

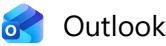


Cush Wind Farm
Phase II

Environmental Impact Assessment Report

Annex 1.7: Informal Scoping/Consultation Responses

Cush Wind Limited



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

From Matthew Craig <matthew.craig@2rn.ie>
Date Thu 22 Jan 2026 12:17 PM
To Declan Owens <declan.owens@galetechenergy.com>
Cc windfarms@rte.ie <windfarms@rte.ie>; Johnny Evans <johnny.evans@2rn.ie>

Hi Declan,

We have an off- air link passing 1200m away, which shouldn't be a problem

Link Name / ID	Band MHz\GHz	Link Length	Site A			Site B		
			Lat	Long	Ant Height (m) AGL	Lat	Long	Ant Height (m) AGL
CHL_KDF_DTT	658MHz	109km	53.8072	-7.7154	132	52.8352	-7.91	23.5

There is a risk that any additional turbines could cause interference to viewers in the area but as I remember there was a protocol signed for this site.

Regards

Matthew Craig

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

From: Declan Owens <declan.owens@galetechenergy.com>
Sent: Tuesday 20 January 2026 12:31
To: windfarms@rte.ie; Matthew Craig <matthew.craig@2rn.ie>; Johnny Evans <johnny.evans@2rn.ie>
Subject: Pre-Application Scoping Request: Proposed Wind Farm Development in County Offaly

Some people who received this message don't often get email from declan.owens@galetechenergy.com. [Learn why this is important](#)
[CAUTION: This email originated from outside of the organisation. Do not click links or open attachments unless you recognise the sender and know the content is safe]
Dear Sir/Madam,

Please find attached a pre-application scoping request for a proposed development comprising a 3 no. wind turbine extension to the permitted Cush Wind Farm, including a proposed 110kv substation and underground electrical grid connection, on lands north of Birr, County Offaly. I would appreciate if you could revert with any comments you may have in relation to this proposed development within the timeframe specified in the attached.

Regards,

Declan Owens
Planning Consultant
Galetech Energy Services

E: declan.owens@galetechenergy.com
T: +44 (0) 7731 828417
W: www.galetechgroup.com



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). If you are not the intended recipient please note that any distribution, copying or use of this communication or the information in it is strictly prohibited. If you received this communication in error please notify by email or telephone +353(0)49 5555050 and then delete the email and any copies of it. Thank you.

2rn Disclaimer: The information in this e-mail is confidential and may be legally privileged. It is intended solely for the addressee. Access to this e-mail by anyone else is unauthorised. If you are not the intended recipient, any disclosure, copying, distribution, or any action taken or omitted to be taken in reliance on it, is prohibited and may be unlawful. Please note that emails to, from and within 2rn may be subject to the Freedom of Information Act 2014 and may be liable to disclosure

From: David Montgomery <David.Montgomery@three.ie>
Sent: Tuesday, January 20, 2026 2:25 PM
To: Declan Owens <declan.owens@galetechenergy.com>; Monika Biniaszewska <Monika.Biniaszewska@three.ie>
Subject: RE: Pre-Application Scoping Request: Proposed Wind Farm Development in County Offaly

Hi Declan,

These additional 3 x Turbines won't have an effect on our transmission network.

Regards,
Dave

From: Declan Owens <declan.owens@galetechenergy.com>
Sent: Tuesday 20 January 2026 13:46
To: David Montgomery <David.Montgomery@three.ie>; Monika Biniaszewska <Monika.Biniaszewska@three.ie>
Subject: Pre-Application Scoping Request: Proposed Wind Farm Development in County Offaly

Some people who received this message don't often get email from declan.owens@galetechenergy.com. [Learn why this is important](#)

CAUTION! External Email.

Dear Sir/Madam,

Please find attached a pre-application scoping request for a proposed development comprising a 3 no. wind turbine extension to the permitted Cush Wind Farm, including a proposed 110kv substation and underground electrical grid connection, on lands north of Birr, County Offaly. I would appreciate if you could revert with any comments you may have in relation to this proposed development within the timeframe specified in the attached.

Regards,

Declan Owens
Planning Consultant
Galetech Energy Services

E: declan.owens@galetechenergy.com

T: +44 (0) 7731 828417

W: www.galetechgroup.com



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). If you are not the intended recipient please note that any distribution, copying or use of this communication or the information in it is strictly prohibited. If you received this communication in error please notify by email or telephone +353(0)49 5555050 and then delete the email and any copies of it. Thank you.

Three Ireland

28/29 Sir John Rogerson's Quay, Dublin 2, Ireland.

www.three.ie

This e-mail message (including any attachment) is intended only for the personal use of the recipient(s) named above. This message is confidential and may be legally privileged. If you are not an intended recipient, you may not review, copy or distribute this message. If you have received this communication in error, please notify us immediately by e-mail and delete the original message. Any views or opinions expressed in this message are those of the author only. Three Ireland (Hutchison) Limited is a company registered in Ireland with company number 316982. Registered Office 28/29 Sir John Rogerson's Quay, Dublin 2, Ireland. Three Ireland Services (Hutchison) Limited is a company registered in Ireland with company number 234895. Registered Office 28/29 Sir John Rogerson's Quay, Dublin 2, Ireland. Furthermore, this message (including any attachment) does not create any legally binding rights or obligations whatsoever, which may only be created by the exchange of hard copy documents signed by a duly authorized representative(s) of Three Ireland (Hutchison) Limited or Three Ireland Services (Hutchison) Limited.



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

From BCI Info <info@batconservationireland.org>

Date Thu 22 Jan 2026 12:47 PM

To Declan Owens <declan.owens@galetechenergy.com>

Dear Declan,

Thank you for your e-mail.

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

Please note that Bat Conservation Ireland is concerned that a request for our input/consultation/opinion/assistance on planning applications and reports, or objections/comments on same, can sometimes imply that we have been consulted for our opinion on planning matters when Bat Conservation Ireland does not, in fact, provide opinions or comments on developments. Therefore, please note that this response should not be construed as a consultation with Bat Conservation Ireland regarding any planning or development matter or proposal. In order to avoid misunderstandings, please do not use this terminology in your reports to describe this transaction.

Thank you for your understanding.

Yours sincerely

Dawn Quinn

**Administrative Manager
Bat Conservation Ireland**

Please note my workings days/hours as follows:

Monday 9am – 5.30pm | Thursday 9am – 5.30pm | Friday 9am – 12.45pm

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

E-mail: admin@batconservationireland.org

Website: www.batconservationireland.org

Social Media: www.facebook.com/Bat-Conservation-Ireland | www.x.com/BatConservIre | www.instagram.com/batconservationireland/ | <https://ie.linkedin.com/company/bat-conservation-ireland>

Bat Conservation Ireland Online Training Platform - <https://training.batconservationireland.org/>

**DISCLAIMER**

This email and any of its attachments may contain confidential or privileged information and is intended solely for the addressee. If you are not the intended recipient or have received this email in error, please delete it immediately and contact the sender. Please be advised that the views and opinions expressed in this e-mail may not reflect the views and opinions of Bat Conservation Ireland. The sender does not accept liability for any damage caused by, or errors or omissions in this message.

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

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

From: Declan Owens <declan.owens@galetechenergy.com>

Sent: Tuesday 20 January 2026 12:38

To: BCI Info <info@batconservationireland.org>

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

Dear Sir/Madam,

Please find attached a pre-application scoping request for a proposed development comprising a 3 no. wind turbine extension to the permitted Cush Wind Farm, including a proposed 110kv substation and underground electrical grid connection, on lands north of Birr, County Offaly. I would appreciate if you could revert with any comments you may have in relation to this proposed development within the timeframe specified in the attached.

Regards,

Declan Owens

Planning Consultant

Galetech Energy Services

E: declan.owens@galetechenergy.com

T: +44 (0) 7731 828417

W: www.galetechgroup.com



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). If you are not the intended recipient please note that any distribution, copying or use of this communication or the information in it is strictly prohibited. If you received this communication in error please notify by email or telephone +353(0)49 5555050 and then delete the email and any copies of it. Thank you.



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

From Roger Woods <rwoods@cnam.ie>
Date Tue 20 Jan 2026 4:12 PM
To Declan Owens <declan.owens@galetechenergy.com>

Hi Declan

Coimisiún na Meán does not perform an in-depth analysis of the effect of wind turbines or electrical sub stations on FM networks. However, we are not aware of any issues from existing windfarms or electrical sub stations into existing FM networks. Also, the proposed sub station is not located close to any existing or planned FM transmission sites.

Regards

Roger
Innealtóir Feidhmiúcháin Sinsearach | Senior Executive Engineer

T: +353 (0)1 644 1200 | rwoods@cnam.ie



1 Áras Shíol Bhroinn, Bóthar Shíol Bhroinn, Baile Átha Cliath, D04 NP20, Éire.
1 Shelbourne Buildings, Shelbourne Road, Dublin, D04 NP20, Ireland.

Tá an ríomhphost seo agus aon iatán a ghabhann leis rúnda agus is leis an duine sin amháin a bhfuil siad seolta chuige/chuici a bhaineann siad. Muna duitse an ríomhphost seo, ní ceart é a léamh ná a scaoileadh chuig aon tríú páirtí. Iarrtar ort teachtaireacht a sheoladh chuig an seoltóir nó chuig info@cnam.ie, agus an ríomhphost seo a scrios.

This email and any files transmitted with it are confidential and intended only for the use of the addressee. If you have received this email in error, please notify the sender or info@cnam.ie immediately and delete this email. If you are not the intended recipient, any distribution or copying of this email is strictly prohibited.

Déan machnamh ar an timpeallacht, le do thoil, roimh an ríomhphost seo a phriontáil.

Please consider the environment before printing this email.

External Restricted

From: Declan Owens <declan.owens@galetechenergy.com>
Sent: Tuesday 20 January 2026 12:43
To: Reception CnaM <info@cnam.ie>
Subject: Pre-Application Scoping Request: Proposed Wind Farm Development in County Offaly

You don't often get email from declan.owens@galetechenergy.com. [Learn why this is important](#)

Dear Sir/Madam,

Please find attached a pre-application scoping request for a proposed development comprising a 3 no. wind turbine extension to the permitted Cush Wind Farm, including a proposed 110kv substation and underground electrical grid connection, on lands north of Birr, County Offaly. I would appreciate if you could revert with any comments you may have in relation to this proposed development within the timeframe specified in the attached.

Regards,

Declan Owens

Planning Consultant

Galetech Energy Services

E: declan.owens@galetechenergy.com

T: +44 (0) 7731 828417

W: www.galetechgroup.com



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). If you are not the intended recipient please note that any distribution, copying or use of this communication or the information in it is strictly prohibited. If you received this communication in error please notify by email or telephone +353(0)49 5555050 and then delete the email and any copies of it. Thank you.



Your Ref: Cush Wind Farm
Our Ref: **G Pre00018/2026**
(Please quote in all related correspondence)

24 February 2026

Galetech Energy Services
Clondargan,
Stradone,
Co. Cavan,
Ireland.
H12 NV06.

Via email: declan.owens@galetechenergy.com

Re: construction and operation of a wind farm, consisting of a 3 no. wind turbine extension to the permitted Cush Wind Farm ('Cush Wind Farm Phase I'), including the construction and operation of a 110kV electricity substation and associated underground electricity line to facilitate the connection of the wind farm to the national electricity network, and all associated site development works in Offaly

A chara

I refer to correspondence dated 20 January 2026 received in connection with the above. Outlined below are heritage-related observations/recommendations co-ordinated by the Development Applications Unit under the stated headings.

Nature Conservation

The proposed application site occurs approximately 5km from the Dovegrove Callows Special Protected Area (SPA), and approximately 8km from the River Little Brosna Callows SPA. Greenland White-fronted Goose and Whooper Swans are a qualifying interests of both SPAs. The core foraging range for these species from their winter roosts is between 5 -8 km, and 5km, respectively (Scottish Natural Heritage, 2017). Consequently there is some potential for the population Greenland white-fronted Goose, associated with both the Dovegrove Callows SPA and the River Little Brosna Callows SPA to forage and transit within the zone of influence of the application site. Similarly, there is some potential for the population of Whooper Swan associated with the Dovegrove Callows SPA to forage and transit within the zone of influence of the application site. The Department recommends that a data request should be submitted to the National Parks and Wildlife Service of this Department for any historical data for the winter population of Greenland White-fronted Goose to facilitate characterisation of their presence in the wider area and to help determine more accurately whether the application site occurs within the core foraging area of any known roost sites. Similarly, both Greenland White-fronted Goose and Whooper



Swan should be target species for the distribution and abundance surveys with the zone of influence of the application site following best practice (see NatureScot 2025)¹. As disturbance, and displacement, effects may occur up to 600m from relevant construction or operation stage activities², it is recommended that an area of a minimum of 600m around the application site boundary is surveyed for these species to determine their presence or absence, and should they be present, their distribution and abundance. A particular focus should be on habitats that are suitable foraging habitat for this species within this area, such as grasslands and wetlands.

If surveys determine the presence of Greenland White-fronted Goose and Whooper Swan within the zone of influence of the application, the significance of any potential collision mortality effects, disturbance and displacement effects, or barrier effects, should be contextualised in terms of the populations associated with the Dovegrove Callows SPA and the River Little Brosna Callows SPA accordingly, before then being contextualised in terms of the national population.

Archaeology

The information provided was not sufficiently detailed to allow for a full assessment of the archaeological implications of this proposal, however the Department notes that an Archaeological Impact Assessment (AIA) is scoped into the proposed Environmental Impact Assessment (EIA) process as part of the overall Cultural Heritage Impact Assessment (CHIA) of the proposed development. This assessment must be carried out by a suitably qualified Consultant Archaeologist.

Planning & Design

In order to assess the impacts of this extensive wind farm development, this Department recommends that Archaeological Impact Assessment (AIA) should be carried out at an early stage of planning and design. The AIA must incorporate all lands on which development may be proposed, including but not limited to, access areas, haul roads, temporary compounds, borrow areas, cable array/connection routes, etc. The AIA must include an assessment of the possible effects of the proposal on the wider archaeological landscape. It is of importance that the study area for the AIA should be of sufficient size and extent to support this.

The Archaeological Impact Assessment must include:

- A baseline archaeological and historical study comprising site inspection/s by a suitably qualified Archaeologist and documentary research including reviews of historical, cartographic and aerial photography sources.

¹ NatureScot (2025) Recommended bird survey methods to inform impact assessment of onshore windfarms

² NatureScot (2022) Disturbance Distances in selected Scottish Bird Species – NatureScot Guidance



- Walkover surveys and field inspections
- An Archaeological/Historic Landscape study.
- Visual Impact Assessment
- The desk-study and field inspection regime should inform:
 - Targeted non-intrusive advance geophysical survey or prospection (such as Resistivity, Magnetometer or Ground Penetrating Radar Surveys)
 - Targeted peatland surveys
 - Targeted advance archaeological test excavation
- Any and all intrusive advance investigations (such as, but not limited to, ground investigations for soils/geology/hydrogeology) carried out as part of the EIA or design process should be subject to a programme of archaeological monitoring by a suitably qualified archaeologist

Comprehensive assessment is required in order to fully characterise the archaeological potential of the lands proposed for development and allow a clear and comprehensive archaeological impact statement to be made. The results of these investigations should inform the EIA process and be incorporated within the EIA Report (EIAR). This Department is happy to provide further advice and clarification as and if required in relation to the preparation of suitably comprehensive assessments as outlined above, with particular regard to the scope and locations for any advance non-intrusive prospection or advance test excavation that would be appropriate to inform the assessment of this proposed scheme.

Assessment of Potential Effects

The AIA/EIAR must include an archaeological impact statement and present appropriate mitigation to ensure the protection of the archaeological heritage. It should set out the likely effects of the proposed development at all stages—Construction, Operation and Decommissioning. It is of particular importance that the likely effects of the proposal at decommissioning stage are fully assessed, particularly where the AIA/EIAR identifies vulnerable heritage assets located in proximity to the proposed development site (PDS) and the mitigation measures for Construction and Operation phases include protective measures for the preservation in situ of these assets.

National policy as detailed in *Framework and Principles for the Protection of the Archaeological Heritage* (Government of Ireland, 1999) is that there should always be a presumption in favour of avoiding developmental impacts on the archaeological heritage.



Direct Effects

The AIA/EIAR must include assessment of any potential for direct impacts on the archaeological resource, including previously unrecorded archaeological remains which may have no above-ground expression. The results of appropriate non-intrusive advance and archaeological test excavation will assist in this regard. It is noted that a number of known archaeological sites listed in the Record of Monuments and Places (RMP) are located immediately adjacent to the PDS and may be vulnerable to direct impacts. These Recorded Monuments are subject to statutory protection under section 12 of the National Monuments Act 1930-2014.

It is noted that the PDS comprises raised peat bog. This type of environment is very high in archaeological potential and we note the presence of a number of known archaeological sites in immediate proximity to the proposed infrastructure: OF030-080---- (Road - class 3 togher); OF030-081---- (Structure – peatland); OF030-082---- (Structure – peatland); OF030-083---- (Structure – peatland). It is possible that further archaeological sites and features are preserved within the peat bog. The only way to confidently assess the extent of any such survival is through direct prospection. Basic walkover surveys would not be adequate. Peatland surveys would need to be carried out, at a minimum, to establish the extent of any peat bog within the proposed development site and assess its character, incorporating established methodologies for prospecting for peatland archaeology.

Indirect Effects

In addition to mitigating potential for physical impacts on the archaeological heritage, careful consideration should also be given in design to the potential for impacts on the setting and amenity of recorded monuments and the landscape/s in which they are situated. In this respect, it should be noted that in addition to site-specific vulnerabilities to impact on setting many monument types—for example prehistoric monuments such as Standing Stone Alignments, Standing Stone Rows, Single Standing Stones, as well as some megalithic tombs—are often considered to represent a wide area of associated archaeological settlement and activity. As a result, the bunding/stockpiling of materials, intrusion into viewsheds or other characteristics of a development may have a negative visual impact on such monuments and may diminish or interrupt alignment views and alter key aspects of their original function and layout.

A detailed Archaeological/Historic Landscape Study and Visual Impact Assessment should be prepared as part of the AIA/EIA process. These should:

- Set out the key characteristics of the monument(s) and its surroundings that contribute to its setting (including inter-visibility, commonality, etc.) and the degree to which this setting is integral to the significance and appreciation of the monument.



- Assess the effects of the development—both positive and negative—on these key characteristics. The development should be considered in terms of its location and siting relative to the monument as well as its form, appearance and permanence.
- Be supported by appropriate illustrations of the monument, its setting and the development.

Notwithstanding the above, the National Monuments Service of this Department awaits the submission of this assessment before commenting further.

You are requested to send any further communications to this Department's Development Applications Unit (DAU) at manager.dau@npws.gov.ie, or to the following address:

The Manager
Development Applications Unit (DAU)
Government Offices
Newtown Road
Wexford
Y35 AP90

Is mise, le meas

Edel Griffin
Development Applications Unit
Administration



Outlook

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

From Defence Property Management Planning <PropertyManagementPlanning@defence.ie>

Date Fri 30 Jan 2026 9:11 AM

To Declan Owens <declan.owens@galetechenergy.com>

Cc Defence Property Management Planning <PropertyManagementPlanning@defence.ie>

 1 attachment (5 MB)

CUS001 F0605010701 Dept Defence.pdf;

Without Prejudice

Dear Mr. Owens.

I refer to your e-mail below, dated 20 January 2026, in relation to a proposed Cush wind farm development on lands north of Birr, County Offaly.

I wish to advise at the outset that any determination in relation to a planning consent is solely a matter for the planning authorities and/or ABP, as appropriate. Therefore, the following observations are made on a non-prejudicial basis and are not intended to be used to rely on for a prospective planning application, nor are these observations to be relied on in the event of any commercial transaction pertaining to such lands and they are not to be relied on in the event of any contract exchange pertaining to same.

As a matter of practice, the Department of Defence does not provide observations or advice in the scoping process, except where the relevant parties have been directed by a planning authority to seek the Department's views.

Having consulted with the Military authorities, the Department of Defence wishes to make the following observations:

- All turbines should be illuminated by Type C, Medium intensity, Fixed Red obstacle lighting with a minimum output of 2,000 candela to be visible in all directions of azimuth and to be operational H24/7 days a week. Obstacle lighting should be incandescent. If LED or other lighting types are used, should be a type visible to Night Vision equipment. Obstacle lighting must emit light at the near Infra-Red (IR) range of the electromagnetic spectrum, specifically at or near 850 nanometres (nm) of wavelength. Light intensity to be of similar value to that emitted in the visible spectrum of light.
- In the event negative impacts on future military radar systems, the owner will engage with the Department of Defence and will provide suitable mitigations as soon as practical.

Nothing in the above observations shall be taken as a binding response by the Minister for Defence in the event that a planning application is made. The Minister reserves the right to comment on an actual planning application as and when it is submitted in accordance with the provisions of the planning regulatory code.

We would appreciate if you could keep us informed on any progress relating to this proposed development, in particular if this development was to progress to the pre-planning stage.

Please contact me if you have any queries in this regard.

Kind regards,

Stewart Begley

Property Management Planning

An Roinn Cosanta
Department of Defence

Bóthar an Stáisiúin, An Droichead Nua, Contae Chill Dara, W12 AD93.

Station Road, Newbridge, Co.Kildare, W12 AD93

propertymanagementplanning@defence.ie

From: Declan Owens <declan.owens@galetechenergy.com>

Sent: Tuesday 20 January 2026 12:49

To: Defence Estatemanagement1Brigade <Estatemanagement1Brigade@defence.ie>

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

CAUTION: This eMail originated from outside your organisation and the BTS Managed Desktop service. Do not click on any links or open any attachments unless you recognise the sender or are expecting the email and know that the content is safe. If you are in any doubt, please contact the OGCIOT IT Service Desk.

Dear Sir/Madam,

Please find attached a pre-application scoping request for a proposed development comprising a 3 no. wind turbine extension to the permitted Cush Wind Farm, including a proposed 110kv substation and underground electrical grid connection, on lands north of Birr, County Offaly. I would appreciate if you could revert with any comments you may have in relation to this proposed development within the timeframe specified in the attached.

Regards,

Declan Owens

Planning Consultant

Galetech Energy Services

E: declan.owens@galetechenergy.com

T: +44 (0) 7731 828417

W: www.galetechgroup.com



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). If you are not the intended recipient please note that any distribution, copying or use of this communication or the information in it is strictly prohibited. If you received this communication in error please notify by email or telephone +353(0)49 5555050 and then delete the email and any copies of it. Thank you.

Fógra faoi Rúndacht: Tá an ríomhphost seo agus aon iatán a ghabhann leis rúnda. Is leis an duine / nó daoine sin amháin a bhfuil siad seolta chucu a bhaineann siad agus ní ceart iad a léamh ná a scaoileadh chuig aon tríú páirtí gan cead roimh ré ón Roinn Cosanta.

Notice re Confidentiality: This e-mail and any attachment transmitted with it are confidential. They are intended solely for the use of the intended recipient and should not be read or released to any third party without the prior consent of the Department of Defence.



Mr. Declan Owens
Galetech Energy Services

Clondargan
Stradone
Cavan
H12 NV06

5th February 2026

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

The Department of Transport has the following observations to make in relation to the Pre-Application Scoping Request for a proposed Wind Farm Development in County Offaly.

It should be noted that the Department considers the construction involved in providing this development and especially, the connection cables to the national grid, may have effects on both the environment and the National, Regional and Local Road network.

Where the developer proposes the placement of any cables (or additional cables) in one or more trenches within the extents of the public road network, it is necessary to consider the following:

- Their presence within the public road will likely significantly restrict the Road Authority in carrying out its function to construct and maintain the public road and will likely add to the costs of those works post construction.
- Their installation within the lands associated with the public road may affect the stability of the road. In particular where the road is a “legacy road” (where there is no designed road structure and the subgrade may be poor or poorly drained) or bog rampart and the design needs to take account of all the variable ground conditions and not be based on a sample of the general soil conditions. This should include a constructability assessment to a 950mm



minimum cover depth to the HV Cable on legacy roads, roads over peat/bog ramparts.

- The possible effect on the remaining available road space (noting that there may be need to accommodate other utilities within the road cross-section in the future or additional drainage for climate adaptation) on potential future development.
- The necessity to have the power in the cables switched off (particularly where structural failures occur due to extreme weather events) where the Road Authority considers this necessary in order to carry out its function to construct and maintain the public road and a complete operation and maintenance manual should be agreed with the Local Authority.

In this regard, please refer to Department of Transport Circular RW 07 of 2025 and the 'Interim Guidance to Road Authorities (placement of Medium or High Voltage electricity assets)' which can be accessed at:

<https://www.gov.ie/en/department-of-transport/publications/electricity-transmission-infrastructure-development-roads-sector-engagement-framework-interim-guidance/>

The 'Interim Guidelines' which, as outlined in the Circular, are issued pro tem until the development of any procedures for the planning, regulation, construction and management of Medium or High Voltage cables under public roads by the 'HV Forum' and the conclusion of any outcomes from the Private Wires Consultation undertaken by the Department of Energy, Climate and Communications.

Notwithstanding, in relation to proposed works utilising the public road network, as part of the grid connection routing, it is the Departments opinion that the proposed routing must be undertaken in a manner to avoid the potential to impact on future maintenance, improvement and operation of the road network in this area.



Section 12.4.1.1 'Accelerate Renewable Electricity Generation' of the Climate Action Plan 2024 (CAP24) outlines the objective of reaching 80% of electricity demand from renewable sources by 2030 through a range of measures, including; 'All relevant public bodies will carry out their functions in a manner which supports the achievement of the renewable electricity targets, including, but not limited to, the use of road and rail infrastructure to provide a route for grid infrastructure where this is the optimal solution'. Having regard to the measures identified in CAP24 and the information in relation to grid routing included in the subject application, the Department recommends that there is a requirement that the Board establish that the routing proposed represents the 'optimal solution'.

The Department consider it important that the examination of the proposal should include consideration of the following:

- Examination of all available technologies including both Overhead Line (OHL) and Underground Cable (UGC) options (or combinations of both) and route options other than the routing of cables along the public road to ensure the best performing route and technology option is selected, (ensuring compliance with CAP24). The public road should only be considered following a robust MCA determining the optimal solution including examining the most linear solutions,
- Examination of options for connection to the national grid network at a point closer to the wind farm in order to reduce the adverse impact on public roads,

In terms of detailed design of any cable routing impacting the public road network, without prejudice and in accordance with DoT 'Interim Guidelines', the Department would recommend the following conditions should be applied to any grant of permission that includes the laying of high voltage electricity cable in the road network where that routing is identified as the 'optimal solution';

1. Prior to commencement of development, engagement with the planning authority should discuss and agree the route for the HV Cable(s) to identify/agree the routing



'optimal solution' along with the associated requirements for traffic management, road opening licencing, times of work, reinstatement, positioning of chambers/ joint bays etc.

2. A condition requiring the developer to, at a minimum, comply with all appropriate standards and, inter alia the Guidelines for Managing Openings in Public Roads, 2017 in order to ensure orderly development.
3. Electricity cabling shall be laid off carriageway where feasible.
4. Wherever possible, joint bay structures are best located off the carriageway in verges, open spaces, or adjacent sites; and where they must be under carriageway, joint bay structures will be to accepted design standards.
5. High/medium voltage transmission underground cables should not be sited on or attached to existing roads structures, masonry bridges/ culverts and the like.
6. A condition requiring that the location of the cables would be recorded as exactly as possible, using BIM type technology, so as to facilitate the further use of road space for utilities and the maintenance/construction of the public road by the Roads authority. This record should include as constructed surveys of all infrastructure altered, added, removed or relocated and exact detail of the road construction including any drains or other features encountered. The record should be lodged with the local authority and with the ESB Networks for retention on their records.
7. A condition requiring the replacement of culverts that have been excavated during the cable duct placement operation. The replacement culverts should be designed appropriately and include an allowance for the effects of climate change.
8. A condition requiring the developer to notify the Roads Authority of the owner of the cables (Owner) and the controller (Power Controller) of the power transmitted along the cables. In addition, the condition should require Owner and Power Controller to notify the Roads Authority of any change in ownership of the cables or change of Power Controller transmitting power along the cables. In all instances the Owner and Power Controller should be required to maintain an agreed contacts list with the Roads Authority.
9. Where cables are to be installed in the public road and not to be taken into the charge of the DSO (ESBN) or TSO (Eirgrid) details on the inclusion of all cables on the 'Dial



Before you Dig' system are to be provided to the Local Authority before installation. In the interest of public safety.

Central Policy, Coordination and Reform

An Roinn Iompair

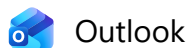
Department of Transport

Lána Líosain, Baile Átha Cliath, D02 TR60

Leeson Lane, Dublin, D02 TR60

T +353 (0)1 604 1177

gcu@transport.gov.ie www.gov.ie/transport



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

From Declan Owens <declan.owens@galetechenergy.com>

Date Thu 22 Jan 2026 12:14 PM

To Bagnall, John <john.bagnall@eir.ie>

Thanks for confirming John.

Regards,
Declan

From: Bagnall, John <john.bagnall@eir.ie>

Sent: Thursday 22 January 2026 12:11 pm

To: Declan Owens <declan.owens@galetechenergy.com>

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

Hi Declan,

The addition of turbine 9, 10 + 11 will have no impact to the network.

Kind regards,



John Bagnall

Wireless Transmission Engineer

M: +353 85 1053746

E: john.bagnall@eir.ie

Address: EirCode - D08 Y42N

From: Declan Owens <declan.owens@galetechenergy.com>

Sent: 22 January 2026 11:59

To: Bagnall, John <john.bagnall@eir.ie>

Cc: mobilenetworkstxn <mobilenetworkstxn@eir.ie>

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

You don't often get email from declan.owens@galetechenergy.com. [Learn why this is important](#)

Hi John,

Thanks for your prompt response. I recall having asked you to look at these turbines before (back in 2022!), at that time they were being considered as part of a bigger scheme and were subsequently removed from the final planning application - at that time. See your response attached.

The three turbines to the northeast are the three turbines we're going to be applying for this time around, and the location remains the same, could you review please? Many thanks.

Regards,
Declan

From: Bagnall, John <john.bagnall@eir.ie>
Sent: Thursday 22 January 2026 11:50 am
To: Declan Owens <declan.owens@galetechenergy.com>
Cc: mobilenetworkstxn <mobilenetworkstxn@eir.ie>
Subject: Re: Pre-Application Scoping Request: Proposed Wind Farm Development in County Offaly

Hi Declan,

We have one site and transmission links within the proposed projects areas that would be at risk, the end points of the transmission links are below, if you could keep a buffer of 100meters radius away from this transmission path when placing your turbines and send them on for further analysis.

#	Band	A-end				B-end		
Link1	11Ghz	OY_1141	53° 8'5.72"N	7°53'32.71"W	<--->	OY_4818	53°10'0.00"N	7°53'24.70"W



Kind regards,

 **John Bagnall**
Wireless Transmission Engineer

M: +353 85 1053746
E: john.bagnall@eir.ie
Address: EirCode - D08 Y42N

From: Declan Owens <declan.owens@galetechenergy.com>
Sent: 20 January 2026 12:54
To: mobilenetworkstxn <mobilenetworkstxn@eir.ie>; Bagnall, John <john.bagnall@eir.ie>; Marron, Paul

<paul.marron@eir.ie>

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

Some people who received this message don't often get email from declan.owens@galetechenergy.com. [Learn why this is important](#)

Dear Sir/Madam,

Please find attached a pre-application scoping request for a proposed development comprising a 3 no. wind turbine extension to the permitted Cush Wind Farm, including a proposed 110kv substation and underground electrical grid connection, on lands north of Birr, County Offaly. I would appreciate if you could revert with any comments you may have in relation to this proposed development within the timeframe specified in the attached.

Regards,

Declan Owens

Planning Consultant

Galetech Energy Services

E: declan.owens@galetechenergy.com

T: +44 (0) 7731 828417

W: www.galetechgroup.com



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). If you are not the intended recipient please note that any distribution, copying or use of this communication or the information in it is strictly prohibited. If you received this communication in error please notify by email or telephone +353(0)49 5555050 and then delete the email and any copies of it. Thank you.

The information contained in this e-mail and any files transmitted with it is confidential and may be subject to legal professional privilege. It is intended solely for the use of the addressee(s). If you are not the intended recipient of this e-mail, please note that any review, dissemination, disclosure, alteration, printing, copying or transmission of this e-mail and/or any file transmitted with it, is prohibited and may be unlawful. If you have received this e-mail by mistake, please promptly inform the sender by reply e-mail and delete the material. Whilst this e-mail message has been swept for the presence of computer viruses, eir does not, except as required by law, represent, warrant and/or guarantee that the integrity of this communication has been maintained nor that the communication is free of errors, viruses, interception or interference. eircom Limited, Registered as a Branch in Ireland Number 907674. Incorporated in Jersey Number 116389. Branch Address: 2 Heuston South Quarter, St. John's Road West, Dublin 8, D08 Y42N, Ireland.

The information contained in this e-mail and any files transmitted with it is confidential and may be subject to legal professional privilege. It is intended solely for the use of the addressee(s). If you are not the intended recipient of this e-mail, please note that any review, dissemination, disclosure, alteration, printing, copying or transmission of this e-mail and/or any file transmitted with it, is prohibited and may be unlawful. If you have received this e-mail by mistake, please promptly inform the sender by reply e-mail and delete the material. Whilst this e-mail message has been swept for the presence of computer viruses, eir does not, except as required by law, represent, warrant and/or guarantee that the integrity of this communication has been maintained nor that the communication is free of errors, viruses, interception or interference. eircom Limited, Registered as a Branch in Ireland Number 907674. Incorporated in Jersey Number 116389. Branch Address: 2 Heuston South Quarter, St. John's Road West, Dublin 8, D08 Y42N, Ireland.



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

From Peter O'Brien <peter.obrien@enet.ie>

Date Tue 20 Jan 2026 1:53 PM

To Declan Owens <declan.owens@galetechenergy.com>

Hi,

This won't affect our current network,

Regards,
Peter

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

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

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



Registered in Ireland, Registration No. 332982

Registered Offices: Enet House, National Technology Park, Castletroy, Co Limerick, V94 6P52

enet is a registered business name of e-nasc éireann teoranta



Investors in
Diversity

SILVER



From: Declan Owens <declan.owens@galetechenergy.com>

Sent: Tuesday 20 January 2026 13:01

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

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

You don't often get email from declan.owens@galetechenergy.com. [Learn why this is important](#)

CAUTION: This E-mail has originated from OUTSIDE the Speed Fibre Group | DO NOT CLICK links or attachments unless you recognize the sender and know the content is safe..

Dear Sir/Madam,

Please find attached a pre-application scoping request for a proposed development comprising a 3 no. wind turbine extension to the permitted Cush Wind Farm, including a proposed 110kv substation and underground electrical grid connection, on lands north of Birr, County Offaly. I would appreciate if you could revert with any comments you may have in relation to this proposed development within the timeframe specified in the attached.

Regards,

Declan Owens

Planning Consultant

Galetech Energy Services

E: declan.owens@galetechenergy.com

T: +44 (0) 7731 828417

W: www.galetechgroup.com



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). If you are not the intended recipient please note that any distribution, copying or use of this communication or the information in it is strictly prohibited. If you received this communication in error please notify by email or telephone +353(0)49 5555050 and then delete the email and any copies of it. Thank you.

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

From wfanalysis (ESB Networks) <wfanalysis@esb.ie>

Date Fri 1 May 2026 9:16 AM

To Declan Owens <declan.owens@galetechenergy.com>

 3 attachments (1 MB)

CushWFEExtension_ExclusionZone.kml; CushWFEExtension_ExclusionZone_Shapefiles.zip; Cush Windfarm Extension - ESB Exclusion Zone Report.pdf;

Good morning, Declan,

I hope you are well.

Please find attached a basic exclusion zone created for the development at Cush Wind Farm, Offaly. To avoid interference to our links, the development must fall outside of this zone.

Please note that this exclusion zone represents a somewhat conservative zone because some turbine parameters were based on estimates where we lacked details.

Any proposed wind turbines within the defined exclusion zone will require further detailed coordination to avoid interference and degradation of critical ESB-operated radio links, if possible.

We must advise that any turbine base must be outside the exclusion zone to avoid potential interference to your link. T11, in particular, seems to sit directly on a line of sight for one of our links.

Please find attached the summary report and associated GIS files.

Thanks for your correspondence,

Kind regards,
Sarah

From: Declan Owens <declan.owens@galetechenergy.com>

Sent: Tuesday 20 January 2026 14:26

To: wfanalysis (ESB Networks) <wfanalysis@esb.ie>

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

<p>CAUTION: This message is from an EXTERNAL SENDER - be CAUTIOUS, Do NOT Click any links or Open any attachments if you were not expecting them.</p>
--

Dear Sir/Madam,

Please find attached a pre-application scoping request for a proposed development comprising a 3 no. wind turbine extension to the permitted Cush Wind Farm, including a proposed 110kv substation and underground electrical grid connection, on lands north of Birr, County Offaly. I would appreciate if you could revert with any comments you may have in relation to this proposed development within the timeframe specified in the attached.

Regards,

Declan Owens

Planning Consultant

Galetech Energy Services

E: declan.owens@galetechenergy.com

T: +44 (0) 7731 828417

W: www.galetechgroup.com

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). If you are not the intended recipient please note that any distribution, copying or use of this communication or the information in it is strictly prohibited. If you received this communication in error please notify by email or telephone +353(0)49 5555050 and then delete the email and any copies of it. Thank you.

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

Please consider the Environment before printing this email.

* ** *** ** * ** *** ** * ** *** ** *

Tá an t-eolas sa ríomhphost seo agus in aon chomhad a ghabhann leis rúnda agus ceaptha le haghaidh úsáide an té nó an aonáin ar seoladh chuige iad agus na húsáide sin amháin. Is tuairimí nó 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. <https://www.esb.ie/contact>

This email and any files transmitted with it are confidential and intended solely for the use of the individual or entity to whom they are addressed.

Any views or opinions presented are solely those of the author, and do not necessarily represent those of ESB.

If you have received this email in error please notify the sender. Although ESB scans e-mail and

attachments for viruses, it does not guarantee that either is virus-free and accepts no liability for any damage sustained as a result of viruses.

<https://www.esb.ie/contact>

* ** *** ** * ** *** ** * ** *** ** *



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

From planning applications <planning.applications@failteireland.ie>

Date Fri 20 Feb 2026 9:53 AM

To Declan Owens <declan.owens@galetechenergy.com>

 1 attachment (564 KB)

Fáilte Ireland EIAR Guidelines 2023.pdf;

Hello Declan,

Thank you for your email regarding pre-application scoping request for a proposed development comprising a 3 no. wind turbine extension to the permitted Cush Wind Farm.

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-Environment & Planning Support | Fáilte Ireland

88-95 Amiens Street, Dublin 1, D01 WR86

M +353 (0)86 0357590



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

From: Declan Owens <declan.owens@galetechenergy.com>

Sent: Tuesday, January 20, 2026 13:11

To: planning applications <planning.applications@failteireland.ie>

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

[AIRE] Tháinig an teachtaireacht seo ó lasmuigh de Fáilte Ireland. Bí cúramach le hipearnasc, le ceangaltáin agus le treoracha sa ríomhphost seo.

[ATTENTION] This message originated from outside of Fáilte Ireland. Please treat hyperlinks, attachments and instructions in this email with caution.

Dear Sir/Madam,

Please find attached a pre-application scoping request for a proposed development comprising a 3 no. wind turbine extension to the permitted Cush Wind Farm, including a proposed 110kv substation and underground electrical grid connection, on lands north of Birr, County Offaly. I would appreciate if you could revert with any comments you may have in relation to this proposed development within the timeframe specified in the attached.

Regards,

Declan Owens

Planning Consultant

Galetech Energy Services

E: declan.owens@galetechenergy.com

T: +44 (0) 7731 828417

W: www.galetechgroup.com



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). If you are not the intended recipient please note that any distribution, copying or use of this communication or the information in it is strictly prohibited. If you received this communication in error please notify by email or telephone +353(0)49 5555050 and then delete the email and any copies of it. Thank you.

Note: To protect against computer viruses, e-mail programs may prevent sending or receiving certain types of file attachments. Check your e-mail security settings to determine how attachments are handled. Privileged, confidential and/or copyright information may be contained in this E-Mail. This E-Mail is for the use of the intended addressee. If you are not the intended addressee, or the person responsible for delivering it to the intended addressee, you may not copy, forward, disclose or otherwise use it or any part of it in any way whatsoever. To do so is prohibited and may be unlawful. If you receive this E-Mail by mistake, please advise the sender immediately by using the REPLY facility in your E-Mail software and delete all associated material immediately.



FW: HQCSO_1-29023/26 - Pre-Application Scoping Request: Proposed Wind Farm Development in County Offaly

From LaoisOffaly.DV <LaoisOffaly.DV@garda.ie>

Date Tue 3 Mar 2026 11:54 AM

To Declan Owens <declan.owens@galetechenergy.com>

Cc AssistantCommissioner_East <AssistantCommissioner_east@garda.ie>

 1 attachment (5 MB)

CUS001 F0605010701 An Garda.pdf;

EAST REG_111-29023/26

HQCSO_1-29023/26

LO_12-29023/26

Declan Owens
Planning Consultant

Assistant Commissioner
Eastern Region

FW: HQCSO_1-29023/26 - Pre-Application Scoping Request: Proposed Wind Farm Development in County Offaly.

With reference to the above matter, I am directed by Chief Superintendent Lonergan to forward the correspondence from Sgt Dardis (Birr Garda Station) in respect of Pre-Application Scoping Request: Proposed Wind Farm Development in County Offaly.

Sgt Dardis has no views or observations to make in relation to a private companies proposed wind turbine development extension at Cush Wind Farm.

This is a planning application process which is outside the remit or comment of An Garda Siochana.

Forward for your attention please.

Sent on behalf of

*Chief Superintendent Anthony Lonergan
Laois/Offaly Divison*

Bernie Hyland | CO |

Divisional Office, Grattan Business Centre, Dublin Road, Portlaoise, Co Laois, R32 KW50 |

Email: Bernie.Hyland@garda.ie | Tel: +353 57 8674128 | Website: www.garda.ie

P Le do thoil, cuimhnigh ar an imshaol roimh priontáil an ríomhphost seo. Please consider the environment before printing this email.



From: AssistantCommissioner_East <AssistantCommissioner_east@garda.ie>
Sent: Tuesday 20 January 2026 16:09
To: LaoisOffaly.DV <LaoisOffaly.DV@garda.ie>
Cc: AssistantCommissioner_East <AssistantCommissioner_east@garda.ie>
Subject: FW: HQCSO_1-29023/26 - Pre-Application Scoping Request: Proposed Wind Farm Development in County Offaly

EAST REG_111-29023/26
HQCSO_1-29023/26

Chief Superintendent
Laois/Offaly

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

I am directed by Assistant Commissioner, Eastern Region to refer to above and to forward correspondence below from Director of Communications Corporate Services, with appended correspondence from Galetch Energy Services, for your information and attention please.

Declan Owens of Galetch Energy Services advises that Cush Wind Limited intends to apply for planning permission for the construction and operation of a wind farm comprising a 3 no. wind turbine extension to the permitted Cush Wind Farm, (attached pre-application scoping request refers).

Declan Owens, Planning Consultant requests your views and observations and any comments you may have on the proposed development, in respect of your specific area of competence.

Please submit your views and observations by post to Declan Owens at the enclosed address or by email to declan.owens@galetechenergy.com by **24th February 2026** and copy this office in your response.



Breda McCarthy

Oifigeach Feidhmiúcháin | Executive Officer
Réigiún an Oirthir | Eastern Region



Breda.McCarthy@garda.ie



056 7775624



An Garda Síochána, Foirgnimh an Rialtais, Bóthar Hebron, Cill Chainnigh
An Garda Síochána, Government Buildings, Hebron Road, Kilkenny.



www.garda.ie

Ag Coinneáil Daoine Sábháilte Keeping People Safe

From: Corporate.Services <Corporate.Services@garda.ie>
Sent: Tuesday 20 January 2026 12:59
To: AssistantCommissioner_East <AssistantCommissioner_east@garda.ie>
Subject: HQCSO_1-29023/26 - Pre-Application Scoping Request: Proposed Wind Farm Development in County Offaly

HQCSO_1-29023/26

Assistant Commissioner, Eastern Region

RE: Pre-Application Scoping Request: Proposed Wind Farm Development in County Offaly.

Please see below and attached correspondence from Declan Owens, which is forwarded for your consideration.

Please provide a copy of your response to Mr. Owens to this office by the 10th of February 2026 for record keeping purposes.

Sent on behalf of Andrew McLindon, Director of Communications

Kind Regards,



Matthew Collins

Oifigeach Cléireachais | Clerical Officer
Seirbhísí Corparáideacha | Corporate Services



Matthew.Collins@Garda.ie



01 6660465



Garda HQ, Páirc an Fhionnuisce, Baile Átha Cliath 8,
Garda HQ, Phoenix Park, Dublin 8



www.garda.ie

Ag Coinneáil Daoine Sábháilte | Keeping People Safe

From: Corporate.Services
Sent: Tuesday 20 January 2026 12:57
To: 'declan.owens@galetechenergy.com' <declan.owens@galetechenergy.com>
Subject: HQCSO_1-29023/26 - Pre-Application Scoping Request: Proposed Wind Farm Development in County Offaly

HQCSO_1-29023/26

Dear Mr. Owens,

On behalf of the Assistant Principal, Corporate Services, please be advised that your correspondence on the 20th of January 2026 has been received.

Your correspondence has been forwarded to the Office of Assistant Commissioner Eastern Region, for their consideration.

Please contact the Office of Assistant Commissioner, Eastern Region, An Garda Síochána, Government Buildings, Hebron Road, Kilkenny, R95A668 should you have any further queries on this matter.

Email: AssistantCommissioner_East@garda.ie

Please note that this mailbox is not monitored on a 24/7 basis and should not be used to report a crime. In an emergency call 999 or 112.

Sent on behalf of Assistant Principal C. Byrne, Office of Corporate Communications



Seirbhísí Corparáideacha | Corporate Services



Corporate.Services@Garda.ie



+ 353 1 6661253



Garda HQ, Páirc an Fhionnuisce, Baile Átha Cliath 8,
Garda HQ, Phoenix Park, Dublin 8



www.garda.ie

Ag Coinneáil Daoine Sábháilte Keeping People Safe

From: Declan Owens [<mailto:declan.owens@galetechenergy.com>]

Sent: Tuesday 20 January 2026 12:36

To: Corporate.Services <Corporate.Services@garda.ie>

Subject: (External)Pre-Application Scoping Request: Proposed Wind Farm Development in County Offaly

This message is from an EXTERNAL SENDER - be CAUTIOUS, particularly with links and attachments.

Dear Sir/Madam,

Please find attached a pre-application scoping request for a proposed development comprising a 3 no. wind turbine extension to the permitted Cush Wind Farm, including a proposed 110kv substation and underground electrical grid connection, on lands north of Birr, County Offaly. I would appreciate if you could revert with any comments you may have in relation to this proposed development within the timeframe specified in the attached.

Regards,

Declan Owens

Planning Consultant

Galetech Energy Services

E: declan.owens@galetechenergy.com

T: +44 (0) 7731 828417

W: www.galetechgroup.com



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). If you are not the intended recipient please note that any distribution, copying or use of this communication or the information in it is strictly prohibited. If you received this communication in error please notify by email or telephone +353(0)49 5555050 and then delete the email and any copies of it. Thank you.

Disclaimer

Faisnéis í seo don té sin nó don eintiteas sin a bhfuil a sheoladh uirthi, agus dó siúd amháin, agus d'fhéadfadh ábhar rúnda agus/ nó ábhar faoi phribhléid a bheith iniata. Toirmiscítear aon athbhreithniú, atarchur nó leathadh a dhéanamh ar an bhfaisnéis seo, aon úsáid eile a bhaint aisti nó aon ghníomh a dhéanamh ar a hiontaoibh, ag daoine nó ag eintitis seachas an faighteoir beartaithe. Más trí bhotún a fuair tú é seo, cuir scéala chuig an seoltóir le do thoil agus scríos an t-ábhar d'aon ríomhaire. Is é polasaí An Gharda Síochána seoladh ábhair cholúil a dhícheadú, agus más dóigh leat gur ábhar colúil atá sa teachtaireacht seo ba cheart duit dul i dteagmháil leis an seoltóir agus le postmaster@garda.ie láithreach.

The information transmitted is intended only for the person or entity to which it is addressed and may contain confidential and/or privileged material. Any review, retransmission, dissemination or other use of, or taking of any action in reliance upon, this information by persons or entities other than the intended recipient is prohibited. If you received this in error, please contact the sender and delete the material from any computer. It is the policy of An Garda Síochána to disallow the sending of offensive material and should you consider that the material contained in this message is offensive you should contact both the sender and postmaster@garda.ie immediately.



Gaeltech Energy Services
Clondargan, Stradone,
Cavan H12 NV06

12 February 2026

Re: Scoping request – proposed Cush Wind Farm Co Offaly
Your Ref: CUS001
Our Ref: 26/21

Dear Sir/Madam,

Geological Survey Ireland is the national earth science agency and is part of the Department of Climate, Energy and the Environment. We provide independent geological information and interpretation and gather various data for that purpose. Please see our [website](https://www.gsi.ie) for data availability.

With reference to your email received on the 20 January 2026, concerning the Scoping request – proposed Cush Wind Farm Co Offaly, we recommend using our various data sets when conducting the EIAR, SEA, planning and scoping processes for developments, plans and policies. For more detailed information on how to access this data please access ‘Data and Maps’ [Data & Maps \(gsi.ie\)](https://www.gsi.ie) on our ‘Geoscience for planning’ webpage. Use of our data or maps should be attributed correctly (please refer to each individual dataset’s metadata for correct attribution).

For specific data available for Environmental Assessment and Planning topics please follow this link [[Data by Environmental Assessment and Planning Topic \(gsi.ie\)](https://www.gsi.ie)], where you will find our data arranged by environmental assessment topic as illustrated below:

Land and soils <i>Soil</i> <ul style="list-style-type: none"> Subsoils (Quaternary Geology) Tellus Geochemistry Geotechnical <i>Geology</i> <ul style="list-style-type: none"> Bedrock Geophysics Bedrock & Quaternary 3D 	Water <i>Groundwater</i> <ul style="list-style-type: none"> Aquifers GW vulnerability, GWPSs (GWPPs) <i>Surface water</i> <ul style="list-style-type: none"> Tellus Geochemistry <i>Estuarine & marine waters</i> <ul style="list-style-type: none"> Marine and coastal <i>Flooding</i> <ul style="list-style-type: none"> GWClimate Karst 	Climate Change <i>Carbon accounting / Carbon balance</i> <ul style="list-style-type: none"> Geothermal Carbon capture and storage <i>Climate change trends</i> <ul style="list-style-type: none"> National coastal change assessment
Cultural Heritage <i>Archaeology</i> <ul style="list-style-type: none"> Cherish <i>Underwater Archaeology</i> <ul style="list-style-type: none"> Shipwrecks 	Material Assets <i>Built Services</i> <ul style="list-style-type: none"> Natural resources (Minerals & Aggregates) Active quarries 	The Landscape <i>Landscape Appearance & Character</i> <ul style="list-style-type: none"> Physiographic units <i>Historical landscapes</i> <ul style="list-style-type: none"> Historic mines
Other Relevant Data		
<i>Natural (Geo) hazards</i> <ul style="list-style-type: none"> Landslide Susceptibility Mapping Groundwater flooding Coastal vulnerability Subsidence Radon 	<i>Natural heritage</i> <ul style="list-style-type: none"> Geoheritage (County Geological Sites) Dimension Stone/Stone Built Ireland 	



Geoheritage

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

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

The audit for Co. Offaly was carried out 2016. The full report details can be found [here](#). **Our records show that there is a CGS adjacent and partially within the proposed wind farm development site boundary.**

Kilcormac Esker, Co. Offaly (GR 215100, 213236), under IGH theme: IGH 7 Quaternary. The Kilcormac Esker and surrounding sands and gravels include an exceptionally large accumulation of sands and gravels deposited both under the ice sheet and at its margin as the ice withdrew westwards across Offaly at the end of the last Ice Age. The esker forms part of the much larger Killimor-Birr-Fivealley-Kilcormac Esker System, which extends across the Midlands for over 70 km linear extent. A number of pNHA and SACs straddles the esker (000564 Little Brosna Callows, 000920 Ross and Glenns Eskers, 000919 Ridge Road SW of Rapemills, 000566 All Saints Bog, 000927 Woodville Wood, 000909 Lough Coura, 000906 Kilcormac Esker, 000571 Charleville Wood) and all of these areas, as well as many adjacent, are proposed here as the County Geological Site. Many of the esker ridge segments themselves are worthy of pNHA status geologically and geomorphologically. Link to Site Report: [OY018](#).

With the current plan, there may be potential impacts on the integrity of current CGS envisaged by the proposed development, should this site not be assessed as a constraint. Ideally, the site should not be damaged or integrity impacted or reduced in any manner due to any proposed construction and/or modification of access roads, from traffic due to access road construction and grid connection works and installation. This would include impacts that may be related to altered drainage patterns, changes in soil profiles and structures etc. However, this is not always possible, and in this situation appropriate mitigation measures should be put in place to minimize or mitigate potential impacts.

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. The data would be redacted for confidentiality and 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>.

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
Geoheritage and Planning Programme
Geological Survey Ireland

Trish Smullen
Geologist
Geoheritage and Planning Programme
Geological Survey Ireland



The publicly available data referenced/presented here, should in no way be construed as Geological Survey Ireland support for or objection to the proposed development or plan. The data are made freely available to all and can be used as independent scientific data in assessments, plans or policies. It should be noted that in many cases these data are a baseline or starting point for further site specific assessments.



Pre-Application Scoping Request: Proposed Wind Farm Development in County Offaly HSA:0342000000170

From Lisa Mealiff <Lisa_Mealiff@hsa.ie>
Date Wed 28 Jan 2026 3:40 PM
To Declan Owens <declan.owens@galetechenergy.com>

Declan Owens
Galetech Energy Services
Clondargon
Stradone
Co.Cavan
H12 NV06

Our Ref: CAS-90442-B5N5

28 January 2026

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

Dear Declan,

I wish to acknowledge receipt of your correspondence dated 20 January 2026, regarding the above.

The Health and Safety Authority (the Authority), acting as the Central Competent Authority under the Chemicals Act (Control of Major Accident Hazards Involving Dangerous Substances) Regulations 2015 (S.I. 209 of 2015) gives technical advice to the Planning Authority when requested, under regulation 24(2) in relation to:

- (a) the siting and development of new establishments;
- (b) modifications to establishments of the type described in Regulation 12(1);
- (c) new developments including transport routes, locations of public use and residential areas in the vicinity of establishments, where the siting, modifications or developments may be the source of, or increase the risk or consequences of, a major accident.

Your correspondence appears to be outside the scope of the above and we have no comments to forward.

Yours sincerely

Lisa

Lisa Mealiff
Inspector
COMAH, Chemical Production & Storage
Chemicals & Industrial Products Division

Tel: 01-614 7007

Mobile: 087-360 4442

Email: lisa_mealiff@hsa.ieWeb: www.hsa.ie

Health and Safety Authority,
Block A, 2nd Floor,
Monksland Retail Business Park,
Athlone,
Co. Roscommon, N37 X8N1

An tÚdarás Sláinte agus
Sábháilteachta
Bloc A, An 2ú hUrlár, Páirc
Ghnó
Mhiondíola Fhearann na Manach,
Baile Átha Luain,
Contae Ros Comáin, N37 X8N1



Ár bhFís: Saolta agus fiontair shláintiúla, shábháilte agus tháirgiúla

Our Vision: Healthy, safe and productive lives and enterprises

[HSA Twitter](#)

[HSA Facebook](#)

[HSA YouTube](#)

This email and any files transmitted with it are confidential and intended solely for the use of the individual or entity to whom they are addressed. If you have received this email in error please notify the system manager.

The Health and Safety Authority, its servants or agents, accept no liability for any errors or omissions in the information provided in this correspondence or for any loss or damage occasioned to any person as a result of using the information provided.

This footnote also confirms that this email message has been swept for the presence of computer viruses.



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

From Christophe O'BRIEN <Christophe.OBRIEN@IAA.ie>
on behalf of
Planning <planning@iaa.ie>
Date Fri 23 Jan 2026 3:43 PM
To Declan Owens <declan.owens@galetechenergy.com>
Cc Planning <planning@iaa.ie>

Good afternoon Declan,

Thank you for your email and pre-application scoping request for the proposed extension to the already permitted Cush Wind Farm.

The Irish Aviation Authority has no particular requirements for incorporation within the scoping exercise saving that as per previous observations, that you would engage with the Birr Aerodrome Licensee: "Ormond Flying Club", so that they may assess the impact of the proposed development and any associated cranes that would be utilised during its construction to ensure there is no impact on the safety of aircraft operations at Birr Aerodrome.

Should a formal planning application be made in due course, the Irish Aviation Authority will likely proffer the following general observations:

That in the event of planning consent being granted, that the applicant / developer should be conditioned to further:

- (1) agree an aeronautical obstacle warning light scheme for the wind farm development (for the fully permitted wind farm);
- (2) provide as-constructed coordinates in WGS84 format together with ground and blade tip height elevations at each wind turbine location; and
- (3) notify the Irish Aviation Authority of intention to commence crane operations with at least 30 days prior notification of their erection.

Regards,

Christophe

Christophe O'Brien

Aerodromes Inspector

M: +353 (0) 86 33 22022 |

E: obrienc@iaa.ie | www.iaa.ie

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



From: Declan Owens <declan.owens@galetechenergy.com>
Sent: Tuesday 20 January 2026 13:15
To: Christophe O'BRIEN <Christophe.OBRIEN@IAA.ie>; Planning <planning@iaa.ie>
Subject: Pre-Application Scoping Request: Proposed Wind Farm Development in County Offaly

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

Dear Sir/Madam,

Please find attached a pre-application scoping request for a proposed development comprising a 3 no. wind turbine extension to the permitted Cush Wind Farm, including a proposed 110kv substation and underground electrical grid connection, on lands north of Birr, County Offaly. I would appreciate if you could revert with any comments you may have in relation to this proposed development within the timeframe specified in the attached.

Regards,

Declan Owens
Planning Consultant
Galetech Energy Services

E: declan.owens@galetechenergy.com

T: +44 (0) 7731 828417

W: www.galetechgroup.com



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). If you are not the intended recipient please note that any distribution, copying or use of this communication or the information in it is strictly prohibited. If you received this communication in error please notify by email or telephone +353(0)49 5555050 and then delete the email and any copies of it. Thank you.



Disclaimer

=====

=====

PLEASE consider the environment; PRINT ONLY when necessary! DISCLAIMER: This message contains information that is confidential, may be privileged and is the property of The Irish Aviation Authority (IAA). If you are not the intended recipient, you may not use this email or the information it contains. If you are not the intended recipient please notify the sender immediately and delete all copies of this message. Thank you. This email message has been swept for the presence of computer viruses. Internet Emails are not necessarily secure. The IAA accepts no responsibility for malicious content such as viruses or for changes made to this message after it was sent.

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

=====

=====



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

From Ronnie O'Neill <Ronnie.ONeill@imaginegroup.ie>

Date Tue 20 Jan 2026 2:03 PM

To Declan Owens <declan.owens@galetechenergy.com>; Customer Support <support@imagine.ie>

Hi Declan ,

This will not be an issue for Imagine .

Rgds,
Ronnie .

From: Declan Owens <declan.owens@galetechenergy.com>

Sent: Tuesday, 20 January 2026 13:17

To: Customer Support <support@imagine.ie>; Ronnie O'Neill <Ronnie.ONeill@imaginegroup.ie>

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

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

Dear Sir/Madam,

Please find attached a pre-application scoping request for a proposed development comprising a 3 no. wind turbine extension to the permitted Cush Wind Farm, including a proposed 110kv substation and underground electrical grid connection, on lands north of Birr, County Offaly. I would appreciate if you could revert with any comments you may have in relation to this proposed development within the timeframe specified in the attached.

Regards,

Declan Owens

Planning Consultant

Galetech Energy Services

E: declan.owens@galetechenergy.com

T: +44 (0) 7731 828417

W: www.galetechgroup.com



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). If you are not the intended recipient please note that any distribution, copying or use of this communication or the information in it is strictly prohibited. If you received this communication in error please notify by email or telephone +353(0)49 5555050 and then delete the email and any copies of it. Thank you.



An tOifig Náisiúnta um Sláinte Chomhshaoil
Feidhmeannacht na Seirbhíse Sláinte,
Urlár 2, Teach na Darach, Ascaill na Teile
Páirc na Mílaoise, An Nás, Co. Chill Dara.

National Office for Environmental Health Services
2nd Floor, Oak House, Lime Tree Avenue
Millennium Park, Naas, Co. Kildare
Eircode: W91KDC2

National Environmental Health Service Submission Report

Date: 25th February 2026

Our reference: ID5645

Cush Wind Limited intends to apply for planning permission for the construction and operation of a wind farm, consisting of a 3 no. wind turbine extension to the permitted Cush Wind Farm ('Cush Wind Farm Phase I'), including the construction and operation of a 110kV electricity substation and associated underground electricity line to facilitate the connection of the wind farm to the national electricity network, and all associated site development works ('the project'). The project is located in rural Co. Offaly, approximately 4km north of the town of Birr and c. 28km south-west of Tullamore, Co. Offaly. The proposed development, which will have an approximate electrical capacity of up to 21.6 megawatts (MW), is to be known as 'Cush Wind Farm Phase II'.

The proposed project will be located in the townlands of Galros East, Whigsborough, Ballycolin, Eglish, Cush, Boolinarrig Big, Glenns, Ross, Ballaghanaher, and Kinaglinny, County Offaly.

Type of Consultation: Scoping EIA

The following HSE stakeholders were consulted on the 29th January 2026:

- Emergency Planning
- National Capital Estates Office
- Director of National Health Protection
- REO Dublin and Midlands

Any clarification on these observations should be made in the first instance to env.ccnsu@hse.ie quote ref ID5645


Andrew Salley
Senior Environmental Health Officer

HSE EIA Scoping

National Environmental Health Service Submission Report

Type of consultation: Scoping

Reference Number: Our Ref: CUS001EXT

EHIS Reference number: ID5645

Proposed Development:

Cush Wind Limited intends to apply for planning permission for the construction and operation of a wind farm, consisting of a 3 no. wind turbine extension to the permitted Cush Wind Farm ('Cush Wind Farm Phase I'), including the construction and operation of a 110kV electricity substation and associated underground electricity line to facilitate the connection of the wind farm to the national electricity network, and all associated site development works ('the project'). The project is located in rural Co. Offaly, approximately 4km north of the town of Birr and c. 28km south-west of Tullamore, Co. Offaly. The proposed development, which will have an approximate electrical capacity of up to 21.6 megawatts (MW), is to be known as 'Cush Wind Farm Phase II'.

The proposed project will be located in the townlands of Galros East, Whigsborough, Ballycolin, Eglish, Cush, Boolinarig Big, Glenns, Ross, Ballaghanoher, and Kilnaglinny, County Offaly.

General Introduction

The following documents should be taken into consideration when preparing the Environmental Impact Assessment Report (EIAR):

- Guidelines for Planning Authorities and An Bord Pleanála on carrying out Environmental Impact Assessment

https://www.housing.gov.ie/sites/default/files/publications/files/guidelines_for_planning_authorities_and_an_bord_pleanála_on_carrying_out_eia_-_august_2018.pdf

EU publication: Environmental Impact Assessment of Projects Guidance on the preparation of the Environmental Impact Assessment Report, EU, 2017

http://ec.europa.eu/environment/eia/pdf/EIA_guidance_EIA_report_final.pdf

National Guidance issued by the Environmental Protection Agency on the Information to be Contained in Environmental Impact Assessment can be found at:

<https://www.epa.ie/publications/monitoring--assessment/assessment/guidelines-on-the-information-to-be-contained-in-environmental-impact-assessment.php>

This Guidance is supported by a Webinar produced by the EPA and can be found at:

<https://www.youtube.com/embed/ejKVFUztBY>

The applicant should also consider the findings of the High Court judgement issued in the judicial review of the Derryadd Wind Farm. (2021 IEHC 390 [20202 No. 557 JR] P. Sweetman v An Bord Pleanála)

And with regard to general noise considerations of noise and wind farms the judgement in [2024] IEHC 136 [2018 8457 P] MARGARET WEBSTER AND KEITH ROLLO AND MEENACLOGHSPAR (WIND) LIMITED

The Environmental Impact Assessment (EIA) should examine all likely significant effects from the proposed development and provide the following information for each:

- a) Description of the receiving environment
- b) The nature and scale of the impact
- c) An assessment of the significance of the impact
- d) Proposed mitigation measures
- e) Residual impact

Directive 2014/52/EU has an enhanced requirement to assess likely significant effects on Population and Human Health. It is the experience of the NEHS that impacts on human health are often inadequately assessed in EIAs in Ireland. It is recommended that the wider determinants of health and wellbeing are considered in a proportionate manner when considering the EIA. Guidance on wider determinants of health can be found at www.publichealth.ie

In addition to any likely significant negative effects from the proposed development, any positive likely significant impacts should also be assessed.

The NEHS will consider the final EIAR accompanying the SID/Planning application and will make comments to An Bord Pleanála/Local Planning Authority on the methodology used for assessing the likely significant effects and the evaluation criteria used in assessing the significance of the effect.

The NEHS recommends that the following matters are included and assessed in the EIA:

- Public Consultation
- Population and human health
- Decommissioning phase of the proposed wind farm
- Siting and location of turbines
- Noise & Vibration
- Shadow Flicker
- Air Quality
- Surface and Groundwater Quality
- Ancillary facilities
- Cumulative impacts
- Climate
- Health gain

Public Consultation

It is recommended that early and meaningful public consultation with the local community is undertaken to ensure all likely significant effects of the proposed windfarm development have been adequately addressed.

All parties affected by the proposed development, including those who may benefit financially from the project, must be fully informed of what the proposal entails especially with regard to potential impacts on surrounding areas.

Sensitive receptors and other stakeholders should be identified to ensure all necessary and appropriate mitigation measures are put in place to reduce the likelihood of any complaints about the proposed wind farm development in the future.

Members of the public should be given sufficient opportunity to express their views on the proposed windfarm development.

The Environmental Impact Assessment Report (EIAR) should clearly demonstrate the link between public consultations and how those consultations have influenced the decision-making process in the EIA.

To assist with the consultation and planning process it is recommended that the applicant develops a dedicated website for the proposed windfarm development. All correspondence, maps, project updates and documentation including the EIAR should be uploaded to the website.

The EIAR should state the period of planning permission sought, the length of time construction is estimated to take and if it is anticipated that the windfarm development will be decommissioned and removed or will continue to operate (following any further planning consent) at the end of this period of planning permission (should permission be granted)

Population Health and Human Health

The opinion of the NEHS is that the assessment of likely significant effects on Population and Human Health should be a proportionate assessment specific to the proposed development and to the Population and Human Health likely to be significantly affected by the proposed development.

If assessment is made of likely significant effects on wider determinants of health or health inequalities, then this should be done in a proportionate manner with a demonstration of a likely significant effect as a direct result of the proposed development.

The preferred methodology for assessing likely significant effects on Population and Human Health is a source, pathway, receptor model; based on emissions through environmental media and population exposure. This approach is supported by the EPA issued National Guidance (known as the EIAR Guidance): Guidelines on the information to be contained in Environmental Impact Assessment Reports, 2022 https://www.epa.ie/publications/monitoring--assessment/assessment/EIAR_Guidelines_2022_Web.pdf

In assessing likely significant effects on Population and Human Health any proposed mitigation measures should be identified. The residual impact should be evaluated against a recognised Health Protection Standard.

Whilst current EIAR guidance recognises the requirement to identify sensitive receptors within the assessment process, it should be clear that this is within a Population Health approach and not an individual person approach.

It is therefore the opinion of the NEHS that a Population Health approach would not consider the likely significant effects on the sensitivity of an individual human receptor, but the sensitivity of the established land use or service provision.

For example, a school would be considered a sensitive receptor within a Population Health approach, but an individual student who was particularly sensitive to noise attending the school would not be specifically considered in the assessment criteria. A health care facility that provided services for people with recognised noise sensitivity would be considered in its entirety as a particular noise sensitive location.

It is therefore the opinion of the NEHS that the EIA should consider the likely significant effects on established land use and service provision and activities within communities and not individual members of communities.

Opportunities for Health Gain

Consideration should be given to opportunities for health gain from the proposed development. This would include opportunities to create recreational spaces, opportunities to increase physical exercise through walking and cycle routes.

Non-Technical Summary

The Non-Technical Summary of the EIA (NTS) is an important document that facilitates public access and understanding of the proposed development. It should accurately summarise the likely significant impacts, proposed mitigation and the residual impacts after mitigation has been implemented, that are attributable to the proposed development. This should be done in non-technical language and relate accurately to the specific chapters of the EIAR. The NTS should identify all sensitive receptors that are likely to be significantly impacted and clearly state the significance of the effects on them. The NEHS considers that a summary should be no more than 10% of the original document size and should cross reference any appendix of the EIAR that contains relevant data on any likely significant effects.

Decommissioning

The EIAR should detail the eventual fate of the wind turbines and associated material i.e. will the material be recycled or how will it be disposed of.

Information should also be provided regarding the proposed methodology to be used for the disposal of the materials forming the foundations of the wind turbines.

The EIAR should indicate the proposed future use of the development site at the end of the planning permission period.

Siting, Location and details of Turbines

The EIAR should include a map and a description of the proposed location of each of the proposed wind turbines.

The NEHS expects that details (height and model) of the turbines to be installed will be available at the time planning permission is sought and will be included in the EIAR.

Details of the foundations for the wind turbine including depth, quantity and material to be used should be included in the EIAR.

Assessment of Consideration of Alternatives

The EIAR should consider an assessment of alternatives. The EHS recommends that alternative renewable energy options to on- shore wind farms should be assessed as part of the EIAR.

Noise & Vibration

The potential impacts for noise and vibration from the proposed development on all noise sensitive locations must be clearly identified in the EIAR. The EIAR must also consider the appropriateness and effectiveness of all proposed mitigation measures and evaluate the residual impact against recognised health protection standards.

A baseline noise monitoring survey should be undertaken to establish the existing background noise levels.

Baseline noise should cover day, evening and night-time periods

Noise from any existing turbines in the area should not be included as part of the background levels.

An assessment of the predicted noise impacts during the construction phase and the operational phase of the proposed windfarm development should be undertaken which details the predicted change in the noise environment resulting from the proposed development.

It is recommended that changes in the noise environment at Noise Sensitive Locations are shown in a tabulated format that shows the predicted change in the noise environment at each noise sensitive location.

An example is shown in the table below

Location 1	Standardised wind speed at 10 metre height (9m/s) within the site averaged over 10 minute periods										
	2	3	4	5	6	7	8	9	10	11	12
Noise sensitive location 1 – background noise level											
Noise Sensitive location 1 –											

predicted LA rated											
Proposed Relative Rated Noise Limit											
Repeat above for all noise sensitive locations											

Standardised wind speed at 10 metre height 9m/s) within the site averaged over 10 minute periods

The NEHS would consider the most appropriate criteria for assessing significance of the predicted noise would be consideration of the **ENVIRONMENTAL NOISE GUIDELINES for the European Region, 2018** The 2018 WHO Guidance set health protection levels for exposure to environmental
<https://iris.who.int/bitstream/handle/10665/279952/9789289053563-eng.pdf?sequence=1>

The Draft Revised Wind Energy Development Guidelines were published in December 2019. Whilst these have yet to be adopted, any proposed wind farm development should have consideration of the draft Guidelines.

https://www.housing.gov.ie/sites/default/files/public-consultation/files/draft_revised_wind_energy_development_guidelines_december_2019.pdf .

It should be noted that in the judgement of **Ms. Justice Emily Egan delivered on the 8th day of March 2024 in Webster/Rollo V Meenaclogher (Wind) Limited (2024 IEHC 136) 8th March 2024** it was stated very clearly that considerations should be given to the most up to date knowledge and Guidance when considering impacts from noise. This would include the assessment methodology and the known significance of health effects from exposure to noise.

The current Guidelines for Wind Energy Development are: Wind Energy Development Guidelines (2006)

<https://www.gov.ie/en/publication/f449e-wind-energy-development-guidelines-2006/>

It should be recognised that the nature of wind energy development has significantly changed since the publication of these Guidelines, particularly the size of the turbines and the proximity to centres of populations and the cumulative effects with other wind energy development. There have also been substantial increases in the body of knowledge around the likely significant effects of the operation of windfarm development on Population Health, in particular around the characteristic of the noise emissions and health effects of shadow flicker.

The noise assessment for the proposed development should consider the likely significant effects of noise and vibration at sensitive receptors from the following aspects:

- Construction noise and vibration from the wind turbine installation; and
- Operational noise from the wind turbines.

The noise assessment should consider the potential impacts of noise generated during the construction, operation, and decommissioning of the proposed development on nearby noise-sensitive receptors.

The assessment should consider all proposed (planning application submitted), consented and operational development that may contribute to noise effects at the receptors.

During the construction phase of the project, it is considered that the potential sources of noise impact will include the mobile plant and the drilling and piling operations necessary to undertake the construction. These operations have the potential to cause noise impacts at sensitive receptors. In addition, the drilling and piling have the potential to cause vibration impacts at sensitive receptors.

During the operational phase of the project, it is considered that the potential sources of noise are aerodynamic noise from the wind turbine blades and any rotational or mechanical noise from the hubs of the wind turbines.

Shadow Flicker

It is recommended that turbine selection will be based on the most advanced available technology that permits shut down during times when residents are exposed to shadow flicker. As a result, no dwelling should be exposed to shadow flicker.

Air Quality

Due to the nature of the proposed construction works generation of airborne dust has the potential to have significant impacts on sensitive receptors. A Construction Environmental Management Plan (CEMP) should be included in the EIAR which details dust control and mitigation measures. Measures should include:

- Sweeping of hard road surfaces
- Provision of a water bowser on site, regular spraying of haul roads
- Wheel washing facilities at site exit
- Restrict speed on site
- Provide covers to all delivery trucks to minimise dust generation
- Inspect and clean public roads in the vicinity if necessary
- Material stockpiling provided with adequate protection from the wind
- Dust monitoring at the site boundary
- Truck inspection and maintenance plan
- Details of a road maintenance agreement between the operator and the Local Roads Authority to clarify responsibility for the upkeep and repair of access roads during the construction phase of the project .

Surface and Ground Water Quality

The proposed development has the potential to have a significant impact on the quality of both surface and ground water.

The NEHS recommends that a walk over survey of the site is undertaken in addition to a desktop analysis of Geological Survey of Ireland data in order to identify the location of private wells used for drinking water purposes.

Any potential significant impacts to drinking water sources should be assessed. All drinking water sources, both surface and ground water, must be identified. Public and Group Water Scheme sources and supplies should be identified in addition to any private wells supplying potable water to houses in the vicinity of the proposed development. Measures to ensure that all sources and supplies are protected should be described.

Details of bedrock, overburden, vulnerability, groundwater flows, aquifers and catchment areas should be considered when assessing potential impacts and proposed mitigation measures.

Any impacts on surface water as a result of the construction of the underground cables should be identified and addressed in the EIAR.

Geotechnical and Peat Stability Assessment (*for peat areas only*)

A detailed assessment of the current ground stability of the site for the proposed windfarm development and all proposed mitigation measures should be detailed in the EIAR. The assessment should include the impact construction work may have on the future stability of ground conditions, taking into consideration extreme weather events, site drainage and the potential for soil erosion.

Information should be provided on the make and model of the turbines and on construction details for the turbine foundations, including the depth and volume of concrete required. An accurate assessment of the potential impacts of the foundations on water quality and peat stability cannot be undertaken without this information.

Reference is made to a peat slide which occurred near Ballybofey in Co. Donegal on 13th November 2020 which may have been linked to construction activity at Meenbog Wind Farm.

Potential impacts on water supply associated with contamination following a peat slide include sedimentation and alteration of pH levels.

The NEHS recommends that a detailed Peat Stability/Geotechnical Assessment should be undertaken to assess the suitability of the soil for the proposed development. The EIAR should include provision for a peat stability monitoring programme to identify early signs of potential bog slides ('pre-failure indicators' see the Scottish Government's 'Peat Landslide Hazard and Risk Assessments: Best Practice Guide for Proposed Electricity Developments 2017)

<https://www.gov.scot/binaries/content/documents/govscot/publications/advice-and-guidance/2017/04/peat-landslide-hazard-risk-assessments-best-practice-guide-proposed-electricity/documents/00517176-pdf/00517176-pdf/govscot%3Adocument/00517176.pdf>

Ancillary Facilities

The EIAR should include details of the location of all site office, construction compound, fuel storage depot, sanitary accommodation and canteen, First Aid facilities, disposal of wastewater and the provision of a potable water supply to the site canteen.

Cumulative Impacts

All existing or proposed wind farm developments in the vicinity should be clearly identified in the EIAR.

The impact on sensitive receptors of the proposed development combined with any other wind farm/renewable energy developments in the vicinity should be considered. The EIAR should include a detailed assessment of any likely significant cumulative impacts of the proposed windfarm development.

For each technical discipline, an assessment should be made of the likely cumulative effects of the proposed development in combination with any other similar developments in proximity to the site which are reasonably defined and understood; these would comprise projects that:

- are the subject of valid planning applications or appeals but not yet determined;
- consented development; or
- development under construction.

Cumulative effects can also arise from the combined impact of effects attributable to the proposed development in respect of a particular receptor, such as the combined effect of noise and shadow flicker on a residential dwelling

Climate

Climate Mitigation

The EIA should assess factors that contribute to climate change as a result of the proposed development and should identify any mitigation or sustainability measures that can be incorporated into the development, particularly:

- a) An assessment of Green-House Gas emissions (the nature and magnitude of such emissions) as a result of the proposed development to include the construction, operation and decommissioning phases. This assessment should identify how emissions can be reduced or mitigated at each stage.
- b) An assessment of water usage and opportunities for water conservation, including rainwater harvesting and recycling of both process and rain water,
- c) An assessment of energy usage and the opportunities to use renewable energy sources and reduce energy demands. This should include transport and machine use during construction and operation.
- d) An assessment of any waste generated at each stage of the development and implementation of the Waste Hierarchy.

Climate Vulnerability

The EIA should consider the vulnerability of the proposed development to climate change.

This should be specific to the project and include an assessment of the risks to the project associated from direct weather-related hazards during both the construction and operation phase of the proposed development. For example:

- a) Risks to the proposed development associated with flooding,
- b) Risks to the proposed development associated with storms events,
- c) Risks to the proposed development from extreme heat events,
- d) Any risks to the security of energy or water supplies



Andrew Salley
Senior Environmental Health Officer



Outlook

Re: EXTERNAL MAIL:- Pre-Application Scoping Request: Proposed Wind Farm Development in County Offaly

From Tom Barry <tom.barry@motorolasolutions.com>
Date Fri 6 Feb 2026 12:26 PM
To Declan Owens <declan.owens@galetechenergy.com>

Declan,

We don't anticipate any impact from the development, can you ensure it also reviewed by eir please.

Regards,
Tom

On Tue, 20 Jan 2026 at 13:47, Declan Owens <declan.owens@galetechenergy.com> wrote:

CAUTION: This mail is from outside Tetra.
Do NOT click suspicious links.
Do NOT click or download suspicious attachments.

Dear Sir/Madam,

Please find attached a pre-application scoping request for a proposed development comprising a 3 no. wind turbine extension to the permitted Cush Wind Farm, including a proposed 110kv substation and underground electrical grid connection, on lands north of Birr, County Offaly. I would appreciate if you could revert with any comments you may have in relation to this proposed development within the timeframe specified in the attached.

Regards,

Declan Owens
Planning Consultant
Galetech Energy Services

E: declan.owens@galetechenergy.com

T: +44 (0) 7731 828417

W: www.galetechgroup.com



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). If you are not the intended recipient please note that any distribution, copying or use of this communication or the information in it is strictly prohibited. If you received this communication in error please notify by email or telephone +353(0)49 5555050 and then delete the email and any copies of it. Thank you.

For more information on how and why we collect your personal information, please visit our [Privacy Policy](#).



Outlook

TII26-134931 - Scoping Request: Proposed Wind Farm Development, extension to permitted Cush Windfarm, Co. Offaly.

From INFO <Information@tii.ie>

Date Wed 11 Feb 2026 12:38 PM

To Declan Owens <declan.owens@galetechenergy.com>

A Chara,

I refer to your correspondence of 20 January 2026 in relation to the above. The position in relation to your enquiry is as follows.

Transport Infrastructure Ireland (TII) wishes to advise that it is not in a position to engage directly with planning applicants with respect to proposed developments. TII will endeavour to consider and respond to planning applications referred to it, given its status and duties as a statutory consultee under the Planning Acts. The approach to be adopted by TII in making such submissions or comments will seek to uphold official national road and light rail policy and guidelines, including Spatial Planning and National Roads Guidelines for Planning Authorities (DoECLG, 2012) and TII Publications.

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.

TII notes that this scoping request relates to an intended three wind turbine extension to a permitted eight turbine wind farm ref. ABP-318816-24 (TII24-125821) has interactions with the national roads network that require mitigation. This scoping request additionally includes 100Kv substation and underground electricity cabling that appears to cross the N62 national road, at a location on the network that is subject to a 100km/h speed limit.

With respect to EIAR scoping issues, the recommendations indicated below provide only general guidance for the preparation of an EIAR, which may affect the national roads and/or light rail networks.

The project promoter should have regard, inter alia, to the following:

Having regard to the EPA Guidelines on the information to be contained in Environmental Impact Assessment Reports, 2022, it is recommended as appropriate that the national road and light rail networks are recognised as strategic transport assets under "material assets". EIAR assessment and mitigation should have regard to the following:

- **National Roads:** Official policy for development at or near national roads is set out in the DoECLG Spatial Planning and National Roads Guidelines for Planning Authorities (2012), available at <https://www.gov.ie/en/collection/85b83-planning-guidelines-standards/>.
- **TII Publications:** In addition, as part of TII's responsibilities for managing and improving the country's national road and light rail networks, the TII sets development guidance and standards for traffic and road assessments and construction that may be necessary by reason of proposed development location, scale or typology to be prepared to accompany applications for developments or works. Technical guidance and standards are contained in TII Publications, available at <https://www.tiipublications.ie/>.

In addition, the EIAR should have regard to, inter alia, the following:

National Road Network:

- TII would be specifically concerned as to the potential significant impacts the development would have on the national road network (and junctions with national roads) in the proximity of the proposed developments,
- Consultations should be had with the relevant local authority/National Roads Design Office (RDO) with regard to locations of existing and future national road schemes,
- The EIAR should have regard to any prior Environmental Impact Statement or Assessment Report 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 EIAR should have regard to the provisions of Chapter 3 of the DoECLG Spatial Planning and National Roads Guidelines in the assessment.

TII Publications:

- It would be important that, where appropriate, subject to meeting the appropriate thresholds and criteria and having regard to best practice, a Traffic and Transport Assessment (TTA) be carried out in accordance with relevant guidelines, noting traffic volumes attending the site and traffic routes to/from the site with reference to impacts on the national road network and junctions of lower category roads with national roads. TII's Traffic and Transport Assessment Guidelines (TII Publication No. PE-PDV-02045) 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 the Guidelines, which addresses requirements for sub-threshold TTA.
- The designers and assessors are asked to consult TII Publications to determine whether a Road Safety Audit is required.

TII environmental assessment guidance:

- The EIAR should have regard to TII's Environmental Assessment and Construction Guidelines, including the Good Practice Guidance for the Treatment of Noise during the Planning of National Road Schemes (March 2014),
- The EIAR should consider the European Communities (Environmental Noise) Regulations 2018 (S.I. No. 549 of 2018) and, in particular, how the development will affect future action plans by the relevant competent authority. The developer may need to consider the incorporation of noise barriers to reduce noise impacts (see Good Practice Guidance for the Treatment of Noise during the Planning of National Road Schemes (March 2014)).

Haul routes utilising the national road network:

- Elements of the national road network are operated and managed by a combination of Public Private Partnerships (PPP) Concessions, Motorway Maintenance and Renewal Contracts (MMaRC) and local road authorities in association with TII. In relation to haul route identification, the applicant/developer should clearly identify haul routes proposed and fully assess the network to be traversed to ascertain any operational requirements, including delivery timetabling, etc., to ensure that the strategic function of the national road network is safeguarded.
- Separate structure approvals/permits and other licences and works-specific deeds of indemnity may be required in connection with the proposed haul route, including where a temporary modification to the road network may be required. Consultation with relevant local authorities, PPP and MMaRC Contractors may also be required.

- All structures on the haul route should be checked by the applicant/developer to confirm their capacity to accommodate any abnormal load proposed, including abnormal weight loads. Additionally, any damage caused to the pavement on the existing national road arising from any temporary works due to the turning movement of abnormal 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.

National Road Crossings:

- In the interests of maintaining the safety and standard of the national road network, the EIAR should identify the methods/techniques proposed for any works traversing/in proximity to the national road network,
- The preferred method of necessary national road network crossings is by Horizontal Directional Drilling (HDD). It is appropriate for the designers to contact thirdpartyworks@tii.ie in order to coordinate and process approvals for this type of crossing that may include requirements for Section 53 consent and specific indemnities for the works.

Potential cable routing:

- Any grid connection and cable routing proposals should be developed to safeguard existing national roads and/or 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.

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

There are around 99,000km of roads in Ireland; the national road network, which caters for strategic inter-urban travel, consists of only approximately 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.

TII has identified a number of significant implications for TII and road authorities in the management and maintenance of the strategic national road network resulting from the laying of high voltage electricity cabling in the national road reservation, including;

- Impacts on embankments, bridges, drainage and road furniture infrastructure leading to future maintenance liabilities,
- Impediments to future maintenance and operations activities, such as safety barrier repair and French drain renewal,
- Impediments to future routine network improvements such as pavement overlay and strengthening, installation of new verge-side signs and other road furniture,
- Impacts on network traffic flows during installation,
- Impediment to future online upgrades of national roads because of the implications to the road authority/TII in having to incur the additional costs of moving underground cables in order to

accommodate the road improvements.

Proposals to lay cable in the national road reservation, including the construction of associated joint bays, have the potential to impact road authorities and TII in undertaking future maintenance and improvement requirements. There may also be additional cost implications to national road improvements and maintenance resulting from the presence of high voltage cabling within the national road reservation.

Section 12.4.1.1 'Accelerate Renewable Electricity Generation' of the Climate Action Plan 2024 (CAP24) outlines the objective of reaching 80% of electricity demand from renewable sources by 2030 through a range of measures, including; 'All relevant public bodies will carry out their functions in a manner which supports the achievement of the renewable electricity targets, including, but not limited to, the use of road and rail infrastructure to provide a route for grid infrastructure where this is the optimal solution'.

Consistent with CAP24, for all renewable energy developments requiring grid connection to the national grid, TII recommends that a full assessment of all route alternatives for grid connection takes place, including alternatives to public road, where appropriate, to demonstrate clearly that the 'optimal solution' in accordance with CAP 24 requirements is proposed in the subject application. In TII's experience, grid connection accommodated on national roads has the potential, inter alia, to result in technical road safety issues such as differential settlement due to backfilling trenches and can impact the ability and cost of general maintenance, upgrades and safety works to existing national roads.

Other consents or licences may be required from the road authority for any trenching or cabling proposals crossing the national road. The Authority requests referral of all proposals agreed and licensed between the road authority and the applicant which affect the national road network. Cable routing should avoid all impacts to existing TII infrastructure, such as traffic counters, weather stations, etc., and works required to such infrastructure shall only be undertaken in consultation with and subject to the agreement of TII; any costs attributable shall be borne by the applicant/developer. The developer should also be aware that separate approvals may be required for works traversing the national road network.

Notwithstanding any of the above, the developer should be aware that this list is non-exhaustive; site and development-specific issues should be addressed in accordance with best practice. I hope that this information is of assistance to you.

Mise le meas,

Rachel Begley
Regulatory and Administration Executive
Transport Infrastructure Ireland



In accordance with TII's Right to Disconnect policy, if you are receiving this email outside of normal working hours, I do not expect a response or action outside of your own working hours unless it is clearly noted as requiring urgent attention.

De réir pholasáí BIÉ An Ceart gan a bheith Ceangailte, má tá an ríomhphost seo á fháil agat lasmuigh de na gnáthuaireanta oibre, nílim ag súil le freagra ná le gníomh uait lasmuigh de do ghnáthuaireanta oibre féin mura bhfuil sé ráite go soiléir go bhfuil gá gníomhú go práinneach.

TII processes personal data provided to it in accordance with its Data Protection Notice available at <https://www.tii.ie/en/compliance/data-protection-notice/>

Próiseálann BIÉ sonraí pearsanta a sholáthraítear dó i gcomhréir lena Fhógra ar Chosaint Sonraí atá ar fáil ag <https://www.tii.ie/ga/compliance/data-protection-notice/>

TII E-mail system: This email and any files transmitted with it are confidential and intended solely for the use of the individual or entity to whom they are addressed. If you have received this email in error then please notify postmaster@tii.ie and delete the original including attachments.

Córas r-phoist BIE: Tá an ríomhphost seo agus aon chomhaid a tharchuirtear leis faoi rún agus beartaithe lena n-úsáid ag an duine aonair nó ag an eintiteas a bhfuil siad dírithe chuige/chuici amháin. Más rud é go bhfuair tú an ríomhphost seo trí bhotún, cuir sin in iúil do postmaster@tii.ie, le do thoil, agus scrios an ríomhphost bunaidh agus aon cheangaltáin.

Uisce Éireanns Ref: PN26000036368

Abstraction Ref: EIA Scoping Document for Proposed Cush Windfarm Extension

Applicant: Cush Wind Limited
Agency: Offaly Co. Co.
Issue Date: 20th February 2026

Uisce Éireann
Bosca OP 448
Oifig Sheachadta na
Cathrach Theas
Cathair Chorcaí

Uisce Éireann
PO Box 448
South City
Delivery Office
Cork City

www.water.ie

A Chara,

Thank you for your recent EIAR Scoping Request which we have reviewed.
Uisce Éireann has the following comments for your consideration.

The following aspects of water & wastewater services should be addressed in the scope of an EIAR and planning proposals, ahead of submitting your planning application to avoid unnecessary delays.

- a) Protection of drinking water source(s) from potentially adverse impacts is a priority for Uisce Éireann. It is Uisce Éireann's current policy to maintain safe and secure drinking water supplies and ensure that development will not give rise to any deterioration in water quality. Development proposals shall not impact public drinking water sources and/or abstraction point(s). It is also a requirement of the Water Framework Directive that waters used for the abstraction of drinking water are protected to avoid deterioration in quality. Where a development proposal has the potential to impact an Uisce Éireann Drinking Water Source(s), the applicant shall provide details of measures to be taken to ensure that there will be no negative impact to Uisce Éireann's Drinking Water Source(s) during the construction, operational and decommissioning phases of the development.
- b) Hydrological / hydrogeological pathways between the applicant's site and receiving waters should be identified as part of an EIAR and/or the planning application.
- c) Where the development proposes the backfilling of materials, the applicant is requested to include breakdown of the chemical components of the materials proposed.

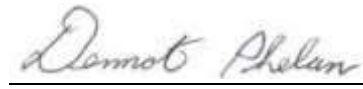
- d) Where the development proposes the backfilling of materials, the applicant is requested to include details of best practice monitoring regime(s) to inform protection of ground waters, aquifers and drinking water source abstractions.
- e) Potential impacts of the development on the capacity of water services (*i.e. do existing water services have the capacity to cater for the new development*) - If your proposals require a connection(s) to either a public water supply or sewage collection system, you are advised to submit a Pre-Connection Enquiry (PCE) enquiry to Uisce Éireann to determine the feasibility of connection to the Uisce Éireann network ahead of lodging your planning application. The PCE should be submitted to Uisce Éireann well in advance of lodging your planning application. Lodging a COF with your planning application helps avoid delays in the consenting process.
- f) In relation to a development that would discharge trade effluent, any upstream treatment or attenuation of discharges required prior to discharging to an Uisce Éireann collection network.
- g) In relation to the management of surface water; the potential impact of surface water discharges to combined sewer networks and potential measures to stop surface waters from combined sewers. Uisce Éireann does not permit surface waters into our sewer network.
- h) Any physical impact on Uisce Éireann assets – reservoir, drinking water source, treatment works, pipes, pumping stations, discharges outfalls etc. including any relocation of assets.
- i) When considering a development proposal, the applicant is advised to determine the location of public water services assets, possible connection points from the applicant's site / lands to the public network and any drinking water abstraction catchments to ensure these are included and fully assessed in any pre-planning proposals. Details, where known, can be obtained by emailing an Ordnance Survey map identifying the proposed location of the applicant's intended development to datarequests@water.ie
- j) Other indicators or methodologies for identifying infrastructure located within the applicant's lands are the presence of registered wayleave agreements, visible manholes, vent stacks, valve chambers, marker posts etc. within the proposed site.

- k) Any potential impacts on the assimilative capacity of receiving waters in relation to Uisce Éireann discharge outfalls including changes in dispersion / circulation characterises. Hydrological / hydrogeological pathways between the applicant's site and receiving waters should be identified within the report.
- l) Any potential impact on the contributing catchment of water sources either in terms of water abstraction for the development (*and resultant potential impact on the capacity of the source*) or the potential of the development to influence / present a risk to the quality of the water abstracted by Uisce Éireann for public supply should be identified within the report.
- m) Where a development proposes to connect to an Uisce Éireann network and that network either abstracts water from or discharges wastewater to a "protected"/ sensitive area, consideration as to whether the integrity of the site / conservation objectives of the site would be compromised should be identified within the report.
- n) Uisce Éireann does not permit build over of its assets. Separation distances from public infrastructure, as per Uisce Éireann's Standards, Codes and Practices must be achieved. It is the applicant's responsibility to submit a diversion enquiry to Uisce Éireann Diversions Section (diversions@water.ie) prior to construction, where a potential build over of public assets is in question and/or where the applicants proposals cannot achieve separation distances from public infrastructure as per UÉ Standards & Codes of Practice. As an applicant you are required to;
- survey the site to determine the exact location of the public assets. Any trial investigations should be carried out with the agreement and in the presence of Uisce Éireann. All queries relating to in situ public infrastructure should be directed to diversions@water.ie
 - Provide evidence of separation distances between the existing Uisce Éireann assets and proposed structures, other services, trees, etc. have to be in accordance with UÉ Standards & Codes of Practice
- o) Where an existing connection is in place, the applicant or developer may be required to enter into a new or revised water and/or wastewater connection agreement(s) with Uisce Éireann prior to the commencement of this development.

Where new connection(s) are sought, the applicant shall enter into water and/or wastewater connection agreement(s) with Uisce Éireann prior to the commencement of this development..

Queries relating to observations above should be directed to planning@water.ie.

Yours sincerely,

A handwritten signature in dark ink, reading "Dermot Phelan". The signature is written in a cursive style with a horizontal line underneath.

Dermot Phelan
Connections and Developer Services



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

From Robert Power, Vodafone (External) <robert.power1@vodafone.com>

Date Tue 20 Jan 2026 2:01 PM

To Declan Owens <declan.owens@galetechenergy.com>

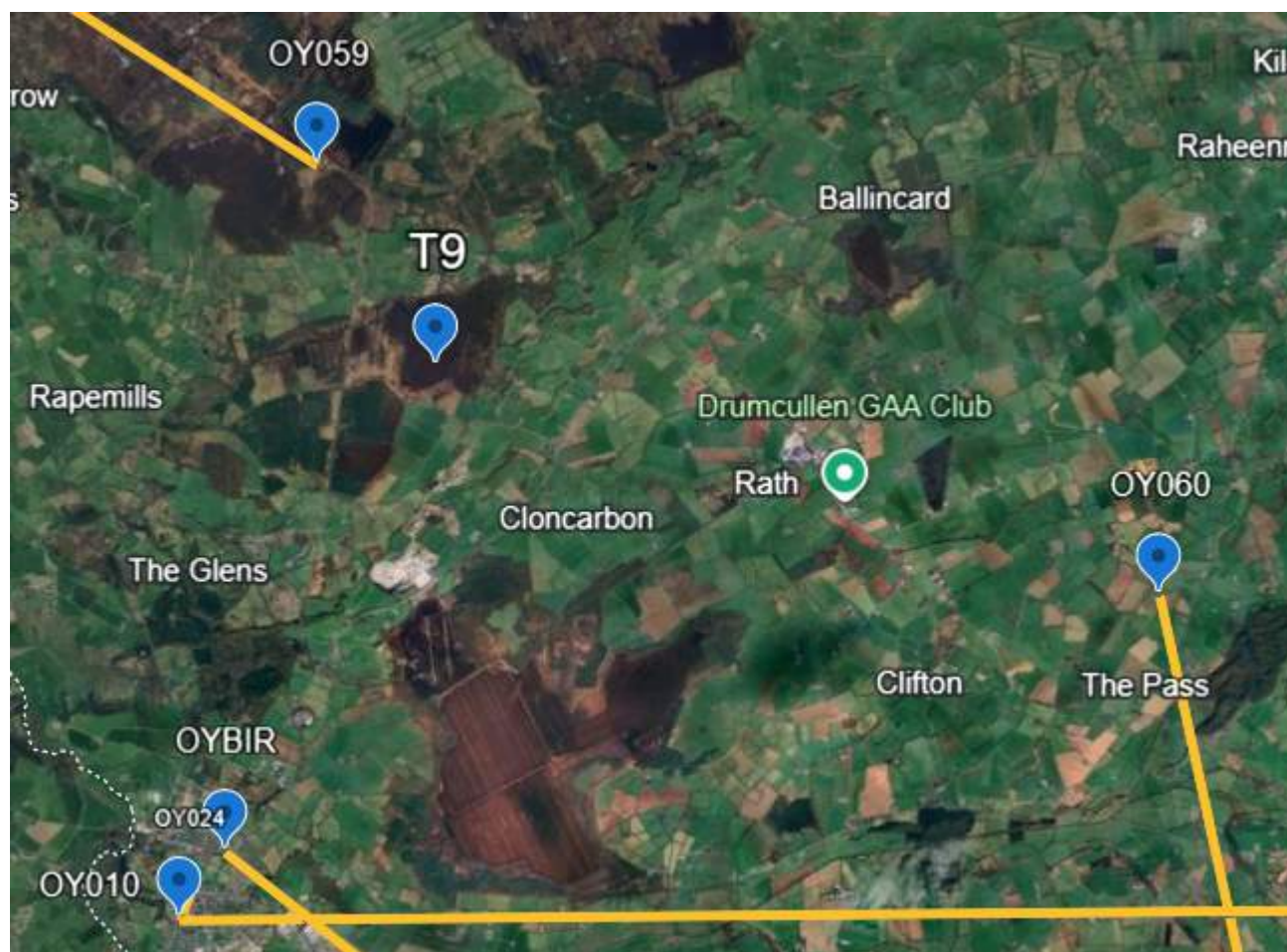
Cc Gavin Byrne, Vodafone <gavin.byrne@vodafone.com>

Hi Declan,

Vodafone does not have any transmission in the proposed area. See screen shot below.

Kind Regards,

Robert



Robert Power

Transmission Engineer

Technology- NET

+353864648455

robert.power1@vodafone.com

Vodafone Ireland Limited, Registered Office:

MountainView, Leopardstown, Dublin 18,
Registered in Ireland: No. 326967

vodafone.ie

The future is exciting.
Ready?

From: Declan Owens <declan.owens@galetechenergy.com>
Sent: Tuesday 20 January 2026 13:52
To: Robert Power, Vodafone (External) <robert.power1@vodafone.com>
Subject: Pre-Application Scoping Request: Proposed Wind Farm Development in County Offaly

You don't often get email from declan.owens@galetechenergy.com. [Learn why this is important](#)

External Email: Don't click links or open attachments unless you trust the sender. Unsure? Please use the [Report button](#).

Dear Sir/Madam,

Please find attached a pre-application scoping request for a proposed development comprising a 3 no. wind turbine extension to the permitted Cush Wind Farm, including a proposed 110kv substation and underground electrical grid connection, on lands north of Birr, County Offaly. I would appreciate if you could revert with any comments you may have in relation to this proposed development within the timeframe specified in the attached.

Regards,

Declan Owens

Planning Consultant

Galetech Energy Services

E: declan.owens@galetechenergy.com

T: +44 (0) 7731 828417

W: www.galetechgroup.com



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). If you are not the intended recipient please note that any distribution, copying or use of this communication or the

information in it is strictly prohibited. If you received this communication in error please notify by email or telephone +353(0)49 5555050 and then delete the email and any copies of it. Thank you.

C2 General



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

From Info @ Waterways Ireland <info@waterwaysireland.org>

Date Wed 21 Jan 2026 12:30 PM

To Declan Owens <declan.owens@galetechenergy.com>

Hi Declan

Waterways Ireland is the navigation body responsible for the management of the inland waterways including the Lower Bann, Erne System, Shannon-Erne Waterway, Shannon Navigation, Royal Canal, Grand Canal and the Barrow Navigation. We do not have jurisdiction over this area.

Kind Regards

Nuala Maguire

Marketing and Communications Section

Waterways Ireland – Enniskillen HQ

Tel no: +44 (0)28 6634 6232

Email: nuala.maguire@waterwaysireland.org

From: Declan Owens <declan.owens@galetechenergy.com>

Sent: 20 January 2026 13:52

To: Info @ Waterways Ireland <info@waterwaysireland.org>

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

Dear Sir/Madam,

Please find attached a pre-application scoping request for a proposed development comprising a 3 no. wind turbine extension to the permitted Cush Wind Farm, including a proposed 110kv substation and underground electrical grid connection, on lands north of Birr, County Offaly. I would appreciate if you could revert with any comments you may have in relation to this proposed development within the timeframe specified in the attached.

Regards,

Declan Owens

Planning Consultant

Galetech Energy Services

E: declan.owens@galetechenergy.com

T: +44 (0) 7731 828417

W: www.galetechgroup.com



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). If you are not the intended recipient please note that any distribution, copying or use of this communication or the information in it is strictly prohibited. If you received this communication in error please notify by email or telephone +353(0)49 5555050 and then delete the email and any copies of it. Thank you.

This email has been scanned by the Symantec Email Security.cloud service.
For more information please visit <http://www.symanteccloud.com>
