



Planning Section,
Leitrim County Council,
Aras an Chontae,
St Georges Terrace,
Carrick-On-Shannon,
Leitrim

Our Ref: 180511
Your Ref:

29th July 2020

Re: Planning Application for a Wind Farm Development Located in the townlands of Bargowla, Boleymaguire, Braudphark, Derreens, Derrybofin, Drummanacappul, Garvagh, Garvagh Glebe, Glasalt, Lisfuiltaghan, Seltan, Sheena, Tinnybeg, County Leitrim

Dear Sir/Madam,

On behalf of our clients, Coillte CGA, please find enclosed a planning application for the proposed construction of a wind farm development. The entirety of the renewable energy development constitutes the provision of a ten-turbine wind farm and all associated works on lands in both Counties Leitrim and Sligo as such the applicants are applying to both Leitrim County Council and Sligo County Council (the local authorities) for those parts of the associated development within their respective functional areas. The planning application is seeking a ten-year permission for a renewable energy development with a 30-year operational life (from the date of commissioning).

Within the administrative boundary of Leitrim County Council the proposed development is located within the townlands of Bargowla, Boleymaguire, Braudphark, Derreens, Derrybofin, Derrycullinan, Derrycullinan Beg, Drummanacappul, Garvagh, Garvagh Glebe, Glassalt, Lisfuiltaghan, Seltan, Sheena, and Tinnybeg. The proposed development within the administrative boundary of Leitrim County Council is as follows:

- i. Construction of 8 No. wind turbines with a maximum overall blade tip height of up to 170 metres, and associated hardstand areas;
- ii. 1 no. 38kV permanent electrical substation including a control building with welfare facilities, all associated electrical plant and equipment, security fencing, all associated underground cabling, waste water holding tank and all ancillary works;
- iii. All associated underground electrical and communications cabling connecting the turbines to the proposed wind farm substation;
- iv. All works associated with the connection of the proposed wind farm to the national electricity grid, via underground cabling to the existing Garvagh substation;
- v. Upgrade of existing tracks and roads, provision of new site access roads and hardstand areas;
- vi. The partial demolition and alteration of two agricultural buildings in the townlands of Sheena and associated junction access and road works to the existing yard, agricultural buildings and agricultural lands in the townlands of Sheena and Derrybofin to provide a link road primarily for construction traffic off the R280. This link road will be used for the delivery of abnormal



loads to the site during the construction period and may be used during the operational period if necessary or to facilitate the decommissioning of the wind farm. Following construction, access to the link road will be closed off and the yard/agricultural building will revert to its use for agricultural purposes except if and when required for delivery of abnormal loads during the operational period of the windfarm or to facilitate the decommissioning of the wind farm;

- vii. 1 no. borrow pit;
- viii. 2 no. peat and spoil repository areas
- ix. 2 no. temporary construction compounds;
- x. Recreation and amenity works, including marked trails, boardwalk and viewing area provision of a permanent amenity car park, and associated recreation and amenity signage
- xi. Site Drainage;
- xii. Permanent Signage;
- xiii. Ancillary Forestry Felling to facilitate construction and operation of the proposed development; and
- xiv. All associated site development works

A concurrent planning application is being lodged with Sligo County Council in relation to the elements of the project that are within County Sligo (which include the provision of 2 no. wind turbines (T.3 and T.10), meteorological mast, underground cabling, access tracks/roads, amenity works and all associated works).

An Environmental Impact Assessment Report and a Natura Impact Statement have been prepared in respect of the proposed development, and these documents consider and assess the entirety of the project (in both counties Leitrim and Sligo) to allow both local authorities to review the complete proposal and facilitate their accurate reporting and assessment of potential impacts.

As the project requires an Environmental Impact Assessment Report (EIAR) under European Union Directive 2014/52/EU, the application documentation includes a copy of the EIAR Portal Notice. The correspondence issued confirms the EIA portal ID number for the project (2020119) and that the details have been uploaded onto the Department's portal.

The following documents are included in the application pack:

- Leitrim County Council Planning Application Form,
- Planning Application Drawings, (for clarity and completeness both local authorities are being provided with the full set of planning drawings with only the red line application boundaries being altered to accurately reflect the infrastructure subject to consideration by Leitrim and Sligo).
- Environmental Impact Assessment Report (EIAR) in 4 volumes:
 - Volume 1 – EIAR text including Non-Technical Summary (NTS)
 - Volume 2 – Photomontages
 - Volume 3a – EIAR Appendices 2-1 to 6-5
 - Volume 3b - EIAR Appendices 7-1 to 14-2
- Natura Impact Statement (NIS)
- Newspaper Notice
- Site Notice
- Letters of Consent from Landowners
- EIA Portal Conformation (2020119)



The proposed development is being brought forward in response to policies and targets which have been put in place at local, national, regional and international levels in relation to renewable energy and climate change. As noted the proposed development comprises of a wind farm development which will allow the production of renewable energy to provide additional energy to the national grid. The proposed development will provide additional renewable energy to aid in offsetting the use of fossil fuels within the electricity generating sector and will contribute to Irelands energy targets. As is demonstrated within the documentation submitted as part of this planning application the proposed development complies with and is supported by the Leitrim County Development Plan 2015-2021 which is broadly supportive of the development of renewable energy within the County.

Please find attached 10 hard copies of the planning application pack along with 2 no. electronic copies (in fully searchable pdf format for ease of review). Due to the size of the subject site and the nature of the proposed development, the scales and extent of the planning drawings being submitted as part of the current planning application have been discussed and agreed with the Planning Authority in advance of lodgement. This represents an agreement in accordance with Article 23(1)(b) of the Planning and Development Regulations 2001(as amended) (“the Regulations”), which permits the submission of alternative scales of drawings to those normally required, subject to prior agreement with the Planning Authority. The planning drawings are consistent with previous wind farm developments that have be have been discussed and agreed upon with the Planning Authority.

Site notices on site have been provided in accordance with the requirements of Article 19(4) of the Planning and Development Regulations 2001 (as amended). A previous application (permission for the temporary retention of a met mast Pl. Ref. 20/2) was lodged within the site of the current proposed wind farm. The planning application was lodged on 20th of January 2020 which is outside of the 6 month time period however due to the measures introduced during the Covid 19 emergency under Section 251A of the Planning and Development Act 2000 (as amended). Planning periods from 29th March 2020 to Saturday 23rd May 2020, comprising a total period of eight weeks (56 days) are discounted. Based on this additional 56 day time period the site notices have been provided and erected on a yellow background.

The proposed planning application has been advertised within the Leitrim Observer on the 29th of July 2020.

Please note that the appropriate planning fee of €27,082.44 has also been paid by EFT, this has been calculated based on a total of €568.44 under Class 4 (in relation to the floorspace of the buildings within the substation) and a total of €26,514.00 under Class 13 (in relation to the other works and infrastructure being proposed and carried out) of Part 2, Schedule 9 of the Regulations.

Following comprehensive discussions with Leitrim County Council in the lead up to the lodgement of this planning application I trust that you have all the required information required to progress the application. If, however, you have any queries or require to discuss any matter in detail, please do not hesitate to contact me.

Yours faithfully,



J. Green,



Principal Planner,
MKO.



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