

Summary Sheet on Weekly List for Week Ending
29th October, 2023

<u>No of Applications received</u>	3
• Permission	2
• Permission for Retention	1
• Outline Permission	0
• Approval	0
• Permission Consequent on the Grant of Outline Permission	0
• Extension of Duration of Permission	0
• Temporary Permission	0

<u>Total Decisions issued</u>	6
Granted Full Planning Permission	5
Refused Full Planning Permission	0
Granted Outline Planning Permission	0
Refused Outline Planning Permission	0
Granted Permission to Retain	1
Refused Permission to Retain	0
Granted Permission Consequent on Grant of Outline	0
Refused Permission Consequent on Grant of Outline	0
Granted Extension of Duration of Permission	0
Refused Extension of Duration of Permission	0

Applications deemed invalid	2
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Further information received on applications	2
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Further information requested on applications	4
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Notification received re. Decisions appealed to An Bord Pleanala	1
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LEITRIM COUNTY COUNCIL

PLANNING APPLICATIONS

PLANNING APPLICATIONS RECEIVED FROM 23/10/2023 To 29/10/2023

under section 34 of the Act the applications for permission may be granted permission, subject to or without conditions, or refused;
The use of the personal details of planning applicants, including for marketing purposes, may be unlawful under the Data Protection Acts 1988 - 2018 and may result in action by the Data Protection Commissioner, against the sender, including prosecution

FILE NUMBER	APPLICANTS NAME	APP. TYPE	DATE RECEIVED	DEVELOPMENT DESCRIPTION AND LOCATION	EIS RECD.	PROT. STRU	IPC LIC.	WASTE LIC.
23/94	Tracey Kelly	P	25/10/2023	retention permission for an extension to the rear of the existing house and permission for a new garage, new piers to the front, slate roof to the adjoining shed and smooth render to the existing house. Rosewood Cottage Cloonskeveeragh Hartley Carrick on Shannon Co Leitrim		N	N	N
23/60118	Barry O Hagan	R	26/10/2023	retain The Existing Agricultural Sheep Handling Facilities and All Ancillary Works Gortnalibbert Glenboy Manorhamilton		N	N	N

P L A N N I N G A P P L I C A T I O N S

P L A N N I N G A P P L I C A T I O N S R E C E I V E D F R O M 2 3 / 1 0 / 2 0 2 3 T O 2 9 / 1 0 / 2 0 2 3

under section 34 of the Act the applications for permission may be granted permission, subject to or without conditions, or refused; The use of the personal details of planning applicants, including for marketing purposes, may be unlawful under the Data Protection Acts 1988 - 2018 and may result in action by the Data Protection Commissioner, against the sender, including prosecution

FILE NUMBER	APPLICANTS NAME	APP. TYPE	DATE RECEIVED	DEVELOPMENT DESCRIPTION AND LOCATION	EIS RECD.	PROT. STRU	IPC LIC.	WASTE LIC.
23/60119	Padraig O'Brien	P	27/10/2023	To convert an existing commercial 1st floor into the following tourism type accommodation; 1. 5 no ensuite bedrooms. 2. Communal kitchen dining living space. 3. Allow for amendments to the external elevations as necessary to accommodate the revised floor plan layouts and all ancillary works High Street, Cannaboe, Ballinamore, Co Leitrim N41K265		N	N	N

Total: 3

*** END OF REPORT ***

LEITRIM COUNTY COUNCIL
P L A N N I N G A P P L I C A T I O N S
PLANNING APPLICATIONS GRANTED FROM 23/10/2023 To 29/10/2023

In deciding a planning application the planning authority, in accordance with section 34(3) of the Act, has had regard to submissions or observations received in accordance with these Regulations;

The use of the personal details of planning applicants, including for marketing purposes, maybe unlawful under the Data Protection Acts 1988 - 2018 and may result in action by the Data Protection Commissioner, against the sender, including prosecution

FILE NUMBER	APPLICANTS NAME	APP. TYPE	DATE RECEIVED	DEVELOPMENT DESCRIPTION AND LOCATION	M.O. DATE	M.O. NUMBER
22/238	Eircorn Ltd (t/a eir)	P	17/11/2022	erect a 24 metre high lattice telecommunications support structure (with overall height of 27.1m) together with antennas, dishes, and associated telecommunications equipment within an existing security compound and to remove an existing 18 metre high monopole telecommunications support structure Eircorn Exchange Dowra Kilmore (Td) Dowra Co Leitrim	24/10/2023	
23/5	David K Trotter & Sons Ltd	P	10/01/2023	the filling of lands with imported inert waste consisting of soil & stone material (application area = 1.2 Ha, volume 24,500 tonnes over a period of 10 years), construction of a landscaping berm and all associated ancillary works Nure Townland Lurganboy Co Leitrim	23/10/2023	23/JF/322

P L A N N I N G A P P L I C A T I O N S

P L A N N I N G A P P L I C A T I O N S G R A N T E D F R O M 2 3 / 1 0 / 2 0 2 3 T O 2 9 / 1 0 / 2 0 2 3

In deciding a planning application the planning authority, in accordance with section 34(3) of the Act, has had regard to submissions or observations received in accordance with these Regulations;

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FILE NUMBER	APPLICANTS NAME	APP. TYPE	DATE RECEIVED	DEVELOPMENT DESCRIPTION AND LOCATION	M.O. DATE	M.O. NUMBER
23/60052	David Faughnan & Clare Mc Nabola	R	21/07/2023	(a) 2 storey domestic extensions to the rear of the existing dwelling; (b) alterations to the elevations of the existing dwelling, (c) Construction of new wastewater treatment system to the current EPA code a practice, and all ancillary works Cloonee Mohill Leitrim	25/10/2023	
23/60069	James and Fern Cornyn	P	04/08/2023	(a) construct a single storey type domestic dwelling; (b) construct a domestic garage; (c) construct a new site entrance; (d) construct a new waste water treatment system to current EPA code of practice, and all ancillary works Corry Drumkeeran Co. Leitrim	25/10/2023	

PLANNING APPLICATIONS

PLANNING APPLICATIONS GRANTED FROM 23/10/2023 To 29/10/2023

In deciding a planning application the planning authority, in accordance with section 34(3) of the Act, has had regard to submissions or observations received in accordance with these Regulations;
 The use of the personal details of planning applicants, including for marketing purposes, may be unlawful under the Data Protection Acts 1988 - 2018 and may result in action by the Data Protection Commissioner, against the sender, including prosecution

FILE NUMBER	APPLICANTS NAME	APP. TYPE	DATE RECEIVED	DEVELOPMENT DESCRIPTION AND LOCATION	M.O. DATE	M.O. NUMBER
23/60074	Ryan Burke and Sara Mc Gowan	P	11/08/2023	(1) construct a two story type domestic dwelling. (2). To construct a domestic garage. (3). To construct a new site entrance. (3). To construct a new waste water treatment system to current EPA code of practice, and all ancillary works Drummahan, Manorhamilton, Co Leitrim	26/10/2023	

P L A N N I N G A P P L I C A T I O N S

P L A N N I N G A P P L I C A T I O N S G R A N T E D F R O M 2 3 / 1 0 / 2 0 2 3 T o 2 9 / 1 0 / 2 0 2 3

In deciding a planning application the planning authority, in accordance with section 34(3) of the Act, has had regard to submissions or observations received in accordance with these Regulations;

The use of the personal details of planning applicants, including for marketing purposes, maybe unlawful under the Data Protection Acts 1988 - 2018 and may result in action by the Data Protection Commissioner, against the sender, including prosecution

FILE NUMBER	APPLICANTS NAME	APP. TYPE	DATE RECEIVED	DEVELOPMENT DESCRIPTION AND LOCATION	M.O. DATE	M.O. NUMBER
23/60090	Ballinamore Development Company Ltd	P	05/09/2023	resume and develop sites B & C to the rear of Ballinamore Enterprise Centre and construct 2 no. enterprise buildings, as follows:- (A.) 5 no. enterprise/workspace units with mezzanine offices, two storey office building comprising office hub and administration offices, with café and toilet facilities on site. (B). 3 no. enterprise /workspace units with mezzanine offices and single storey office on site. (C).Provision of carparking and service yards with 4 no. entrances on existing service road, bicycle parking, bin stores, landscaping, connection to existing services and site development works. This application is for a ten year Permission Willowfield Road, Ballinamore, Co. Leitrim	25/10/2023	

Total: 6

*** END OF REPORT ***

P L A N N I N G A P P L I C A T I O N S
PLANNING APPLICATIONS REFUSED FROM 23/10/2023 To 29/10/2023

in deciding a planning application the planning authority, in accordance with section 34(3) of the Act, has had regard to submissions or observations received in accordance with these Regulations;
The use of the personal details of planning applicants, including for marketing purposes, maybe unlawful under the Data Protection Acts 1988 - 2018 and may result in action by the Data Protection Commissioner, against the sender, including prosecution

FILE NUMBER	APPLICANTS NAME	APP. TYPE	DATE RECEIVED	DEVELOPMENT DESCRIPTION AND LOCATION	M.O. DATE	M.O. NUMBER
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Total: 0

*** END OF REPORT ***

P L A N N I N G A P P L I C A T I O N S
INVALID APPLICATIONS FROM 23/10/2023 To 29/10/2023

The use of the personal details of planning applicants, including for marketing purposes, maybe unlawful under the Data Protection Acts 1988 - 2018 and may result in action by the Data Protection Commissioner, against the sender, including prosecution

FILE NUMBER	APPLICANTS NAME	APP. TYPE	DATE INVALID	DEVELOPMENT DESCRIPTION AND LOCATION
23/94	Tracey Kelly	P	26/10/2023	retention permission for an extension to the rear of the existing house and permission for a new garage , new piers to the front, slate roof to the adjoining shed and smooth render to the existing house. Rosewood Cottage Cloonskeveeragh Hartley Carrick on Shannon Co Leitrim
23/60116	Gavin & Hayley Kelly	P	23/10/2023	construction Of A Bungalow Type Dwelling House, Detached Garage, Entrance, Boundary Fence/Wall, Onsite Suitable Treatment System With Polishing Filter And All Ancillary Site Works. Kilclarebeg, Carrick-On-Shannon, Co. Leitrim

Total: 2

*** END OF REPORT ***

**LEITRIM COUNTY COUNCIL
PLANNING APPLICATIONS**

FURTHER INFORMATION RECEIVED/VALIDATED APPLICATIONS FROM 23/10/2023 To 29/10/2023

The use of the personal details of planning applicants, including for marketing purposes, maybe unlawful under the Data Protection Acts 1988 - 2018 and may result in action by the Data Protection Commissioner, against the sender, including prosecution

FILE NUMBER	APPLICANTS NAME	APP. TYPE	DATE INVALID	DATE RECEIVED	DEVELOPMENT DESCRIPTION AND LOCATION
23/76	Niall Duffy	P		24/10/2023	demolish existing flat roof extension and to construct a new two storey extension to the rear of an existing dwelling house including the construction of a new domestic garage with all associated site development works Beanross South TD Mohill Co Leitrim
23/60075	Mohill G. A. A. Club	P		27/10/2023	(A). construct New Astro Turf All-Weather pitch with Associated Flood Lighting, Alterations to Existing G.A.A. Pitch, Relocated Dug Outs, Goal Posts & Scoreboard and Ancillary Works. (B). Construct New Outdoor Children's Playground & Ancillary Works. C. Construct New Perimeter Fencing to Sides and Rear Boundaries and Alterations to Existing Vehicular Entrance to Form bellmouth With Ancillary Work. Hyde Street Boeeshill Td., Mohill, Co. Leitrim N41 HP64

Total: 2

*** END OF REPORT ***

P L A N N I N G A P P L I C A T I O N S

FURTHER INFORMATION REQUESTED FROM 23/10/2023 TO 29/10/2023

FILE NUMBER	APPLICANTS NAME AND ADDRESS	APPN. RECEIVED	APP. TYPE	DEVELOPMENT DESCRIPTION AND LOCATION	F.I. REQUEST DATE
23/60093	Carrigallen GAA Club c/o Micheal Maguire Architects Ltd The Conall Building, Main Street, Ballyconnell Co. Cavan	06/09/2023	P	floodlighting to main playing field and training field together with associated site works. Carrigallen GAA Grounds, Calloughs Td, Carrigallen, Co Leitrim H12D427	24/10/2023
23/60092	Susan Maguire Mullaghmore Carrigallen Co. Leitrim	06/09/2023	P	a).Demolition of the existing annexe to the rear of the existing dwellinghouse. b).The provision of a single storey extension to the rear Southern Elevation of the existing dwellinghouse, including necessary refurbishment, retro-fit and material alt Mullaghmore Carrigallen Co. Leitrim	25/10/2023
23/60094	Drumhierny Holding Ltd c/o Francis Davitt Main Street Drumkeerin Co Leitrim	07/09/2023	R	(1). construct a new therapy suite. (2).To construct a new outdoor plunge pool. (3).To retain existing shelter building (The Cedaroo). (4).To retain existing wellness centre building. (5).To retain 2_No. outdoor hot tubs and 4_No. outdoor seawee Drumhierny and Macken Leitrim Village Co Leitrim	27/10/2023

P L A N N I N G A P P L I C A T I O N S
FURTHER INFORMATION REQUESTED FROM 23/10/2023 To 29/10/2023

FILE NUMBER	APPLICANTS NAME AND ADDRESS	APPN. RECEIVED	APP. TYPE	DEVELOPMENT DESCRIPTION AND LOCATION	F.I. REQUEST DATE
23/60096	Ronan Gallagher Breanross North Mohill Leitrim N41NW27	15/09/2023	R	(A) Planning Retention Is Sought For Single Storey Extension To Rear, Porch Extension To Front & Alterations To Elevations. (B). Planning Permission Is Sought For New Vehicular Entrance, Close Existing Entrance & Associated Works. Tamlaght Beg Mohill Co. Leitrim N41 YY23	27/10/2023

***** CONTROL REPORT *****

Approval : 0
 Extension of Duration : 0
 Outline : 0
 Permission : 2
 Retention : 2
 Permission Consequent : 0
 Temporary : 0
 4

***** END OF REPORT *****

LEITRIM COUNTY COUNCIL
A N B O R D P L E A N Á L A

APPEAL DECISIONS NOTIFIED FROM 23/10/2023 To 29/10/2023

FILE NUMBER	APPLICANTS NAME AND ADDRESS	APP. TYPE	DECISION DATE	DEVELOPMENT DESCRIPTION AND LOCATION	B.P. DEC. DATE	DECISION
20/120	Coillte CGA Dublin Road Newtownmountkennedy Co. Wicklow A63 DN25	P	15/06/2021	development located in the townlands of Bargowla, Boleymaguire, Braudphark, Derreens, Derrybofin, Derrycullinan, Derrycullinan Beg, Drummanacappul, Garvagh, Garvagh Glebe, Glassalt, Lisfuitlaghan, Seltan, Sheena and Tinnybeg, County Leitrim consisting of : (a) Construction of 8 No. Wind turbines with a maximum overall blade tip height of up to 170 metres, and associated hard-stand areas; (b) 1no. 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; (c) all associated underground electrical and communications cabling connecting the turbines to the proposed wind farm substation; (d) all works associated with the connection of the proposed wind farm to the national electricity grid, via underground cabling to the existing Garvagh substation; (e) upgrade of existing tracks and roads, provision of new site access roads and hard-stand areas; (f) 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 link road primarily for construction traffic off the R280. this link road will be for the delivery of abnormal roads to the	23/10/2023	REFUSED

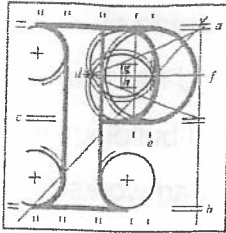
**LEITRIM COUNTY COUNCIL
AN B O R D P L E A N Á L A**

APPEAL DECISIONS NOTIFIED FROM 23/10/2023 To 29/10/2023

					<p>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 operation period of the wind farm or to facilitate the decommissioning of the wind farm (g)1 no. borrow pit; (h) 2 no. peat and spoil repository areas; (i)2 no. temporary construction compounds; (j) recreation and amenity works including marked trails, boardwalk and viewing area, provision of a permanent amenity car park, and associated recreation and amenity signage; (k) site drainage; (l) permanent signage, (m) ancillary forestry felling to facilitate construction and operation of the proposed development and (n) all associated site development works. An Environment Impact Assessment Report (EIAR) and a Natura Impact Statement have been prepared in respect of the proposed development Townlands as above</p>
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Total: 1

***** END OF REPORT *****



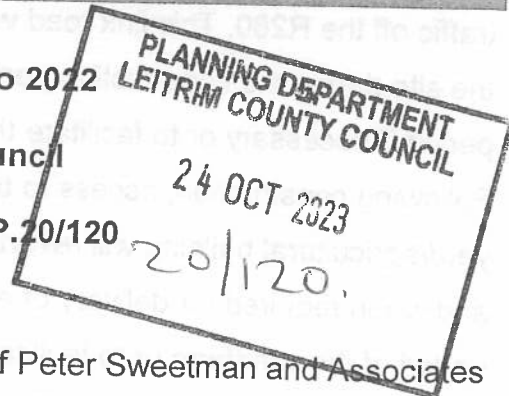
An
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Pleanála

Board Order
ABP-310789-21

Planning and Development Acts 2000 to 2022

Planning Authority: Leitrim County Council

Planning Register Reference Number: P.20/120



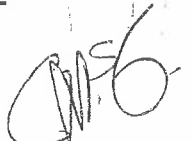
APPEAL by Wild Irish Defence CLG care of Peter Sweetman and Associates of 113 Lower Rathmines Road, Dublin and by Coillte CGA care of MKO of Tuam Road, Galway and by other against the decision made on the 15th day of June, 2021 by Leitrim County Council to grant subject to conditions a permission to the said Coillte CGA in accordance with plans and particulars lodged with the said Council.

Proposed Development: Ten-year planning permission for a renewable energy development with a 30-year operational life (from the date of commissioning) along with a recreational and amenity facility. 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. The development will consist of: (i) construction of eight number wind turbines with a maximum overall blade tip height of up to 170 metres and associated hard-stand areas, (ii) one number 38kV permanent electrical substation, including a control building with welfare facilities, all associated electrical plant and equipment, security fencing, all associated underground cabling, wastewater 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 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 windfarm, (vii) one number borrow pit, (viii) two number peat and spoil repository areas, (ix) two number 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, all in the townlands of Bargowla, Boleymaguire, Braudphark, Derreens, Derrybofin, Derrycullinan, Derrycullinan Beg, Drummanacappul, Garvagh, Garvagh Glebe, Glassalt, Lisfuiltaghan, Seltan, Sheena and Tinnybeg, County Leitrim, as revised by the further public notices received by the planning authority on the 21st day of April, 2021.

Decision

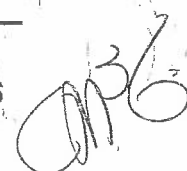
REFUSE permission for the above proposed development in accordance with the reasons and considerations set out below.



Reasons and Considerations

1. Having regard to:
 - (a) the classification of the site by Geological Survey Ireland as being of low to moderately high landslide susceptibility,
 - (b) the high density of historical landslides in this area, including within the site itself,
 - (c) the numerous mapped faults in the area, including two within the site,
 - (d) the upland and sloping nature of the terrain,
 - (e) the high rainfall levels prevalent in this location,
 - (f) Blanket bog being the dominant soil type at the site and the importance of assessing any biodiversity impact on this natural resource,
 - (g) the low permeability of the limestone bedrock on the site, leading to a high water table,
 - (h) the high density of drainage channels throughout the site, both natural and man-made,
 - (i) the timing of construction works outside of the breeding season for birds coinciding with wetter periods,
 - (j) the expansive areas of trees to be clear felled, with peat soils and subsoils subsequently exposed,
 - (k) the extensive water crossings and crossing upgrades required,
 - (l) the deep peat at turbine locations and along existing and proposed access roads,
 - (m) the significant volumes of peat and other spoil material requiring excavation, handling, storage and management on the site,

- (n) the instability associated with the works and movement of waste material, including the necessity for placement of vast volumes of waste peat and other spoil materials in three large repositories on bogland hilly terrain,
- (o) the construction of high retaining stone buttresses required to contain waste peat and other spoil,
- (p) the peat-dominated nature of the soils at the repository locations,
- (q) the lack of a clear understanding of the land and ground conditions associated with the development of the proposed peat repositories, including matters relating to the final construction of the primary repository, the drainage of the peat repositories, measures required for the control of groundwater, the type and condition of rock at the repository locations, and the hillside siting of the northernmost repository and the associated clear felling of forestry,
- (r) the construction works culminating in interference with the natural terrain by the development of the turbine bases and the hardstanding areas, the construction of access roads cutting across contours on bogland, the provision of preferential flow paths for surface waters, and road widening and improvement works along existing internal roads, and
- (s) the proposed highly complex system of drainage and the very precise nature of the application of many of the proposed measures required for their functionality,



Handwritten signature and date 3/6

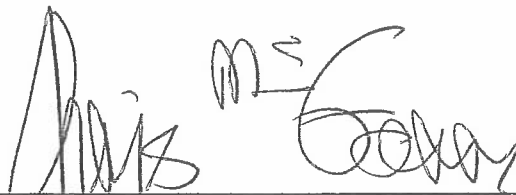
on the basis of the information submitted with the application and appeal, the Board cannot be satisfied that the proposed development would adequately mitigate risk associated with a potential landslide as a consequence of the development of the proposed wind farm, with potential for causing pollution of waterbodies within and in the vicinity of the site. Furthermore, the Board is not satisfied on the basis of the information submitted with the application and appeal, that the proposed repositories would be effective in providing for the permanent retention of peat and other materials and that the mitigation measures, inclusive of the proposed drainage system, would be adequate to ensure the protection of the environment.

In view of the above, it is considered that the proposed development would present a significant risk of adverse environmental impact on the sensitive natural habitats of the site and of the wider area and would constitute an unacceptable risk of pollution of watercourses in the area. The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.

2. On the basis of the information submitted with the application and appeal, including the Natura Impact Statement, and in light of the assessment of the Board by reference to the issues set out under reason number 1 above, including the risk of pollution of watercourses in the area, the Board cannot be satisfied that the proposed development, individually, or in combination with other plans or projects would not adversely affect the integrity of European Sites, the Lough Gill Special Area of Conservation (Site Code: 001976), the Cummeen Strand/Drumcliff Bay (Sligo Bay) Special Area of Conservation (Site Code: 000627), and the Cummeen Strand Special Protection Area (Site Code: 004035), in view of the sites' conservation objectives. In such circumstances is precluded from granting permission.



3. On the basis of the information submitted with the application and appeal, the Board noted the range of bird species of conservation value that have been observed on, over and in close proximity to the site indicating this to be an ecologically sensitive area of significant ornithological value. In the absence of data monitoring the impacts, if any, of existing wind farm developments in this area on these birds of conservation value and their habitats together with the particular sensitivity of some species such as Whooper Swan, Golden Plover and Hen Harrier to relatively low levels of mortality, the Board cannot be satisfied that the cumulative environmental assessment of the likely effects of the proposed development on avifauna can reasonably exclude the possibility of a significant impact. In this regard, it is considered that the proposed development would be contrary to the proper planning and sustainable development of the area.

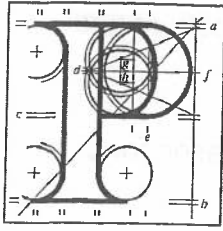


Chris McGarry

**Member of An Bord Pleanála
duly authorised to authenticate
the seal of the Board.**



Dated this  day of  2023.



An
Bord
Pleanála

Board Direction
BD-014130-23
ABP-310789-21

The submissions on this file and the Inspector's reports were considered at Board meetings held on 02/11/2022, 16/12/2022 and 02/10/2023.

The Board decided to refuse permission, generally in accordance with the Inspector's recommendation, for the following reasons and considerations.

Reasons and Considerations

1. Having regard to:
 - (a) The classification of the site by Geological Survey Ireland as being of low to moderately high landslide susceptibility;
 - (b) The high density of historical landslides in this area, including within the site itself;
 - (c) The numerous mapped faults in the area, including two within the site;
 - (d) The upland and sloping nature of the terrain;
 - (e) The high rainfall levels prevalent in this location;
 - (f) Blanket bog being the dominant soil type at the site and the importance of assessing any biodiversity impact on this natural resource;
 - (g) The low permeability of the limestone bedrock on the site, leading to a high water table;

- (h) The high density of drainage channels throughout the site, both natural and man-made;
- (i) The timing of construction works outside of the breeding season for birds coinciding with wetter periods;
- (j) The expansive areas of trees to be clear felled, with peat soils and subsoils subsequently exposed;
- (k) The extensive water crossings and crossing upgrades required;
- (l) The deep peat at turbine locations and along existing and proposed access roads;
- (m) The significant volumes of peat and other spoil material requiring excavation, handling, storage and management on the site;
- (n) The instability associated with the works and movement of waste material, including the necessity for placement of vast volumes of waste peat and other spoil materials in three large repositories on bogland hilly terrain;
- (o) The construction of high retaining stone buttresses required to contain waste peat and other spoil;
- (p) The peat-dominated nature of the soils at the repository locations;
- (q) The lack of a clear understanding of the land and ground conditions associated with the development of the proposed peat repositories, including matters relating to the final construction of the primary repository, the drainage of the peat repositories, measures required for the control of groundwater, the type and condition of rock at the repository locations, and the hillside siting of the northernmost repository and the associated clear felling of forestry;
- (r) The construction works culminating in interference with the natural terrain by the development of the turbine bases and the hardstanding areas, the construction of access roads cutting across contours on bogland, the provision of preferential flow paths for surface waters, and road widening and improvement works along existing internal roads; and

(s) The proposed highly complex system of drainage and the very precise nature of the application of many of the proposed measures required for their functionality;

on the basis of the information submitted with the application and appeal, the Board cannot be satisfied that the proposed development would adequately mitigate risk associated with a potential landslide as a consequence of the development of the proposed wind farm, with potential for causing pollution of waterbodies within and in the vicinity of the site. Furthermore, the Board is not satisfied on the basis of the information submitted with the application and appeal, that the proposed repositories would be effective in providing for the permanent retention of peat and other materials and that the mitigation measures, inclusive of the proposed drainage system, would be adequate to ensure the protection of the environment.

In view of the above, it is considered that the proposed development would present a significant risk of adverse environmental impact on the sensitive natural habitats of the site and of the wider area and would constitute an unacceptable risk of pollution of watercourses in the area. The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.

2. On the basis of the information submitted with the application and appeal, including the Natura Impact Statement, and in light of the assessment of the Board by reference to the issues set out under reason no. 1 above, including the risk of pollution of watercourses in the area, the Board cannot be satisfied that the proposed development, individually, or in combination with other plans or projects would not adversely affect the integrity of European Sites, Lough Gill SAC (Site Code: 001976), Cummeen Strand/Drumcliff Bay (Sligo Bay) SAC (Site Code: 000627), and Cummeen Strand SPA (Site Code: 004035), in view of the sites' Conservation objectives. In such circumstances is precluded from granting permission.

3. On the basis of the information submitted with the application and appeal, the Board noted the range of bird species of conservation value that have been observed on, over and in close proximity to the site indicating this to be an ecologically sensitive area of significant ornithological value. In the absence of data monitoring the impacts, if any, of existing wind farm developments in this area on these birds of conservation value and their habitats together with the particular sensitivity of some species such as Whooper Swan, Golden Plover and Hen Harrier to relatively low levels of mortality, the Board cannot be satisfied that the cumulative environmental assessment of the likely effects of the proposed development on avifauna can reasonably exclude the possibility of a significant impact. In this regard, it is considered that the proposed development would be contrary to the proper planning and sustainable development of the area.

Note 1: the Board noted the Inspector's recommended reason for refusal related to visual impact. In this regard, the Board considered the totality of the documentation on file, including the information prepared by the professional consultants for the applicant, the assessment of visual impact as prepared by the planning authority and the submissions from third parties and observers, and noted that this information in combination, enabled the making of an independent objective assessment of the visual impact of the proposed development by the Board. The Board agreed with the assessment and determination of the planning authority that the proposed development would not have unacceptable direct, indirect or cumulative effects on landscape. In reaching this shared conclusion to that of the planning authority, the Board considered that the introduction of a wind farm into a landscape which already has a considerable number of windfarms (70 number turbines located along a ridge that straddles the Leitrim, Roscommon and Sligo borders) could be readily assimilated without causing an adverse cumulative effect and that the overall absorption capacity of the landscape along with the significant distance to key views of the proposed development, would present a visual change which would not of itself constitute a significant negative or adverse impact. In overview, and having had full regard to the documentation and submissions on file, the Board determined

that the issue visual impact would not warrant a refusal of permission in this instance.

Note 2: The Board noted the Inspector's recommended reason for refusal related to noise impact as set out in his second report dated 22/02/2023. However, having considered the totality of the documentation and submissions on file relating the issue of potential noise impact and with specific reference to the report of the applicant's professional consultant, Awn Consulting dated 08/12/2022, the Board determined that sufficient information was before it to enable an independent objective assessment of this issue. The Board concluded that the potential impact of noise from the proposed development was not such that a refusal of permission was warranted. In this regard the Board shared the opinion of the planning authority to the effect that the proposed development would not be unacceptable in terms of noise impact, and that ordinarily (i.e. notwithstanding the substantive reasons for refusal set out above) this issue could be addressed by means of condition/s attached to a grant of permission.

Board Member



Chris McGarry

Date: 13/10/2023