+353 (0)49 555 5050

Clondargan, Stradone, Cavan, H12 NV06, Ireland

www.galetechenergyservices.com

GALETECH
ENERGY SERVICES

Planning Department
Offaly County Council
Áras an Chontae
Charleville Road
Tullamore
Co. Offaly
R35 F893

27 October 2026
Our Ref: CUS001EXT
Your Ref: --

Dear Sir/Madam

Re: Proposed Cush Wind Farm Phase II – Renewable Energy Development (RED III).

Planning Application for a 10-year planning permission for 3 no. wind turbines and associated development accompanied by an Environmental Impact Assessment Report (EIAR) and Natura Impact Statement (NIS) at Galros East, Whigsborough, Ballycollin and Eglish, County Offaly.

1.0 Introduction

On behalf of Cush Wind Limited (the Applicant), Galetech Energy Services hereby submits a planning application to Offaly County Council ('the Planning Authority') for the proposed Cush Wind Farm Phase II Renewable Energy Development ('the Proposed Development').

The application is made under Section 34 of the Planning and Development Act 2000 (as amended) and in accordance with the Planning and Development Regulations 2001 (as amended). The application is accompanied by an Environmental Impact Assessment Report (EIAR) and a Natura Impact Statement (NIS).

2.0 Description of the Proposed Development

The Proposed Development is located in the townlands of Galros East, Whigsborough, Ballycollin, and Eglish, County Offaly, approximately 4 km north of Birr. The planning application site comprises approximately 87 hectares. Planning permission is sought for:

- Three (3 no.) wind turbines with an overall ground-to-blade tip height ranging from 199.1 metres to 200 metres, a rotor diameter ranging from 158 metres to 175 metres, and a hub height ranging from 111.6 metres to 120.9 metres;
- Associated turbine foundations, crane hardstanding areas and temporary turbine component storage and assembly areas;
- Approximately 1.7 kilometres of new internal wind farm access tracks;
- An electrical switch room building with a gross floor area of approximately

96.2 square metres, within a compound of approximately 429 square metres, enclosed by approximately 2.6 metre high palisade fencing and gates;
- Underground electrical and communications cabling connecting the proposed turbines to the adjoining permitted Cush Wind Farm (An Coimisiún Pleanála Reference ABP-318816-24) and to the proposed electrical switch room;
- One (1 no.) site entrance from the L300321 local road to serve the electrical switch room;
- Use of the construction phase site entrance from the N62 national road, the operation phase site entrance from the L300321 local road, and the temporary construction compounds permitted as part of Cush Wind Farm;
- All associated and ancillary site development, excavation, construction, landscaping, spoil deposition and reinstatement works, including the provision of site drainage infrastructure and environmental mitigation measures; and
- A 35-year operational life from the date of commissioning of the entire proposed development.

3.0 Planning Application Documentation

The following documentation has been submitted in support of this planning application:

- Planning Application Form;
- Site Notice;
- Newspaper Notice;
- Letters of Landowner Consent;
- Environmental Impact Assessment Portal Confirmation Notice;
- Planning Application Fee (€27,207.60);
- Completed Form No. 22 and Opinion on Unconfirmed Details;
- Planning Application Drawings;
- Renewable Energy Development Planning Statement;
- Environmental Impact Assessment Report, including:
  - Volume I – Assessment of the Project;
  - Volume II – Technical Annexes; and
  - Non-Technical Summary;
- Appropriate Assessment Screening Report and Natura Impact Statement; and
- RED III Completeness Checklist.

4.0 Electronic Submission

This planning application is being submitted electronically through the Local Government Ireland Planning Portal (www.planning.localgov.ie) in accordance with Article 22(3) of the Planning and Development Regulations 2001, as amended. The electronic submission comprises all planning application plans and particulars, including the EIAR, NIS and accompanying documentation.

As the online portal provides for a single electronic submission, one electronic copy of each document has been provided. However, certain limitations of the online planning system have affected how information can be entered, as outlined below:

(i) **Planning History:** The portal does not accommodate planning reference numbers issued by An Coimisiún Pleanála. There are two previous applications made directly to An Coimisiún Pleanála which are relevant to the planning history of the Proposed Development site (ABP-318816-24 and ABP-307282-20). Details of these applications are provided in the accompanying Renewable Energy Development Planning Statement; and

(ii) **Landowner Consent:** The portal provides fields for the details of only one landowner. As the Proposed Development involves four landowners, the details of all four have been entered into the portal, although it has been necessary to use fields not specifically designated for that purpose.

The Applicant will also voluntarily made the planning application documentation available for public inspection at the dedicated project website: www.cushwindfarmplanning.ie.

Should the Planning Authority require printed copies of the EIAR, NIS or any other application documentation, the Applicant will arrange for these to be provided promptly upon request.

5.0 Permission Period

A 10-year planning permission is sought for in respect of this Proposed Development. Accordingly, it is requested that the permission remain valid for a period of 10 years from the date of the final grant of permission.

The Wind Energy Development Guidelines for Planning Authorities (2006) recognise that planning authorities may grant permissions for periods exceeding five years where appropriate, including to allow sufficient time for grid connection arrangements to be secured.

A 10-year permission period is considered appropriate having regard to the nature and scale of the Proposed Development and the time potentially required to secure the necessary supplementary statutory consents, licences and grid connection arrangements prior to the commencement of development.

6.0 Site Notices

Five (5 no.) site notices have been erected in respect of the Proposed Development at appropriate locations, including at the main entrances to the Proposed Development site and at all relevant access points, so as to be easily visible and legible to members of the public using the public road network.

The site notices will be monitored on regularly by the Applicant to ensure, insofar as possible, that they remain in place and are not otherwise defaced or rendered illegible. In the event that notices are removed or tampered with, the Applicant will seek to ensure that they are replaced as quickly as possible.

7.0 Newspaper Notice

A copy of the newspaper notice published in the *Offaly Independent* on 24 October 2026 in respect of the Proposed Development is enclosed with the planning application.

8.0 Letters of Landowner Consent

Letters of consent from the relevant landowners are enclosed with the planning application documentation, confirming their consent to the making of this planning

application in respect of the lands within their ownership.

9.0 Environmental Impact Assessment Portal

Confirmation of the submission of the Proposed Development to the Environmental Impact Assessment (EIA) Portal accompanies the planning application and is provided at **Annex 1** to this cover letter.

10.0 Planning Application Fee

The prescribed planning application fee of €27,207.60 was paid to Offaly County Council by electronic bank transfer on 20 October 2026.

The payment was made by Stream Wind on behalf of the Applicant, under payment reference 249324427. A copy of the bank payment confirmation, which records the transaction status as Paid, is enclosed with the planning application.

11.0 Unconfirmed Details

The application avails of an Opinion on Unconfirmed Details issued by Offaly County Council on 21 April 2026 pursuant to Section 32I(2) of the 2000 Planning Act (ref. FMR 2602). The completed Form No. 22 required by Article 15J(4) of the Planning and Development Regulations 2001(as amended) together with a copy of the Opinion, is provided at **Annex 2** to this cover letter.

12.0 Planning Application Drawings

A complete set of planning application drawings is submitted with the application documentation in accordance with Articles 22(2)(b), 22(4)(a) and 23 of the Planning & Development Regulations 2001 (as amended). The drawings illustrate the location, layout, design and extent of the Proposed Development, including the proposed wind turbines, associated infrastructure and site access arrangements.

A Schedule of Drawings is also provided, identifying the drawing numbers, titles and revision details of the drawings submitted as part of the application.

13.0 Renewable Energy Development Planning Statement

A Renewable Energy Development Planning Statement accompanies the application, providing a comprehensive assessment of the Proposed Development against the relevant international, European, national, regional and local planning and renewable energy policy frameworks.

The Statement also addresses the planning history of the site, the principle of the Proposed Development, its relationship with the permitted Cush Wind Farm and the relevant development management considerations. It assesses the consistency of the Proposed Development with the proper planning and sustainable development of the area, having regard to the applicable statutory provisions, planning policies and environmental assessments.

The Statement also addresses the relevant provisions of Directive (EU) 2023/2413 (RED III) and the associated national implementing legislation, including the requirements applicable to the processing and determination of renewable energy planning applications.

14.0 Environmental Impact Assessment Report

The Proposed Development exceeds the applicable thresholds for mandatory

Environmental Impact Assessment (EIA) under Schedule 5, Part 2, Class 3(i) of the Planning and Development Regulations 2001 (as amended). Accordingly, an Environmental Impact Assessment Report (EIAR) accompanies the planning application.

The EIAR assesses the Proposed Development both individually and, where relevant, cumulatively with other existing, permitted and proposed developments, including the adjoining permitted Cush Wind Farm. The EIAR also assesses off-site infrastructure and associated works that do not form part of the Proposed Development for which planning permission is sought under this application. These include the approximately 5 km off-site electricity connection and accommodation works associated with the turbine delivery haul route.

Please note that the Baseline Bat Survey Report is included at Annex 5.6 of the EIAR and also reproduced at Appendix H of the Natura Impact Statement. Appendices D and E of the Baseline Bat Survey Report contain ecologically sensitive information and have therefore been redacted from the publicly available versions of the report. An explanatory cover page has been included at both locations to identify the redacted information. Complete, unredacted copies of Appendices D and E will be provided directly to the Planning Authority under separate cover following submission of the planning application, to inform its assessment.

15.0 Appropriate Assessment

An Appropriate Assessment Screening Report and Natura Impact Statement (NIS) have been prepared and are submitted as a separate, standalone document. The Screening Report identifies that likely significant effects cannot be excluded in respect of European sites. The NIS has therefore been prepared to inform the Stage 2 Appropriate Assessment to be undertaken by the Planning Authority.

The assessments address the Project as a whole, including the proposed wind farm, the approximately 5 km underground electricity line and the turbine haul route accommodation works, and consider the effects both alone and in combination with other plans and projects.

Please note that certain sensitive ecological information has been redacted from the publicly available NIS. This information can be provided to the Planning Authority upon request.

16.0 Completeness Checklist

A completed RED III Completeness Checklist accompanies the planning application and is provided at **Annex 3** to this cover letter. This checklist has been prepared having regard to Appendix 2 of Departmental Circular CEPP 1/2025 (15 August 2025). It identifies the documentation submitted in support of the application and sets out how the relevant completeness requirements for Renewable Energy Development applications have been addressed.

Yours sincerely,

Galetech Energy Services

Galetech Energy Services

Annex 1 – EIA Portal Confirmation

Outlook

EIA Confirmation Number 2026160

From Housing Eiaportal <EIAportal@housing.gov.ie>
Date Tue 20 Oct 2026 1:56 PM
To Declan Owens <declan.owens@galetechenergy.com>

Dear Declan,

An EIA Portal notification was received on 19/10/2026 in respect of this proposed application. The information provided has been uploaded to the EIA Portal on 20/10/2026 under EIA Portal ID number 2026160 and is available to view at https://experience.arcgis.com/experience/a1a85d92623147b191dd25a14b2571da

Portal ID: 2026160

Competent Authority: Offaly County Council

Applicant Name: Cush Wind Limited

Location: Galros East, Whigsborough, Ballycollin, and Eglish, County Offaly.

Description: Construction and operation of an 3 no. turbine wind farm and all associated ancillary infrastructure and developments.

Linear Development: No

Date Uploaded to Portal: 20/10/2026

Regards,
Emmet

EIA Portal team

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

Teach an Chustaim, Baile Átha Cliath 1, D01 W6X0
Custom House, Dublin 1, D01 W6X0

T +353 (0) 1 888 2000

www.gov.ie/housing

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

Annex 2 – Form No. 22 and Opinion on Unconfirmed Details

Comhairle Chontae Uíbh Fhailí
Offaly County Council

Áras an Chontae, Bóthar Charleville,
An Tulach Mhór, Contae Uíbh Fhailí, R35 F893

Áras an Chontae, Charleville Road,
Tullamore, Co. Offaly, R35 F893

T. 057 934 6800 | F. 057 934 6868
E. customerservices@offalycoco.ie

offaly.ie

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

22 APR 2026

21/04/2026

Our Ref:	FMR 2602
Your Ref:	Submission of Form 20 Flexibility Meeting Request
Proposed Location:	Galros East, Whigborough, Ballycolin, Eglish, Cush and Boolinarig Big, Co. Offaly
RE:	Request to Offaly County Council regarding Flexibility with regard to Proposed Application and Form 21 Response

Dear Sirs,

I refer to the above reference and to your proposed Form 20 application dated 13th March 2026 and I now attach Form 21 in response.

Any further queries on same, please do not hesitate in contacting the Planning Department on 057 93 57414 or planning@offalycoco.ie

Yours faithfully,

Senior Executive Officer

Planning Department

Appendix A

Form No. 21	Comhairle Chontae Uíbh Fhaili Offaly County Council

Opinion on unconfirmed details

1) Planning Authority or An Bord Pleanála Name:	Offaly County Council

2) Request for meeting	
Request under section 32H, 37CC, 182F or 287A of the Act:	32H

Request reference Number:	
Name of the requestor/ prospective applicant:	Galetech Energy Services
Location, townland or postal address of the land or structure to which the application relates (as may be appropriate):	Galros East, Whigborough, Ballycolin, Eglish, Cush and Boolinarig Big, Co. Offaly
Nature and extent of the proposed development:	Proposed 3 No. Wind Turbine Extension to the Permitted Cush Wind Farm (ABP-316618-24)
Date of receipt of the request:	13/3/2026
Opinion Reference Number:	FMR 2602
Date of Opinion:	21/04/2026

3) Was the following Information included where relevant with the Flexibility Meeting Request under section 32H, of the Planning and Development Act 2000, as amended and the Planning and Development Regulations 2001, as amended.

Information	Enclosed with Request		
(a) A site location map sufficient to identify the land on which the proposed development would be situated.	Yes:[**X**]	No:[ ]	
(b) A brief description of the nature and purpose of the proposed development and of its possible effects on the environment.	Yes:[**X**]	No:[ ]	
(c) A draft layout plan of the proposed development.	Yes:[**X**]	No:[ ]	
(d) A description of the details, or groups of details, of the proposed development that, owing to the circumstances set out in paragraph (e) below, are unlikely to be confirmed at the time of the proposed application.	Yes:[**X**]	No:[ ]	
(e) A description of the circumstances relating to the proposed development that indicate that it is appropriate that the proposed application be made and decided, before the prospective applicant has confirmed the details referred to in paragraph (d) above.	Yes:[**X**]	No:[ ]	
(f) An undertaking to provide with the proposed application, either - i. two or more options, in respect of each detail or group of details referred to in paragraph (d) above, containing information on the basis of which the proposed application may be made and decided, ii. parameters within which each detail referred to in paragraph (d) above will fall and on the basis of which the proposed application may be made and decided, or iii. a combination of (i) and (ii).	Yes:[**X**]	No:[ ]	
(g) Such other information, drawings or representations as the prospective applicant may wish to provide or make available.	Yes:[**X**]	No:[ ]	N/A: [ ]
(h) The appropriate fee.	Yes:[**X**]	No:[ ]	

4) Opinion of the Planning Authority or An Bord Pleanála under section 32I, 37CD, 182G or 287B of the Planning and Development Act 2000, as amended, and the Planning and Development Regulations 2001, as amended.	
Information	**Details/ Circumstances**
a) The details, or groups of details, of the proposed development that may be confirmed after the proposed application has been made and decided.	Hub height may be between 111.6 and 120.9 metres. Rotor diameter may be between 158 and 175 metres. Tip height may be between 199.1 and 200 metres
b) The circumstances relating to the proposed development that indicate that it is appropriate that the proposed application be made and decided before the prospective applicant has confirmed the details referred to in paragraph (a) above.	More effective and efficient technology than is currently available may be available at the time of construction of the proposed development.

For each detail or group of details, referred to in paragraph 4(a) above, the proposed application shall, in addition to any other requirement imposed by or under the Planning and Development Act 2000, as amended, be accompanied by the information referred to in the undertaking submitted with the flexibility meeting request under section 32H(2)(f), 37CC(2)(f), 182F(2)(f) or 287A(2)(f) of the Planning and Development Act 2000, as amended.

Planning Authority: Offaly County Council
Date: 21/04/2026
Planning Authority Stamp:

Form No. 22

Article 15J

Form to be included with an application for permission or approval accompanied by an opinion on unconfirmed details

BEFORE FILLING OUT THIS FORM PLEASE NOTE THE FOLLOWING

Failure to complete this form or attach the necessary documentation, or the submission of incorrect information or omission of required information, will lead to the invalidation of your application. Therefore, please ensure that each section of this form is fully completed and signed, entering n/a (not applicable) where appropriate, and that all necessary documentation is attached to the application form.

DATA PROTECTION

It is the responsibility of persons or entities wishing to use any personal data on a planning application form for direct marketing purposes to be satisfied that they may do so legitimately under the requirements of the Data Protection Acts 1988 to 2018. The Office of the Data Protection Commissioner states that the sending of marketing material to individuals without consent may result in action by the Data Protection Commissioner against the sender including prosecution.

Form No.22	**Planning Authority Logo**	Offaly County Council

Supplementary information to accompany an application for permission or approval accompanied by an opinion on unconfirmed details

1) Prospective Applicant Name:	Cush Wind Limited

2) Contact details of person authorised to operate on behalf of the Prospective Applicant (Applicant or Agent): (Not for Public release)	
Name:	Declan Owens, Galetech Energy Services (Agent)
Correspondence Address:	Clondargan, Stradone, Co. Cavan, H12 NV06, Ireland

Telephone:	+353 49 555 5050
Email:	declan.owens@galetechenergy.com

3) Proposed Development	
Address of the proposed development:	Galros East, Whigsborough, Ballycollin, and Eglish, County Offaly
Description of the proposed development:	Construction and operation of an 3 no. turbine wind farm and all associated ancillary infrastructure and developments.

4) Declaration:	
I hereby declare that, to the best of my knowledge and belief, the information given in this form is correct and accurate and fully compliant with the Planning and Development Act 2000, as amended, and the Regulations made thereunder.	
5) Signature of person authorised to operate on behalf of the Prospective Applicant:	
Declan Owens, Galetech Energy Services (Agent)	
Date:	22/10/2026

5) Information on Flexibility Meeting Request and Opinion on Unconfirmed Details	
Meeting requested under section 32H, 37CC, 182F or 287A of the Act:	Request Pursuant to Section 32H of the Planning and Development Act 2000 (as amended).
Meeting Reference Number:	FMR 2602 - Cush Wind Limited
Date of Meeting Request:	13/03/2026
Date of Meeting:	31/03/2026
Opinion Reference Number:	FMR 2602

Date of Opinion:	21/04/2026

6) Document to be submitted			
Document	**Enclosed with Request**		
A copy of the opinion issued under section 32I, 37CD, 182G or 287B of the Planning and Development Act 2000	Yes:[✔]	No:[ ]	

7) Statement of unconfirmed details
a) Outline all of the details, or groups of details, of the proposed development that are unconfirmed in the application:
Hub height may be between 111.6 and 120.9 metres. Rotor diameter may be between 158 and 175 metres. Tip height may be between 199.1 and 200 metres.
b) For each detail or group of details, referenced in paragraph (a) above, confirm whether the application for permission or approval in respect of the unconfirmed details is being made on the basis of options, parameters, or both, and provide a description of the details of the options, parameters or both.

Detail/Group of details	**Options or Parameters**	**Details of options or parameters**
Hub height	Parameters	111.6m - 120.9m
Rotor diameter	Parameters	158m - 175m
Tip height	Parameters	199.1m - 200m

8) Official Use only:	
Planning Reference:	

Planning Authority/ An Bord Pleanála Stamp:

L.S.

GIVEN under my Official Seal,
16 December, 2023.

DARRAGH O'BRIEN,
Minister for Housing, Local Government and Heritage.

Annex 3 – Completeness Check

Requirement		Yes	No	N/A	Note
Miscellaneous	Application fee	✓			Included the prescribed fee calculation and payment evidence with the application form and Schedule of Documents.
	Application form	✓			Completed and signed the planning application form, including the RED III and design flexibility particulars.
	Gaeltacht location			✓	The proposed development is in County Offaly, outside a Gaeltacht area.
	Dedicated website	✓			Project information and community consultation updates are available at www.cushwindfarm.ie. The planning application documents, including the EIAR, will be made available at the dedicated planning application website, www.cushwindfarmplanning.ie.
	Hard and electronic copies	✓			Electronic application submitted to Offaly County Council via planning.localgov.ie. A single electronic copy of each document has been provided. Hard copies can be made available upon request."
Land Ownership	Applicant's land interest	✓			Application form identifies the Applicant's interest in every parcel within the application boundary.
	Owners' written consent	✓			All required consent letters are included and correspond to the final application boundary and ownership particulars.
Design Flexibility	Opinion issued	✓			Opinion dated 21 April 2026 (ref. FMR 2602) accompanies completed Form No. 22 included with the planning application.
	Consistency with Opinion	✓			The turbine dimension ranges in completed Form No. 22 at Annex 2 to the cover letter are consistent with the Council's opinion and the accompanying notices, drawings, EIAR and Renewable Energy Development Planning Statement.
Public Notices	Consultation period and fee	✓			Both notices state the applicable public participation period and the fee for submissions or observations.
	RED III and completeness	✓			Notices identify the RED III process and applicable Section 34D completeness check. Prescribed RED III site notice requirements adopted.
	Website address			✓	Not applicable to S.34 Application. However, planning documents will be voluntarily made available at www.cushwindfarmplanning.ie
	Irish language requirement			✓	The site is outside a Gaeltacht area; the template's Gaeltacht-specific notice requirement does not apply.
	Transboundary effects			✓	Chapter 1 of the EIAR identifies no likely significant adverse transboundary effects and records that transboundary consultation was not considered necessary.
	COMAH applicability			✓	The COMAH Regulations are not applicable to the Proposed Development.

Requirement		Yes	No	N/A	Note
	Design flexibility reference	✓			Public notices expressly reference Design Flexibility Opinion
	EIAR and NIS references	✓			Public notices expressly identify the EIAR and NIS accompanying the application and provide the required inspection and availability details.
Prescribed Bodies	Required notifications			✓	No prescribed body notifications required in this Section 34 application. However, the Applicant did engage in informal scoping and comments received have been considered and included at Annex 1.7 of the EIAR.
Planning Statement	Renewable energy policy assessment	✓			A Renewable Energy Development Planning Statement accompanies the application.
EIAR	EIA Portal confirmation	✓			EIA Portal confirmation notice provided at Annex 1 to the cover letter.
	Complete annexes	✓			EIAR Volumes I and II and the Non-Technical Summary checked against the final content's lists, including every referenced annex and sub-annex.
	Biodiversity derogations			✓	No derogations required or proposed.
	Article 94 and Schedule 6	✓			An EIAR, supporting annexes and Non-Technical Summary accompany the application, addressing the information requirements of Article 94 and Schedule 6, including the project description, reasonable alternatives, environmental baseline, likely significant effects, cumulative effects, and mitigation and monitoring measures.
	NPWS survey requirements	✓			Habitat and protected-species surveys are documented in the Biodiversity chapter of the EIAR and supporting ecological reports, including survey methods, timing, effort, findings and any limitations, with reference to applicable NPWS guidance and relevant species-specific survey standards.
	Peat stability and landslide risk	✓			Chapter 6 of the EIAR and the supporting Peat Stability Assessment (Annex 6.1) address ground conditions and stability.
NIS	AA screening report	✓			An AA Screening Report accompanies the planning application and considers the Project as a whole, alone and in combination with other plans and projects. Likely significant effects cannot be excluded and a NIS therefore accompanies the application to inform the Appropriate Assessment.
	Complete supporting appendices	✓			Every annex, survey, figure and supporting assessment referenced in the standalone AA Screening Report and NIS is included or clearly cross-referenced in the submitted documents.
Drawings	Location mapping	✓			Supporting Plans/drawings include site location map(s), aligned with the application boundary, land interests, development description and Schedule of Drawings.
	Layout and wayleaves	✓			Final layout drawings identify the proposed works, site notice positions and relevant wayleaves.

Requirement		Yes	No	N/A	Note
	Drawing scales	✓			All submitted drawings use appropriate metric scales, remain legible at their submitted size and agree with the final Schedule of Drawings.