of project development. Certain project details subsequently evolved as the design and environmental assessment progressed. The final project description is set out in the Environmental Impact Assessment Report and accompanying planning application documentation.

2.1 Consultation with Local Representatives

Local elected representatives within the Offaly Municipal District were initially contacted by email in March 2026, to provide an outline of the proposed development and to obtain initial feedback. The email correspondence (See **Appendix 1**) included detailed information on the proposed development, including contact details for further engagement. As part of the outreach to the local representatives, a brochure on a proposed substation was also included (See **Appendix 2).**

Oireachtas members and councillors from the Offaly Municipal District were consulted and information brochures were provided. A decision was made to also include the substation brochure, as some residents overlap between the turbines and the substation location. For clarity, the substation application does not form part of this planning application and will be submitted separately at a future date.
Local Representatives were contacted on the following dates via various means of communication:

• **18.03.2026** – Email regarding three turbine project and substation
• **03.06.2026** – Text message advising clinic in Birr Golf Club

2.2 Consultation with Local Community

Whilst it is noted that community consultation is currently not a statutory requirement, it is an important element of the project and, as noted above, CWL recognise the importance of an extensive community consultation process and the benefit that community involvement brings to the proposed development as a whole. CWLI have also been mindful of the requirements set out in the draft WEDGs.

The first point of contact for the community consultation process was the CWL website. This was published in March 2026 (www.cushwindfarm.ie)
The website was live as point of contact throughout. It has been updated on a regular basis at various stages since its launch as information has become available throughout the project design and assessment process. This website also has a list of frequently asked questions for stakeholders to reference.

At the initial stages of the community consultation process, door to door visits commenced. This was in March 2026. A flyer (see **Appendix 2**) with details of the proposed development, website address, timelines and milestones and contact details for the CLO was handed out on these door to door initial contacts. The targeted engagement was with residents within a 2 kilometre radius of the development.

At this first initial contact, local residents were advised of the intention to develop the 3 turbine project as spoken about previously. Residents were provided with details of the project. They were also advised of the intention to carry out community consultation meetings and details of where to find out further information. All residents were provided with contact details of the community engagement team who could be contacted with any further queries.

A total of 146 houses were visited during this part of consultation. A "Sorry I Missed You" note was left with every household with no response at the door. The 146 houses were made up of 106 dwellings for the initial permitted 8 turbine project, 22 additional dwellings for the proposed 3 turbines and 18 houses additional for the proposed substation in Ballaghanoher. (Following technical engagement with ESB/EirGrid, it was established that this substation was not technically feasible at this time and the local residents who attended the clinic and made contact, were informed of this in August 2026)

During the consultation process any resident who was initially contacted by CWL but who made a direct request to be removed was duly removed from the mailing list. These wishes were respected with regard to any future information mailing.

Clinic

CWL team prepared a local meeting & advertised this meeting via our website, radio, local newspaper & banner on their newspaper website (see **Appendix 3**).

The clinics were held on a one-one basis by appointment only. There were 4 members of the CWL community team and up to 2 members of each household at any given time. (see **Appendix 4**)

Clinic details were offered as follows:

Birr Golf Club	**Thursday**	**4th June 2026**	**Time: 12- 8pm**

At this clinic, local residents were advised of the intention to develop a wind energy project in the area and were provided with the design details of the project. They were also advised of the details of where to find out further information. All residents were provided with contact details of the community engagement team who were available to answer any further queries. Residents were also shown a draft design layout.

Photomontages were also produced for the draft plan for purposes of this clinic in order to supply a visual representation of what the proposed wind farm would look like in the community (see **Appendix 5**).

If any local residents were unable to make any consultation date and an individual house call, was offered.

It is important to note that as part of the consultation events, copies of maps and leaflets were made available to the clinic attendees.

Attendees had the opportunity to provide their name and contact details.

Telephone consultation

In addition to the measures outlined above a dedicated freephone number (1800 140 240) for the proposed development was launched in March 2026 . This was a main telephone line for the local community to contact should they have any queries, comments or requests for a call-back regarding CWL.
The phone line enabled all residents or community members to have direct access with the CLO and indeed any member of the project team. This line has been open in conjunction with the launch of the website and has remained open. All requested information via this method has been responded to depending on availability of the information required at the time of its request.

Email Consultation

A dedicated email address (clo@cushwindfarm.ie) was also launched in March 2026. This email address provided the local community with another method of contact. Queries, comments and requests received via the email address have been dealt with in the same manner as telephone queries where all communications were responded to.

2.2.1 **Promotion of Public Consultation Clinic Event**

As identified above, CWL hosted a consultation clinic in June 2026. A number of mechanisms were used to promote the consultation clinic events including radio advertisements, local paper advertisements and an advertisement on the dedicated website along with a banner across the webpage. While doing door to door, residents were informed of a clinic later in the year and told where it would be advertised.

An offer of a personal call out to the home of a person who was unable to attend the clinic, but required further information was also provided.

2.2.2 – **Clinic Consultation Event**

The public consultation day took place Birr Golf Club 12 noon until 8 p.m. on the 04 June 2026.
The venue was chosen due to its location & previous history with the 8 turbine project information sessions. Timings were designed to allow as many people as possible to attend.

The clinic attracted a minimal number of people who did fully engage the members from CWL's community engagement team. Over the course of the day, the appointment schedule was booked with 3 slots of 2 participants. This left appointments available for any walk ins to be facilitated. All participants chose to leave contact details on file for future correspondence and agreed to be contacted with further updates on the proposed development. The clinic attendees were shown a visual power point presentation (see **Appendix 6**).

2.2.3 **Public Consultation Overview/Issues Raised**

As part of this members of the public were invited to make comments, raise any concerns and opinions regarding the proposed development. The public consultation overview and issues raised includes door to door, phone calls, emails and clinic feedback.

2.3 **Impact of Community Consultation on Proposed Development**

The main issues raised during the consultation process are as follows:

- Community Funding / Near Neighbour payments
- Reason for leaving the 3 turbines out of Cush Wind Farm application
- Why are there so many turbines in one area?
- Noise Levels
- Cost of Electricity (Not going down even though we have a lot of renewable energy)
- Will we build out the 8 turbines and the 3 turbines together as one project?

The feedback received from the public consultation process has been a key contributory factor in shaping and influencing the design process of the proposed development, in conjunction with scoping activities and environmental evaluations.

As identified above, some key issues have been highlighted during the public consultation phase. These issues are outlined below.

2.3.1 **Community Funding/ Near Neighbour Payments**

The CWL project team spoke to numerous residents about the impact of the project locally.

A commonly asked question is how CWL would give back to the community.

The CWL project team spoke to community groups and local residents to inform them of the fund. We initiated conversation and to encourage stronger interaction and positive engagement with the communities we work in. The funds will be available to support projects that are aligned with the needs of the local area. The CWL team are committed to develop social and economic benefits in the locality.

Residents were also pointed to the “Community Hub” on the Galetech Group website to inform thoughts and ideas that could be brought forward for the area. It was abundantly clear that the residents had a certain level of knowledge on funding as a Community Plan has already been developed and in use.

The CWL team has committed to engaging with locals to enable plans to progress and new ideas to be brought to the table

As with all renewable energy projects, a near neighbour payment scheme will be in place. As a result of feedback at consultation on the cost of electricity, the scheme was reviewed and the enhanced arrangement described at 2.5.3 was adopted.

2.3.2 **Reason for leaving these 3 turbines out of Cush Wind Farm Phase1 planning application**.

While there were many specific general queries regarding the CWL project, the reason why eight turbines were applied for instead of eleven came up as a re-occurring subject.

The original project was conceived as an 11 turbine wind farm. As the project evolved, the development was phased, with the initial planning application compromising of eight turbines. The remaining three turbines were paused and residents were advised during consultation that they would be brought forward through a future planning application. Time restraints and various other reasons led to this decision. This report supports that next phase of the project.

Due to the nature of this addition, a follow up question of "Will Galetech be adding more?" was asked. Residents were informed that we would not be adding more to the Cush Wind farm & Cush Wind Farm Phase II project.

2.3.3 – **Why are there so many turbines in one area?**

The aim of this research was to initiate the conversation and to encourage stronger interaction and positive engagement with the communities we work in.

In response to this question, the CWL project community team explained that Cush was located in a favourable wind resource area and the Offaly County Council Wind Strategy identifies this area as suitable in principle.

Landscape characteristics also allow turbines to work well in this area.

2.3.4 - **Noise Impacts**

Noise was again a common theme of the consultation process. Where concerns were raised, CWFPII team were able to advise interested parties that noise levels would be compliant with the limits set out in the Wind Energy Development Guidelines. In addition, CWFPII also advised that the development would be required, by law, to comply with any planning conditions set out by the Planning Authority.

2.3.5 **Cost of Electricity, even though we have a lot of renewable energy.**

An understandable question that was repeatedly asked, was about the cost of electricity.

In answer to this, it was communicated that electricity prices are influenced by a range of factors and not only the amount of renewable energy in an area. While it is one of the cheapest forms of electricity to generate, the bill includes grid upgrades, networks charges along with other levies.
Wind energy helps keeps prices lower than they otherwise would be.

It was also discussed that wind energy helps reduce Ireland's reliance on imported fossil fuels and can lower wholesale electricity when possible.

2.3.6 **Will we build the 8 turbines and the 3 turbines together as one project?**

Due to concerns about double the interruption on roads, some residents raised a query on if the 2 separate applications would be built separately or as one project.

In response, it was indicated the eight turbines received planning permission in November 2024. Phase II is now being progressed as a separate planning application to Offaly County Council. It is the intention for the permitted eight turbines and the proposed three turbines to be built out in the same construction window.
No final construction schedule has been confirmed. A commitment to work with the local residents was made when this time comes.

2.4 **Ongoing consultation**

Contact details of the community engagement team have been provided to the public throughout the door to door consultations, via letter and at clinic events. They have been shared in the local newspapers and advertised on local radio.

CWL launched a dedicated project website: www.cushwindfarm.ie. The website is an additional communication channel to inform members of the public about the proposed development and regular updates online were provided. Details for the proposed location, layout drawings and dedicated contact details for the project can be found on the website.

The CWL community engagement team have a CLO on hand at all stages and into the future to answer any questions, queries or comments.

2.5 **Socio- Economic Benefits**

CWL acknowledges that the Code of Practice for Wind Energy Development in Ireland stipulates that wind energy developers should identify enduring economic and socio-economic benefit to the communities concerned from the proposed development.

These benefits which were expressed in brochures, in consultation clinics and door to door visits, are explained further in the sections below.

2.5.1 **Short Term**

At Local Level, it will ensure the continuity of enterprise and employment in the area. It is expected that up to 140 workers would be employed at peak, when the project is constructed alongside the permitted Cush Wind Farm Phase I.

It will also in turn have a beneficial effect on the local economy through the generation of local expenditure in local shops and service providers.

2.5.2 **Long Term**

Employment

Once operational, the wind farm will support long term, high quality jobs in operation and maintenance as well as ancillary functions.

This will, in turn, have a beneficial effect on the local economy through the generation of local employment and the potential for increased expenditure in local shops and service providers.

Rates
Once in operation; rates, estimated to be between €320,250 and €378,000 per annum, that will be paid by CWFPII to Offaly County Council, will support the provision of local services in respect of public infrastructure. This substantial payment will result in benefits to the community such as upgrading roads, waste water facilities, water supply infrastructure, community facilities and amenities.

In the wider midlands region this new proposed development will help to meet the rising demand for electricity especially renewable electricity, resulting in renewed economic growth in the midlands.

Our proposed Cush phase II Wind Farm project will also play a key part in reducing our total national greenhouse gas emissions. In doing so, it will reduce our dependence on external energy sources and help to improve our energy security of supply.

2.5.3 **Neighbour Scheme**

Community Benefit Fund (CBF) fund allocations/RESS Good Practice Principles broadly require:

- €1000 per year is paid to each household within 1km(following public consultation, the scheme was reviewed to the enhanced arrangement described below).
- At least 40% of the fund supports community initiatives aligned with the UN Sustainable Development Goals
- Up to 10% may be used for administration
- The remaining balance funds local projects

Based on this, and after conversations in consultation clinics with local residents, a “sliding scale” method was produced with those living the nearest to the wind farm gaining more household payment than those living further away.

Non-involved houses within 1km of Cush Wind Farm will receive €2,000 per house.

Houses from 1km – 2km of Cush Wind Farm will receive a sliding scale amount of between €1,983 - €514.

A total of 121 residents are to benefit from this near neighbour scheme. This near neighbour scheme has been developed to encompass the eight permitted turbines together with the three additional turbines currently proposed.

2.5.4 **Community Benefit Fund**

CWL is committed to operating a community benefit fund in accordance with Wind Energy Ireland best practice and it will be available to the community at a rate of €2 per megawatt hour (MWh).

The fund will be administered by an independent charitable trust on behalf of CWL. The fund will be designed in conjunction with the local community to meet local needs and prioritise sustainability goals.

Local community groups will be invited to submit funding requests to the committee and preference will be given to local projects, thereby contributing to the vitality of the local population, and to projects which are considered to represent an environmental benefit or incorporate a renewable energy element into the project. This fund will be made available, and distributed annually, in accordance with RESS.. Any funds not spent within the corresponding year, will be rolled over to spend the following year. A full transparent record of all projects funded will be made publicly accessible.

On door to door and at clinics, local residents were informed proximity payments are taken from this community benefit fund.

2.6 Community Commitment

Throughout the consultation process, members of the public spoke openly about the project's impacts and benefits. In these conversations, some residents approached the CWL team requesting funding or sponsorship for local events, and each request was considered on a case-by-case basis as it arose.

An example of this was Sponsorship of St.Rynaghs Girls GAA (see **Appendix 7**)

A further commitment was made in August 2026 to upgrade and enhance a walking track at the GAA grounds.

2.7 **School and Education Outreach**

As part of the wider community engagement programme, the project team visited a local primary school in the vicinity of the proposed development to provide pupils with information on renewable energy and wind energy. (see **Appendix 8**)

During the visit, the team were welcomed and gave 2 separate talks to approximately 70 students covering different forms of renewable energy, how renewable energy is generated and the role of wind energy in Ireland’s transition to a more sustainable energy system.

Pupils were provided with wind turbine printouts which could be assembled to create their own model turbines. (see **Appendix 9**).

This visit forms part of the project’s broader community outreach

3.0 Conclusions

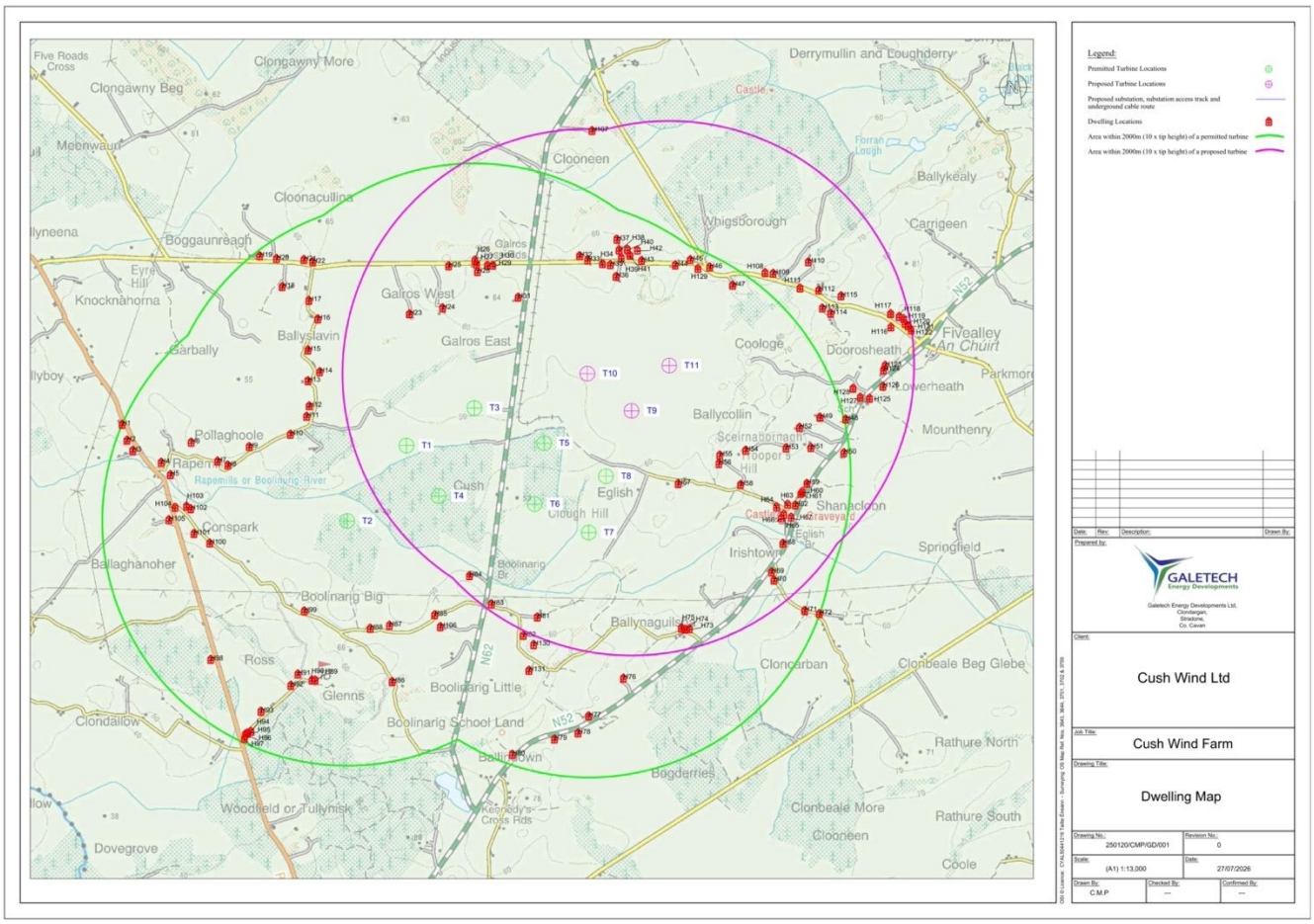
CWL has actively engaged, consulted and maintained dialogue with the local community and other stakeholders during the pre-application of this project. The consultation process has been an extremely valuable exercise and has provided a detailed and enhanced understanding of the key issues and concerns of the local community, which have ultimately helped shape the final project design.

The objective of the public consultation process was to ensure the widest possible consultation with individuals, communities and other stakeholders from the commencement of the project in observance with the best industry practices. This consultation has been an extremely positive and valuable experience for all involved. It has given the project team a pathway to understanding key issues and concerns. Every effort was made to identify those to engage with, in a flexible and facilitative manner, in order to build strong and effective relationships with those that will live in the wider vicinity of the proposed wind farm.

Community engagement will be maintained throughout the different stages of the project, right through construction to the entirety of the operational phase and through to decommissioning.
During the planning and consents stage, the CLO will remain available to the community in relation to any local issues and requirements that may arise and respond in a timely manner. It is intended that this best-in-class approach to good-neighbour community consultation will be continued throughout the construction and operation stage.

CWL will eagerly prioritise community issues, particularly during construction phase e.g., advance warning of any temporary road closures, management of traffic flows and execution of all required mitigation measures and will keep the local community apprised of the net economic benefits of the project, particularly for the local community, through advertisements, letter drops and periodic updates on the website.

4.0 **Consultation Map**



COMMUNITY CONSULTATION

APPENDICES



GALETECH
ENERGY DEVELOPMENTS

Appendix 1 –Email to local representatives

Cush Wind Farm

DK **Deirdre Keegan** Wednesday 18 March 2026 at 12:21

To: pormond@cllr.offalycoco.ie

CUS001EXT-MKT-W... 3.3 MB | Cush-MKT-FLYER-o... 2.4 MB

Download All • Preview All

You forwarded this message on 18/03/2026, 12:23. Show Forward

You forwarded this message on 09/04/2026, 20:18. Show Forward

Dear Cllr. Ormond,

I hope this email finds you well.

I am mailing about Galetech Energy exploring the potential for phase 2 of the renewable energy development in Cush, Co. Offaly. Part of this renewable project includes a Substation and Grid Route.

I have attached 2 brochures that I will be going door to door with to local residents.

It is important to point out that there are significant local benefits to be gained through these projects. If successfully consented and built, there will be a substantial Community Benefit Fund and significant rates contributions to the County Council.

We will continue to engage throughout the process and will have more door to door and one on one meetings in the coming months.

The website for this project will be live in the coming days.

Should you have any further questions at this time please reach out to me on 087 1163978.

Kindest Regards,

Deirdre Keegan
Community Liaison
Galetech Energy Developments

E: Deirdre.Keegan@galetechenergy.com

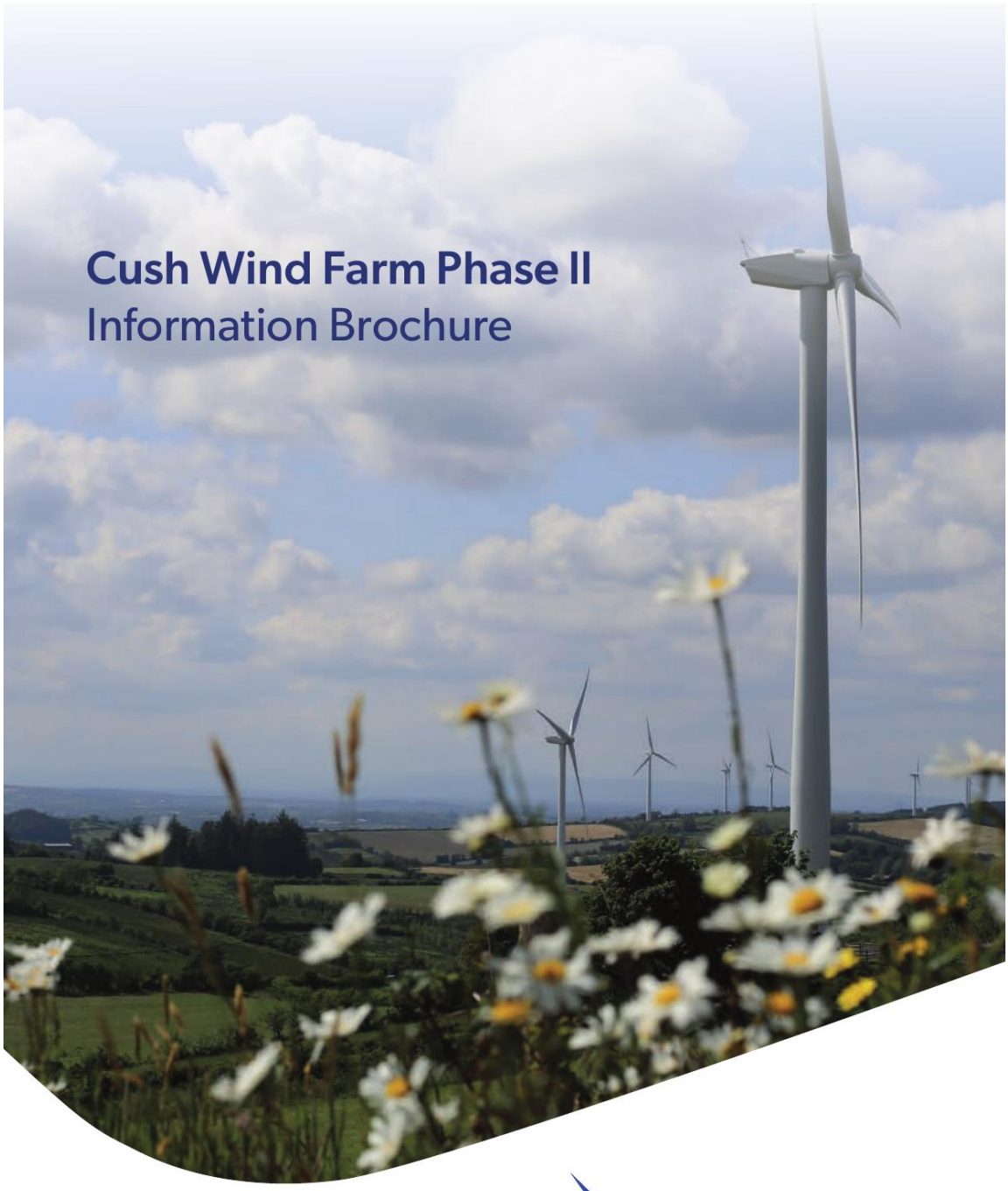
T: + 353 (0) 87 1163978



Please note: My working hours may differ from yours, so there's no need to feel obligated to respond outside of your regular schedule.

This communication contains information that is confidential and may also be privileged. It is for the exclusive use of the intended recipient(s).

Appendix 2 –Initial Phase 2 Flyer & Substation Flyer



GALETECH
ENERGY DEVELOPMENTS

Dear Householder,

Galetech Energy Developments, is writing to inform residents of continuing work on the consented Cush Wind Farm. We are further progressing plans for a proposed Cush Wind Farm Phase II located east of the N62.

As previously communicated, the Cush Wind Farm Phase I was originally proposed as an 11 turbine project and received planning for 8 turbines in November 2024. The remaining 3 turbines were paused at that time and we are now progressing plans for these turbines. The project site is located in the townlands of Galros East, Whigsborough, Ballycolin, Eglish, Cush, Boolinarig Big, Glenns, Ross, Ballaghanoher, and Kilnaglinny, County Offaly.

Since 2020, we have been carrying out detailed surveys and technical studies to assess the feasibility of the site. As we move into the next stage of development, we would like to continue open engagement with the local community to gather your views and feedback. We are committed to keeping you informed as the project progresses towards a planning application submission, which we expect to commence in 2026.

As before, we will engage with the community through:
- Door-to-door consultation with all homes located within 2km of the proposed wind farm
- A dedicated project website: www.cushwindfarm.ie
- Public information events
- One-to-one meetings, where requested

Over the coming months, you will have the opportunity to speak to Deirdre Keegan, our Community Liaison Officer, who will be calling to provide updated information on the project and to listen to any questions or concerns you may have.

We currently expect to submit a planning application Q3 2026. In the meantime, if you have any questions or would like further information, please do not hesitate to contact our project team.

Yours sincerely,
James Carville
Cush Wind Farm Project Manager



Meet the team

Since 2009, Galetech, developed over 300 MW of onshore wind projects in Ireland. The table below outlines the current development pipeline.

Galetech Energy Developments

Galetech Energy Developments (GED) are part of the wider Galetech Group, an Irish-owned renewable energy company in business for over 25 years with headquarters in Stradone, Co. Cavan. The team comprises over 160 people, supporting projects from early feasibility and planning through construction, operations, asset management and maintenance - helping utilities, developers and industrial partners reduce carbon emissions, optimise performance and meet sustainability goals.

Wind Energy - Climate Action

Government policy has set a target for 80% of the electricity we consume by 2030 to be generated from renewable resources. Wind energy will be the main component of Ireland's renewable electricity by this time in order to play its part in achieving the European climate and energy ambitions.

Environment

Wind power is a low-carbon energy source. When a wind turbine generates electricity it produces virtually zero carbon emissions. The development of clean wind energy avoids significant carbon dioxide (CO2) pollution. Wind energy continues to play a major role - after meeting up to 36% of Ireland's electricity demand in recent years, it generated roughly one-third of electricity in both 2024 and 2025.

Operational Project

Project	MW	Wind/Solar /Battery	Location
Spion Kop	1.2	Wind	Roscommon
Edrans	3	Wind	Cavan
Mountain Lodge	31.5	Wind	Cavan
Oldmill	16.1	Wind	Monaghan
Carrickallen	20.5	Wind	Cavan
Taghart	25.6	Wind	Cavan
Cloghan	34	Wind	Offaly
Drumlins Park	50	Wind	Monaghan
N. Ireland	2	Wind	N. Ireland
Bracklyn	65	Wind/ Battery	Westmeath

Planning Consented

Project	MW	Wind/Solar /Battery	Location
Tullynageer	11.5	Wind	Monaghan
Mountain Waters	28.5	Wind	Monaghan
Roxborough	5	Wind	Roscommon
Pinewood	45	Wind	Kilkenny/Laois
White Hills	50	Wind	Kilkenny/Carlow
Seven Hills	122	Wind	Roscommon
Astee Solar Farm	5	Solar	Kerry
Cootehill Solar Farm	9	Solar	Cavan
Cush Wind Farm	58	Wind	Offaly



James Carville
Project Manager
Galetech Energy Developments



Steven Drury
Land Management/ Community Liaison
Galetech Energy Developments



Deirdre Keegan
Community Liaison
Galetech Energy Developments



Jessica Smyth
Assistant Project Manager
Galetech Energy Developments



Proposed Project Introduction

Cush Wind Farm Phase II is a proposed wind energy development comprising of 3 wind turbines with blade tip heights of up to 200m, each expected to generate around 6.0-7.2 megawatts. The project includes turbine foundations, access tracks & underground cabling connecting back to the permitted control building in Phase I.

The project site is located, approximately 4km north of the town of Birr. Collectively, these 3 turbines are expected to generate enough renewable electricity to supply approximately 11,620 households annually, totalling approximately 42,600 for the 11 turbine project.

Environmental Impact Assessment

As part of the planning process, we are carrying out a comprehensive Environmental Impact Assessment. We are consulting with all the relevant statutory and environmental bodies and have appointed a team of specialist consultants, including an ecologist, visual impact consultant, community liaison officer, noise engineer, hydrologist and other technical experts. Once the necessary surveys and assessments are complete the results will be compiled into an Environmental Impact Assessment Report which will be made available www.cushwindfarm.ie

Project Timeline & Milestones

Milestone 1 - March 2026

- Cush Wind Farm Phase II Project Introduction & circulation of brochure to residents within 2km of the project study area
- Launch of the project information on website www.cushwindfarm.ie
- Detailed environmental and engineering studies continue

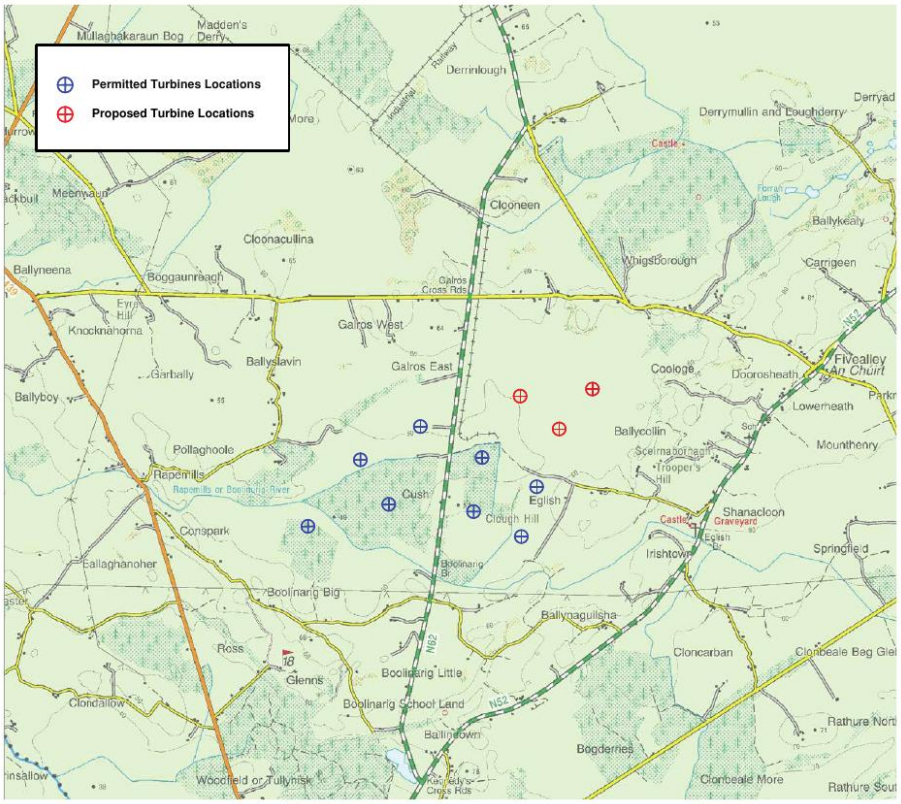
Milestone 2 - Q2 2026

- Progress update on design and door to door consultation within 2km
- Detailed environmental and engineering studies continue
- Public information event – (Venue TBC)

Milestone 3 - Q3 2026

- Progress update on design and planning application timelines and door to door consultation within 2km
- Proposed planning application submission to Offaly County Council - Cush Wind Farm Phase II Q3 2026

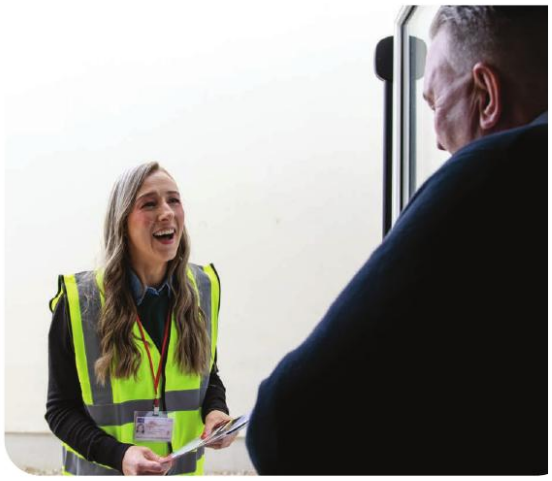
Cush Wind Farm Draft Layout



Cush Wind Farm Phase II currently includes sections of Coillte property in its proposal in addition to other third-party lands. If you have any Coillte related queries about the proposal, please contact Coillte: lsinfo@coillte.ie

Community Engagement

Cush Wind Farm Phase II community liaison team is committed to engaging with the local community. We welcome your questions, feedback and comment on the information provided in this newsletter or through any of our contact channels. Our staff are available to discuss the project in more detail via, freephone, email, website, door-to-door engagement and clinic visits.



For further information, please contact
Deirdre Keegan,
Community Liaison Officer (CLO)
Freephone: 1800 140 240
Email: clo@cushwindfarm.ie
www.cushwindfarm.ie



Birr Christmas lights illuminations



Sponsorship of the Relay around the parish fundraiser


Speech in St.Brendans school



Sponsorship of Drumcullen Camogie Team

Frequently Asked Questions

Noise - Will the wind farm be noisy

The blades of a wind turbine make a gentle "whooshing" sound as they pass through the air. When planning a wind farm, detailed noise studies are carried out to decide where turbines should be located so that any noise at nearby homes is kept within strict national guidelines. In practice, typical wind farm noise levels at houses are around 35-45 decibels - similar to the background sound in a quiet office and generally lower than the hum of a fridge in a kitchen.

Shadow Flicker - Will my home be affected?

Shadow flicker happens when the sun is low in the sky and the rotating blades of a turbine cast a moving shadow over a house or garden. A detailed shadow flicker assessment is carried out as part of every planning application. For this reason, we design the turbine layout to avoid or minimise the potential for shadow flicker in the first place. The 2019 Draft Revised Wind Energy Development Guidelines propose that projects prohibit any shadow flicker occurring.

To eliminate shadow flicker, we install light sensors on the turbines to measure when the sun is shining strongly enough and at the right angle for shadow flicker to happen. Using this information, and accurate time-based calculations, the turbines can be shut down automatically at specific times so that shadow flicker does not occur.

Will local residents get free electricity?

While the project will not provide free electricity, it will include an annual "near neighbour" payment for homes within a 2km radius of each turbine as part of the overall community benefit fund.

Can land underneath a wind turbine still be used for farming activity?

The answer is yes: farmers across Ireland continue to rear livestock and grow crops on land where wind turbines are located. There may be some temporary disruption during the construction phase, but once the wind farm is operational, normal farming activity can continue around the turbine bases and access tracks.

Offaly

Here is how Offaly is playing its part in making wind energy, saving carbon emissions, and benefiting from wind farm community funds and commercial rates.

171,721 tonnes
Of Carbon Emissions Saved

18.17%
Wind Farm Rates as % of Total County Rates

3.53%
Share of Ireland's installed Wind Energy

€657,069
Invested in Local Community Benefit Funds

€3,062,693
Of Offaly's Commercial Rates Income

Information Generated by Wind Energy Ireland 2023.



We want to hear from you

If you have any questions, please contact our Community Liaison Officer (CLO) Deirdre Keegan

Freephone: 1800 140 240

clo@cushwindfarm.ie

www.cushwindfarm.ie

GALETECH
ENERGY DEVELOPMENTS

Cush Wind Farm

Substation & Grid Connection

Dear Householder,

Cush Wind Farm is developing plans for a 110kV transmission substation and grid connection in the townlands of Boolinarig Big, Ross, Glenns and Ballaghanoher, Co. Offaly.

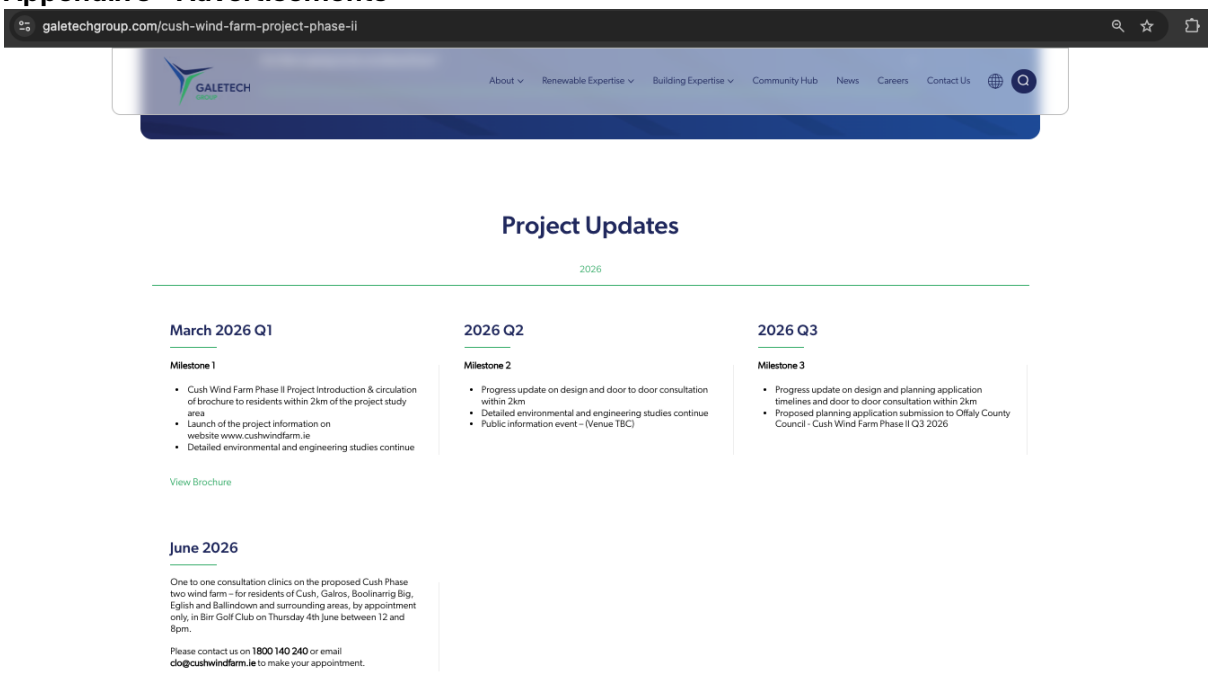
The proposed Cush substation and grid connection will enable Cush Wind Farm to export renewable electricity to the national grid. This will support Ireland's renewable energy targets, help address climate change, and enhance energy security and sustainability. Under the Government's Climate Action Plan 2023, Ireland is targeting 80% renewable electricity by 2030 to reduce reliance on fossil fuels and strengthen energy supply, and Cush Wind Farm will contribute to achieving this goal.

This information leaflet provides an overview of the proposed substation and associated grid route. A planning application for the proposed Cush substation and grid route is due to be submitted to An Coimisiún Pleanála in the coming months.

Yours sincerely,
James Carville
Cush Wind Farm Project Manager



Appendix 3 – Advertisements



This is a message on behalf of Galetech Energy Developments regarding the proposed Cush Wind Farm Phase 2 development in the Cush area of County Offaly.

Galetech is hosting one to one consultation clinics on the proposed Cush Phase two wind farm – for residents of Cush, Galros, Boolinarrig Big, Eglish and Ballindown and surrounding areas, by appointment only, in Birr Golf Club on Thursday 4th June between 12 and 8pm

Please contact us on 1800 140 240 to make your appointment
That's 1800 140 240
Regular updates will also be available on our website www.cushwindfarm.ie

Cush Wind Farm

GALETECH ENERGY DEVELOPMENTS

Further community engagement for the proposed Cush Wind Farm – Phase 2.

Face to face clinic sessions by appointment only

VENUES, DATES AND TIMES AS FOLLOWS:

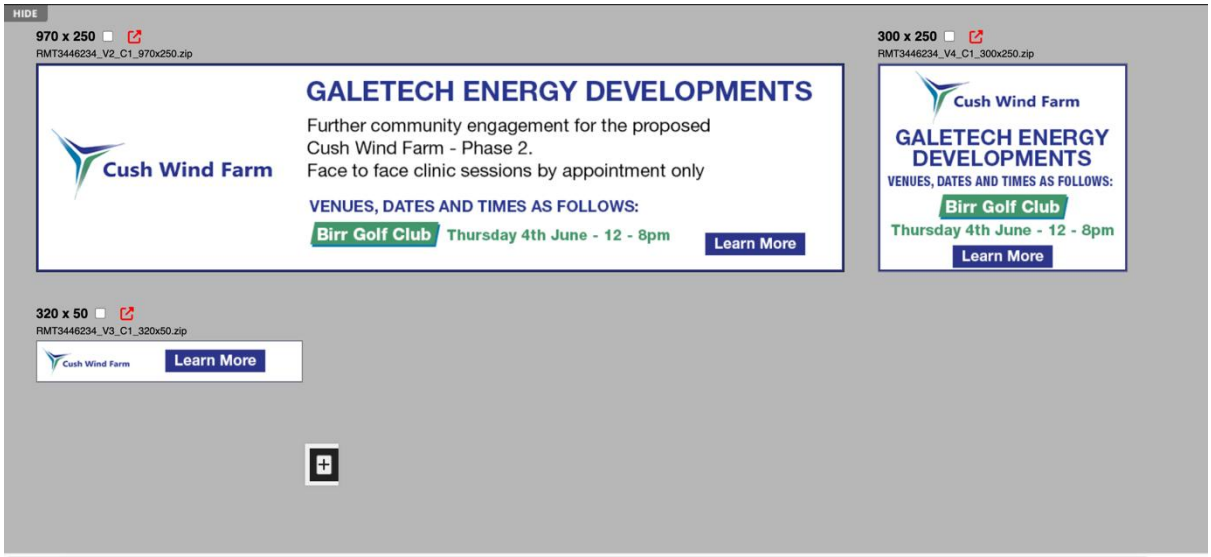
Birr Golf Club

Thursday 4th June – 12 – 8pm

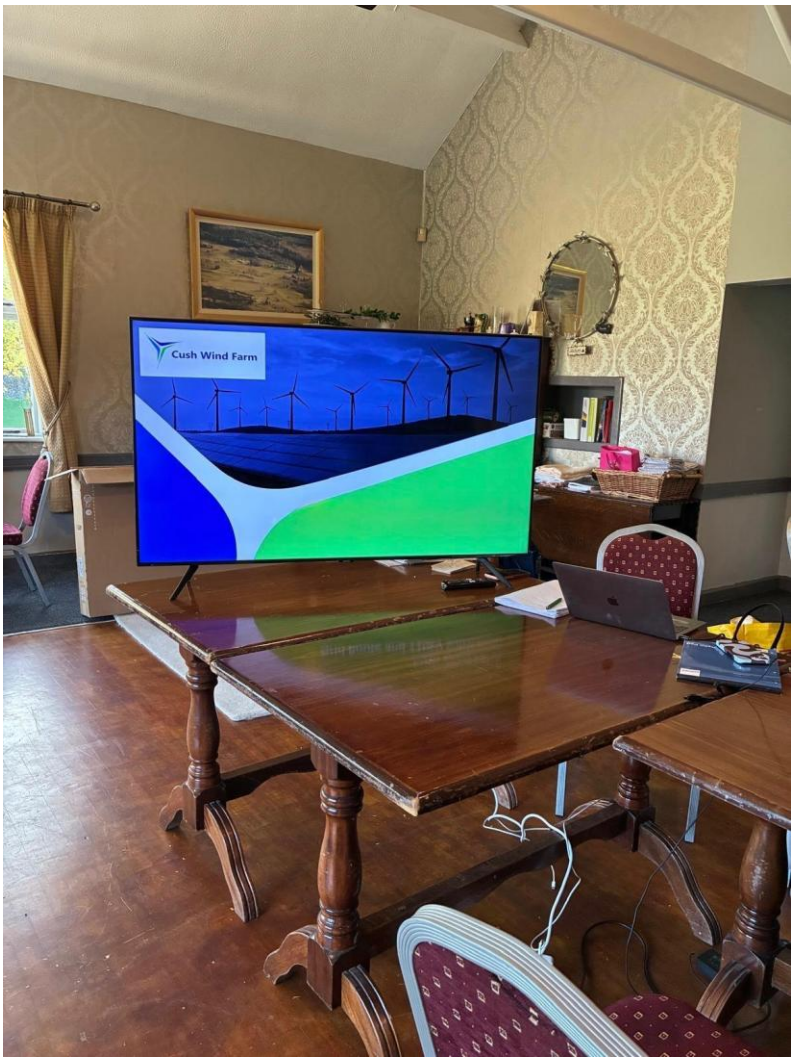
Please contact us on **1800 140 240** to make your appointment

Regular updates will also be available on our website

www.cushwindfarm.ie



Appendix 4 – Clinic



Appendix 5 – Photomontages

Full Resolution Set

Appendix 6 – Cush Wind Farm PowerPoint presentation





GALETECH
ENERGY DEVELOPMENTS

Cush Wind Farm

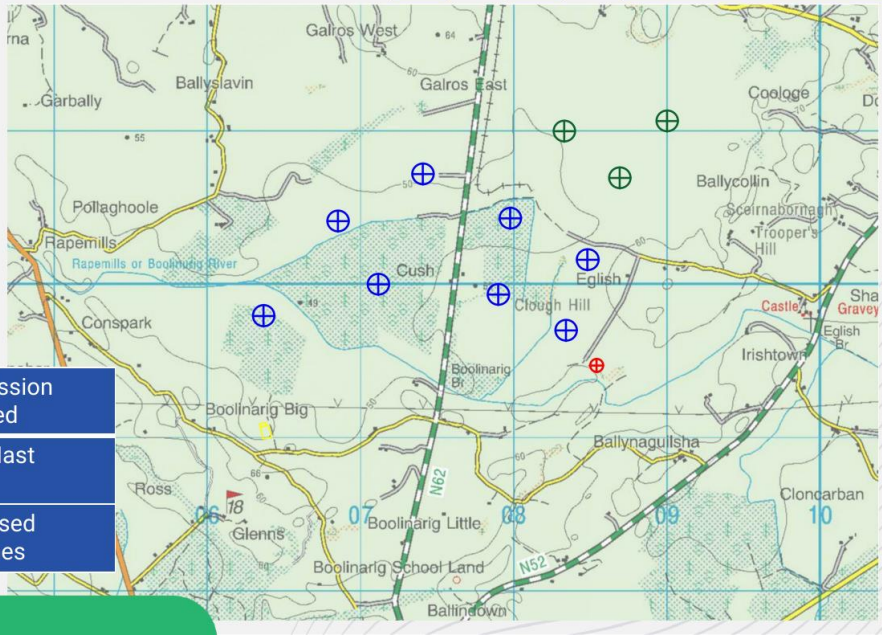
www.cushwindfarm.ie

Playing Our Part In The Sustainable Energy Transition

Proposed Project

- Cush Wind Farm Phase II is a proposed wind energy development comprising of 3 wind turbines each expected to generate around 6.0 - 7.2 megawatts. The project includes turbine foundations, access tracks & underground cabling connecting back to the permitted control building in Phase I.
- The project site is located, approximately 4km north of the town of Birr. Collectively, these 3 turbines are expected to generate enough renewable electricity to supply approximately 11,620 households annually, totalling approximately 42,600 for the 11 turbine project
- The maximum turbine envelope has a blade tip height of approx. 200 meters

GALETECH
ENERGY DEVELOPMENTS



Blue	Permission Granted
Red	Met Mast
Green	Proposed Turbines

Climate Action

- Government policy has set a target for 80% of the electricity we consume by 2030 to be generated from renewable resources
- Wind energy will be the main component of this
- Wind power is a low-carbon energy source. When a wind turbine generates electricity, it produces virtually zero carbon emissions. The development of clean wind energy avoids significant carbon dioxide (CO_2) pollution.
- In 2025, wind energy supplied approximately 33% of the island of Ireland's electricity, making it the country's most important sources of renewable energy



Benefits

- The Government's pledge to generate 80% of electricity from renewable sources by 2030 is an increase from its previous target of 70% and will forms Climate Action Plan that is being overseen by the present Minister for Communications, Climate Action, and the Environment.

- Our proposed Cush wind farm project will contribute to these ambitions

Benefits



Community Benefit Fund

- There will be a **community fund (RESS)** set up in accordance with WEI best practice and it will be available to the community
- The total fund will be approximately €466,000 per year for 15 years (For 11 turbines)
- Proximity payments - households within a 2km radius
- The benefit fund will help support local community projects, clubs that are aligned with the needs of the local area







Photomontages



Working in Partnership, Building Communities

Clondargan, Stradone, Co. Cavan, H12 NV06

1800 140 240

clo@cushwindfarm.ie

www.cushwindfarm.ie

Appendix 7 – Local GAA sponsorship





Appendix 8 – Educational Tools – School Visit & presentation

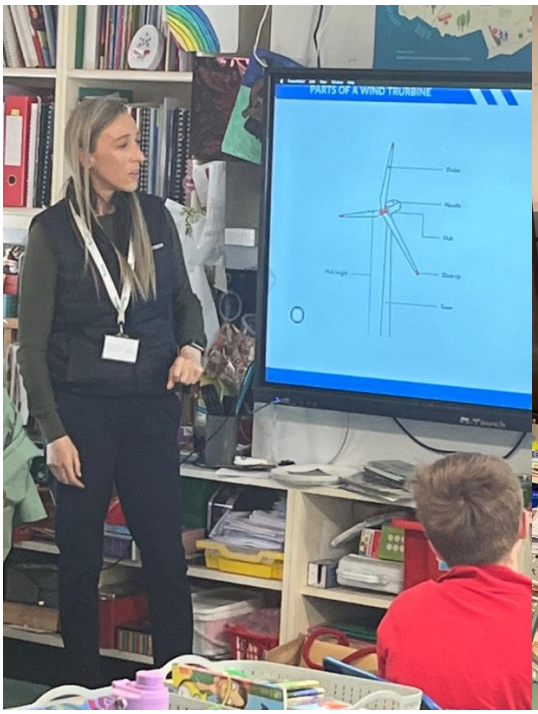






Table of Contents

WHO WE WE ARE & WHAT WE DO
COMMUNITY WORK
FACTS
THE BASICS
PARTS OF A TURBINE
CLIMBING A TURBINE

WHO ARE GALETECH



- Operating for over 20 years we are an Irish-owned group with our headquarters located at the heart of Ireland, in County Cavan.
- Our team has over 150 people, and our expertise stretches across the entire renewables sector.
- We have a Cork office, Kildare office and Cavan
- Renewable sector is growing with over 5,000 people employed and will be up to 7000 in the next few years

Community Work



As a community liaison officer can anyone guess what I do?

Facts



- There are more than **300 onshore wind farms** in the Republic of Ireland. Offshore is coming soon!
- Wind energy is the **cheapest form** of electricity
- Wind energy is clean and produces no air pollution

The Basics!

What is a Wind farm?

A wind farm is a group of wind turbines in the same area that are connected

What is a Wind Turbine?

A wind turbine is a device that converts the kinetic energy of wind [illegible]gy.



Insights

- The amount of electricity a turbine can generate depends on the type of turbine and the wind conditions at any time.
- Ireland's largest wind farm is the Galway and has a total of 58 wind turbines. The turbines there are 3 MW turbines.
- A megawatt (MW) is a unit of energy. A single megawatt is equivalent to around 1,000 kilowatts. Boiling a kettle, for example, takes around two kilowatts.
- **Did you know every third cup of tea made in Ireland is from renewable energy!**

The Basics!



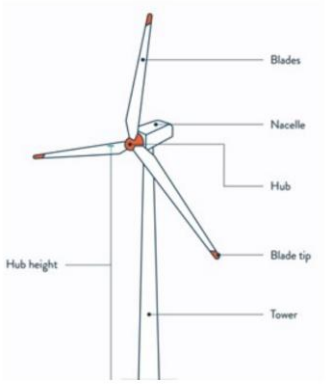
THE CONTROL CENTRE

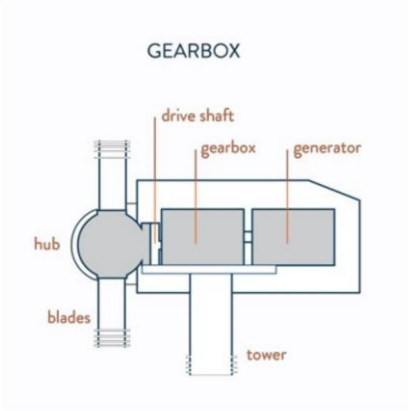
433 OPERATIONAL ASSETS SUPPORTED FROM HERE ALL OVER THE WORLD!

THE CONTROL CENTRE WORKS 24 HOURS A DAY, SEVEN DAYS A WEEK!

REPORT HOW GOOD A TURBINE IS DOING

PARTS OF A WIND TRURBINE





CLIMBING







Appendix 9 – Turbine Cut Out

