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Lissinagroagh Wind Farm Grid Connection Planning Statement

August 2026

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EXECUTIVE SUMMARY

This Planning Statement has been prepared by TOBIN on behalf of FuturEnergy Lissinagroagh Designated Activity Company. This Planning Statement accompanies a planning application for the proposed Lissinagroagh Wind Farm Grid Connection, consisting of a Grid Connection Route (GCR) and a 110 kV on-site¹ substation, which will facilitate the transmission of renewable energy generated by the proposed Lissinagroagh Wind Farm to the national grid. The proposed development is located within the administrative boundaries of Leitrim County Council and Sligo County Council.

Pre-application consultation meetings in accordance with the provisions of Section 182E of the Planning and Development Act, 2000, as amended (“PDA”) were held with An Coimisiún Pleanála representatives on 27th January 2026 and 30th March 2026. Subsequently, An Coimisiún Pleanála (ACP) determined that the proposed development falls within the scope of Section 182A of Planning and Development Act, 2000 (as amended) and that a planning application for it should be made directly to ACP (ACP-323353-25). A copy of the noted correspondence is enclosed within the application form.

The proposed GCR and on-site 110 kV substation will facilitate the generation of renewable energy through wind, thus addressing issues of security of supply and reduction of carbon emissions. As such, the proposed grid connection assists in meeting the National Climate Objective in full accordance with Section 3 of the Climate Action and Low Carbon Development Act (2015), as amended (“CALCDA”).

Crucially, this development is critical in enabling the connection of the proposed Lissinagroagh Wind Farm to the national grid, thereby playing a key role in helping Ireland achieve its national renewable energy targets. The Lissinagroagh Wind Farm planning application was submitted to ACP in May 2026 (ACP-324290-26).

This application, and the Lissinagroagh Wind Farm application are functionally interdependent and constitute a single project. The proposed Lissinagroagh Wind Farm application seeks approval for a 14-turbine Wind Farm and all associated infrastructure, including a meteorological mast, 3 borrow pits, temporary construction compounds and works to facilitate a Turbine Delivery Route including a temporary road crossing and 7 no. permanent controlled access points.

Both this planning application and the Lissinagroagh Wind Farm application are accompanied by one EIAR and one NIS prepared in respect of the construction and operation of the Proposed Development, as well as the construction, operation and decommissioning of the Wind Farm.

¹The term ‘on-site’ refers to the location of the proposed Substation, which is situated within the Lissinagroagh Wind Farm site which was submitted to ACP in May 2026 (Ref. ACP-324290-26)



1. PROJECT INTRODUCTION

For ease of reference, this report is structured as follows:

- Section 1 – Project Introduction
- Section 2 – Proposed Development
- Section 3 – Legislative Context
- Section 4 – Policy Context
- Section 5 – Conclusion

This Planning Statement has been prepared by TOBIN on behalf of FuturEnergy Lissinagroagh Designated Activity Company. This Planning Statement accompanies a planning application for the proposed Lissinagroagh Wind Farm Grid Connection in County Leitrim and County Sligo, which consists of the construction of an on-site 110 kV substation and Grid Connection Route (GCR).

The overall proposed project is the subject of two applications for planning permission to An Coimisiún Pleanála. The first application submitted to ACP consisted of the Lissinagroagh Wind Farm element of the project under Section 37E of the Planning and Development Act 2000, as amended. This application is referred to as the 'Lissinagroagh Wind Farm' application.

The second application, which this Planning Statement accompanies, comprises an underground GCR and associated on-site substation, and therefore has been lodged as a separate planning application pursuant to Section 182A of the Planning and Development Act, 2000 (as amended). This application will be referred to as the 'proposed development'.

Pre-application consultation meetings in accordance with the provisions of Section 182E of the Planning and Development Act, 2000, as amended ("PDA") were held with An Coimisiún Pleanála representatives on 27th January 2026 and 30th March 2026. Subsequently, An Coimisiún Pleanála (ACP) determined that the proposed project falls within the scope of Section 182A of Planning and Development Act, 2000 (as amended) and that a planning application for it should be made directly to ACP (ACP-323353-25).

This planning application is accompanied by a number of plans and particulars (listed in the accompanying cover letter), including an Appropriate Assessment Screening Report (AASR), a Natura Impact Statement (NIS) and an Environmental Impact Assessment Report (EIAR). In the interest of efficiency and to avoid repetition, ACP is directed to the latter for detailed descriptions and assessments of the proposal.

It is also noted that a comprehensive Planning Statement has been submitted with the Lissinagroagh Wind Farm application. Whilst acknowledging that each application must be judged on its own merits, we note that this planning application and the proposed wind farm development form part of a single project. As such, ACP is requested to have regard to the legal and policy imperatives supporting the wind farm development when considering the proposed grid connection. Following on from this, please note that the AASR, NIS and EIAR submitted as part of both the wind farm application and this planning application assess the comprehensive proposed project in its entirety (both this planning application and the Lissinagroagh Wind Farm planning application).

All references to the 'proposed project' within this document should therefore be understood as referring to the comprehensive proposed project as described and assessed in the AASR, NIS and EIAR documents submitted to accompany both applications.

For clarity, table 1-1 below provides an explanation of key terms used throughout this planning statement.

Table 1-1 - Environmental Assessment Considerations (Proposed Development)

Term Used	Explanation
Proposed Project	The overall proposed project consists of two applications for planning permission to An Coimisiún Pleanála. The first application relates to the Lissinagroagh Wind Farm lodged to An Coimisiún Pleanála in May 2026 under Section 37E of the Planning and Development Act, 2000, as amended. The second application (of which this planning statement relates to), consists of an on-site substation and Grid Connection Route (GCR) associated with the Lissinagroagh Wind Farm. This application will be lodged to An Coimisiún Pleanála under S.182A of the Planning and Development Act, 2000, as amended.
Proposed Development	This refers to the planning application of which this planning statement relates to, consisting of an on-site substation and Underground Grid Connection Route (GCR). This application forms part of the 'proposed project', and the EIAR, AASR and NIS submitted as part of this application assess both this application and the Lissinagroagh Wind Farm.
Lissinagroagh Wind Farm	This refers to the previously submitted Lissinagroagh Wind Farm planning application submitted to An Coimisiún Pleanála in May 2026 (ACP-324290-26). This application forms part of the 'proposed project', and the EIAR, AASR and NIS submitted as part of this application assess both this application and the Lissinagroagh Grid Connection application (GCR and on-site substation).
On-site Substation	The term 'on-site' refers to the location of the proposed Substation, which is situated within lands associated with the Lissinagroagh Wind Farm which was submitted to An Coimisiún Pleanála in May 2026 (Ref. ACP-324290-26). The on-site substation forms part of this planning application.

1.1 STATEMENT OF AUTHORITY

This report has been prepared having regard to applicable national, regional and local planning and environmental policy frameworks. It draws upon current government strategies, including the Climate Action and Low Carbon Development Act 2015 (as amended) and the Climate Action Plan (CAP25). It is based on the most up-to-date policy documents at the time of preparation of this report. The report has been compiled by Saoirse Burke, Graduate Planner (BSc in Human Geography and Urban and Regional Planning), and Daniel Nestor, Senior Planner (B.A. in English and Geography, Masters in Planning and Sustainable Development, Advanced Diploma in Planning and Environmental Law), with over 8 years of experience working as a professional planner in residential, mixed-use, commercial and renewables sectors.

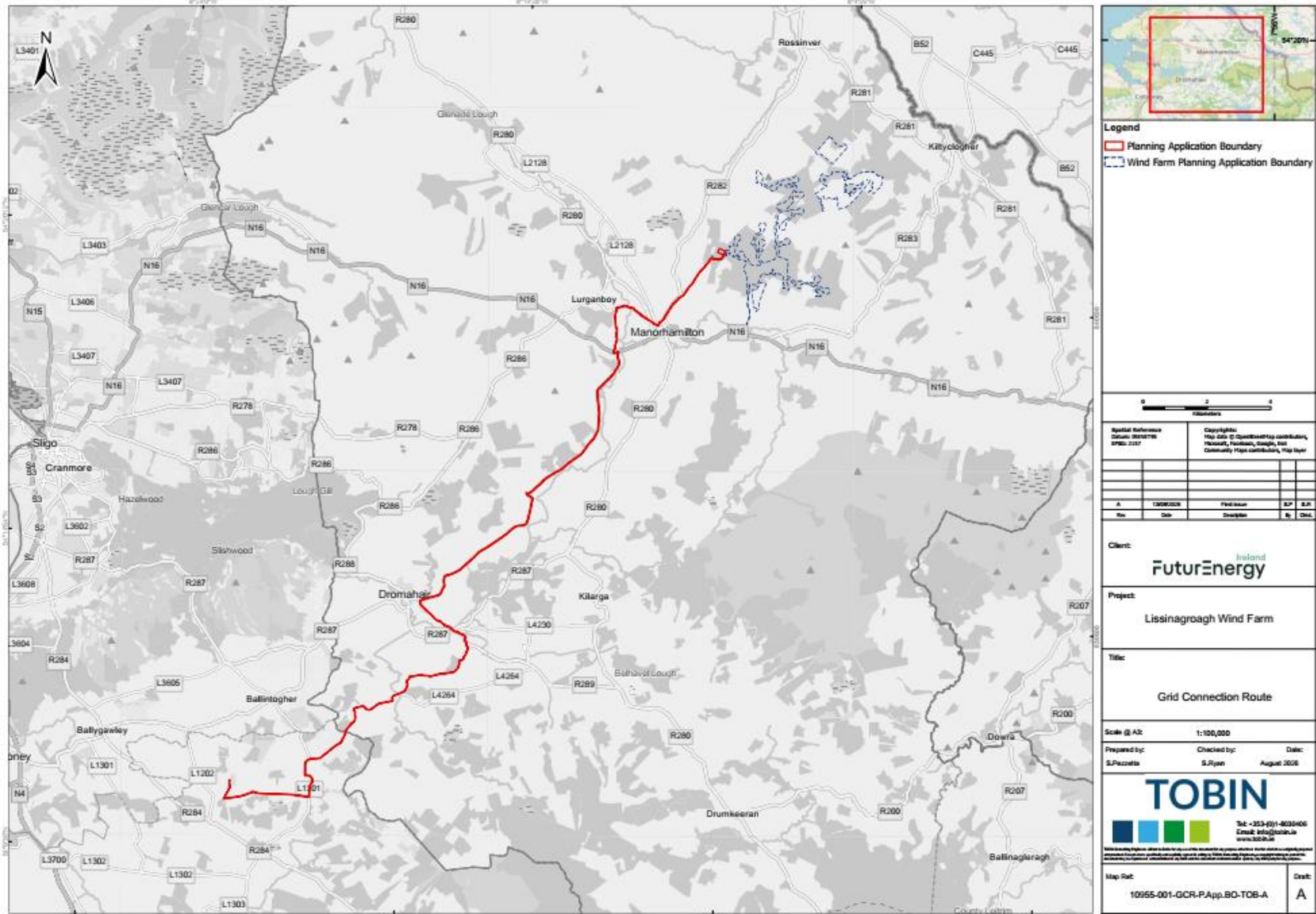
1.2 SITE LOCATION

The proposed grid connection is approximately 32 km in length, of which 30.6 km will be in the public road corridor. The remainder is located within Coillte lands and other private lands and a short section is located within the proposed Lissinagroagh Wind Farm site. The GCR is located in the following townlands: Curraghfore, Skreeny, Faughary, Amorset, Clooneen, Milltown, Cornastauk, Srabrick, Cloonaquin, Carrigeencor, Boihy, Aghameelta, Kilcoosy, Corrudda, Cleen, Tully, Killeen, Killanummery, Cleighran, Fawn, Drumahaire, Drumlease, and Carrowcrin County Leitrim and Lavally, Drumee, and Ballysumaghan, County Sligo.

The on-site 110 kV substation is located in the western portion of lands associated with the Lissinagroagh Wind Farm application, adjacent to the L61801 access as shown on Site Location Map Sheet 4 of 4 provided with this planning application (Dwg. No. 05773-U-DR-099-P02).

Figure 1-1 below shows the full extent of the GCR and on-site substation, running from the proposed 110 kV on-site substation located on lands associated with the Lissinagroagh wind farm application to the existing Srananagh substation, County Sligo. The GCR is outlined in a red line, and lands associated with the Lissinagroagh wind farm are outlined in a dashed blue line.

Figure 1-1 - Site Location Map



1.3 PLANNING HISTORY

A review of historic planning applications within 200m of the GCR was conducted using the Leitrim County Council and Sligo County Council planning search portal website, as well as the An Coimisiún Pleanála planning search portal. The results of this search are included in Appendix A of this report.

In addition, a comprehensive review of all historic planning applications within 1km of the proposed on-site substation was carried out using the Leitrim County Council and Sligo County Council planning search portal website, as well as the An Coimisiún Pleanála planning search portal. The results of this search are included in Appendix B of this report.

In addition to the above, the EIAR enclosed with this planning application includes a comprehensive planning history search which was carried out in May 2026.

For completeness, this planning history search has been updated for the purposes of this planning application and is included in Appendix A and Appendix B of this planning statement.

To note, no significant applications were found since May 2026, and therefore the findings of the EIAR are considered to be consistent for the purposes of assessing the Proposed Development.

2. PROPOSED DEVELOPMENT

The grid connection and 110 kV substation subject of this planning application will connect the proposed wind farm to the national grid. The GCR is an underground cable which will run from the proposed onsite 110 kV substation at the wind farm application site in the townland of Faughary, County Leitrim, to Ballysumaghan, County Sligo, where it will connect to the existing Srananagh 220 kV Substation.

Figure 2-1 below outlines the GCR route and substation (outlined in a red line) in proximity to National roads (outlined in green) and Regional roads (outlined in pink). In addition, lands associated with the Lissinagroagh wind farm are outlined in a dashed blue line for context.

Figure 2-1 - Illustration of GCR in proximity to National and Regional roads

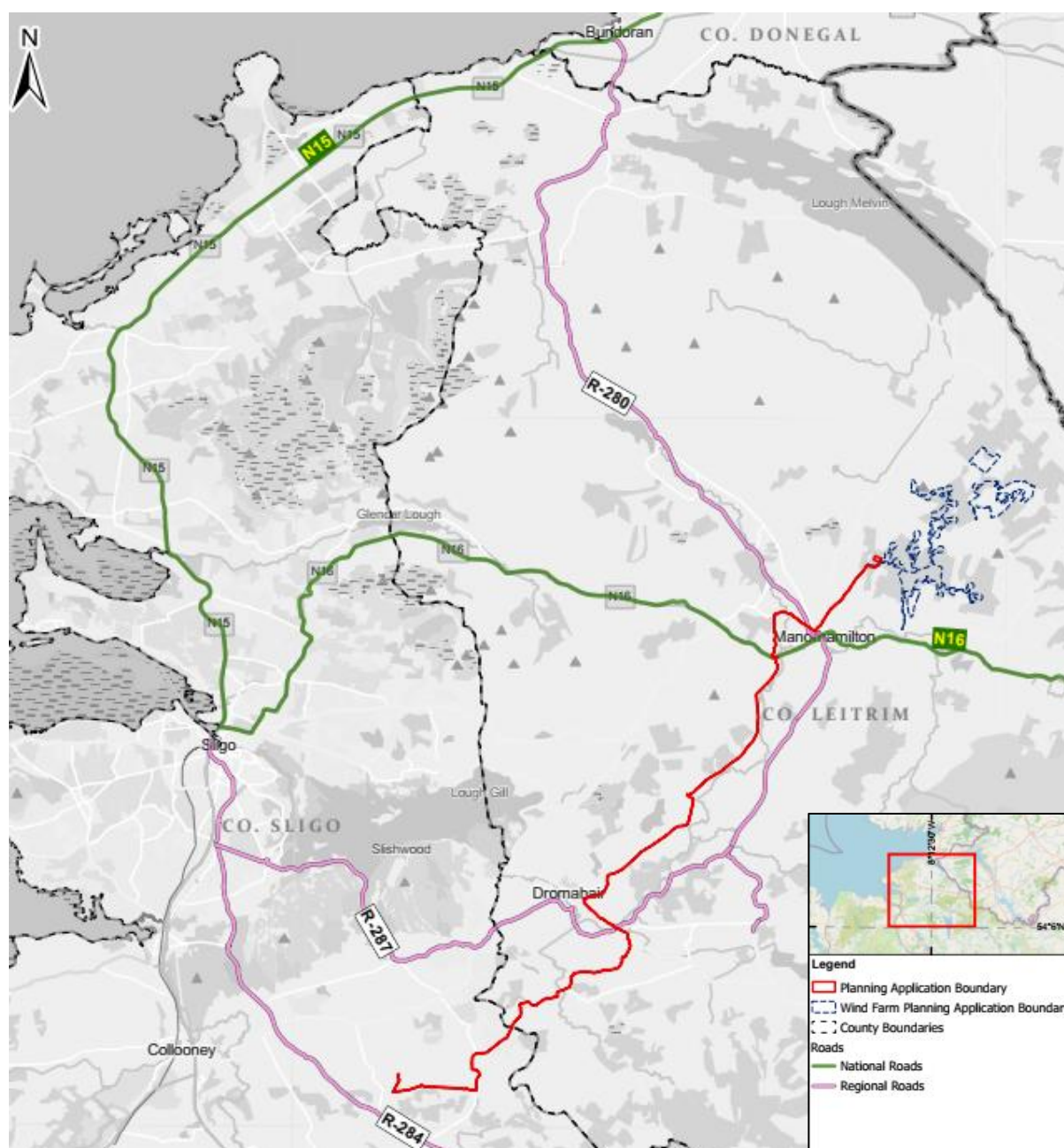
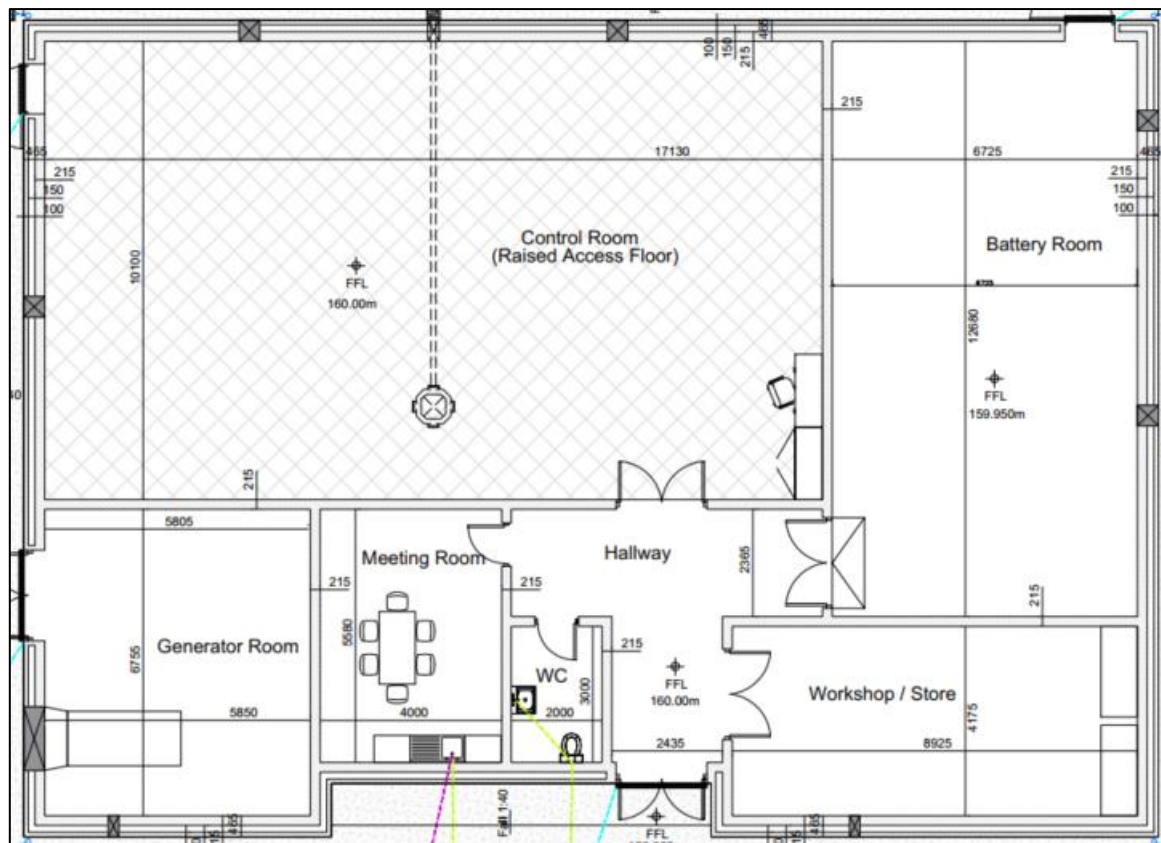
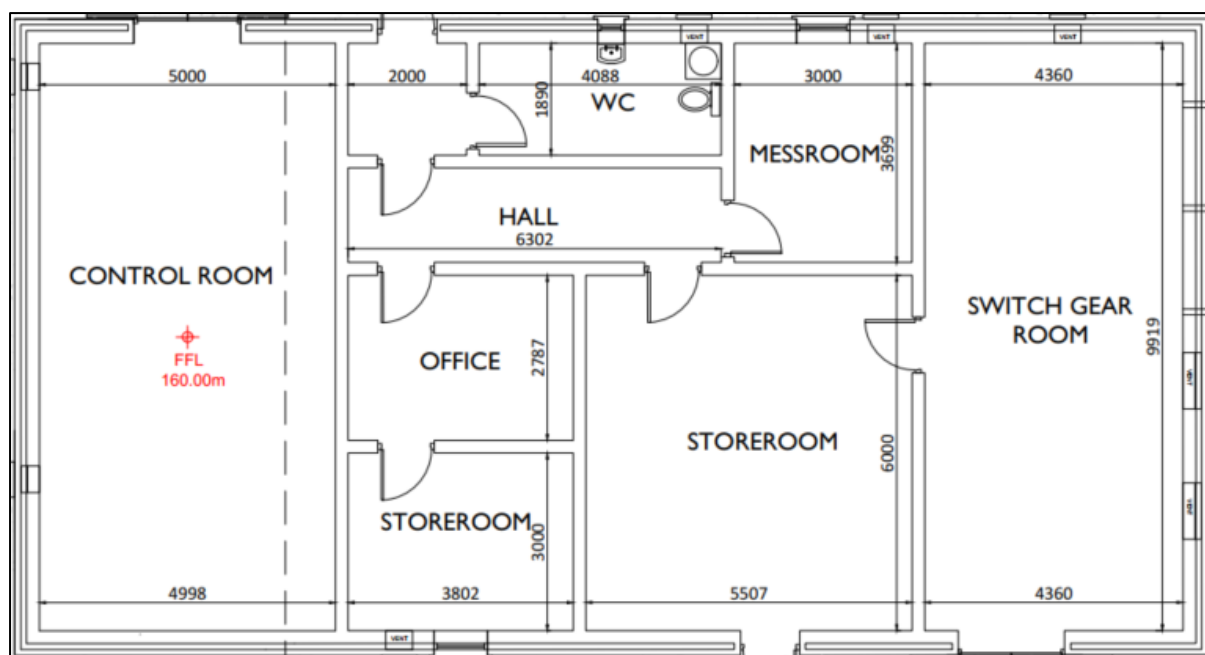


Figure 2-3 - Proposed EirGrid Building forming part of On-Site Substation



The IPP building will also contain offices and welfare facilities for staff, including toilet facilities which will be installed with a low-flush cistern and low-flow wash basin. It is proposed to manage wastewater from the staff welfare facilities in the control buildings by means of a sealed storage tanks, with all wastewater being tankered off-site by a permitted waste collector to a suitable wastewater treatment plant. It is not proposed to treat wastewater on-site. The collection period for the tank will be agreed with the permitted waste collector on installation, and it is estimated that this will be carried out every six months. The tank will be fitted with an automated alarm system that will provide sufficient notice that the tank requires emptying. The wastewater storage tank alarm will be integrated with the on-site electrical equipment for alarm notification that will be monitored remotely 24 hours a day, 7 days per week.

Figure 2-4 - Proposed IPP Building forming part of on-site Substation



A full development description is included below as per statutory public notices included with this application:

The Proposed Development for which consent is sought will comprise the following:

- A permanent 110 kV on-site electrical substation located on the proposed Lissinagroagh Wind Farm site (which is subject of a separate planning application lodged to An Coimisiún Pleanála on 14/05/2026 (ACP-324290-26)), including the following:
 - An EirGrid control building;
 - An Independent Power Producer (IPP) control building;
 - All electrical plant and infrastructure and grid ancillary services equipment;
 - A telecommunications mast (ranging up to 23m in height with 2.3m below ground level);
 - Car Parking spaces for up to 10 vehicles;
 - Lighting;
 - Security Fencing;
 - 2no. Wastewater holding tanks;
 - Rainwater harvesting equipment;
 - All associated infrastructure and services including site works and signage;
- A Grid Connection Route consisting of a 110 kV underground cable which is approximately 32 km in length (of which 30.6 km will be in the public road corridor), which will be installed from the 110 kV substation to the existing ESNB Srananagh Substation, Co. Sligo. The Grid Connection Route will also consist of the following works:
 - Eleven (11) bridge crossings, of which eight (8) will involve in-road HDD (Horizontal Directional Drill), two (2) will involve off-road HDD and one (1) will be a standard crossing within the bridge deck;
 - Eight (8) culvert crossings by open trenching; and
 - All related site works and ancillary development

The on-site Substation and Grid Connection Route subject of this planning application will remain permanent infrastructure and will form part of the national grid network.

This planning application for the proposed grid infrastructure seeks a 10-year planning permission. The on-site Substation and GCR will not be removed at the end of the useful life of the wind farm project as it will form part of the national electricity network.

2.1 PROPOSED LISSINAGROAGH WIND FARM

The proposed wind farm to which the proposed grid infrastructure will be connected will have an installed capacity of between 77 MW and 100.8 MW, which will improve the security of supply and reduce reliance on energy imports.

The annual power output of the wind farm will be between 222,591 – 291,393 MWh, which will be sufficient to supply the equivalent of between 52,998 and 69,379 Irish households with electricity per year².

2.2 CABLE WORKS

The proposed GCR utilises the existing public road network where possible prioritizing the use of Local and Regional roads to reduce likely significant effects on the environment. There are two (2) bridge locations (referred to as Bridge 3 and Bridge 8 on Drawing 05773-U-DR-154 and 05773-U-DR-159) where the cable will extend offroad onto private lands to facilitate Horizontal Directional Drilling (HDD) beneath the River Bonet. The private lands are generally pastoral agriculture. Further details are provided in the planning applications included as part of this planning application, Appendix 2-3 and Section 2.5.8 (Chapter 2) of the proposed project EIAR accompanying this application.

The on-site substation will connect to the turbines (subject of the previously submitted Lissinagroagh Wind Farm application) by underground MV cables. Fibreoptic cables will also connect each turbine to the turbine control system located within the substation control building included as part of the 110 kV substation of which this application relates. The electrical and fibre-optic cables running from the turbines to the onsite substation compound will be run in cable ducts approximately 1 m below the ground surface within the proposed internal tracks and/or their verges or within clear span bridge decks where a watercourse is required to be crossed.

A Detailed Construction Methodology Report for both the proposed on-site 110 kV substation and GCR is presented in Appendix 2-3 of the proposed project EIAR included as part of this planning application.

2.3 TRAFFIC

A Traffic Management Plan has been prepared for the proposed project and is included as Appendix 16-1 of the proposed project EIAR which accompanies this planning application. This document will be updated accordingly ahead of construction to address the requirements of

² The CRU Energy Monitoring Report 2023 (published November 2024) states that the average Irish household uses approximately 4,200 kWh (4.2 MWh) of electricity per year (<https://www.cru.ie/about-us/news/cruenergy-monitoring-report-2023/>).

any relevant planning conditions, including any additional mitigation measures which are conditioned by An Coimisiún Pleanála, in the event approval is granted.

Also, a confirmatory survey of road condition, including the condition of all water crossings will be carried out in advance of any works.

2.4 ENVIRONMENTAL ASSESSMENT

Sections of the proposed GCR are located within the boundary of Lough Gill SAC for c. 920m. Horizontal directional drilling (HDD) will be implemented when installing the cable across watercourses. The trenching of the cable within the public road network includes six existing watercourse crossings within the SAC along the Bonet River, with an additional eight existing watercourse crossing outside of the SAC boundary which drain into Lough Gill SAC. Any trenching within 50m of a watercourse has potential to result in siltation and/or contamination of watercourses.

There are no scheduled works along the GCR as part of the operational phase and the grid will be left in-situ during the decommissioning phase. As such adverse effects associated with the GCR are limited to the construction phase.

No mitigation for the direct loss of habitat is necessary as there is no potential for adverse effects on QI habitats or species, in light of the conservation objectives, or the overall integrity of the SAC. All confirmatory European otter surveys and interventions will be carried out by an Ecological Clerk of Works and suitably qualified ecologists. The survey works and any potential mitigation required will be implemented prior to starting site clearance and any construction works for the GCR.

The proposed on-site 110 kV substation is located within the wind farm site and will occupy a previously managed forestry setting. The substation has been sited and designed to avoid sensitive ecological features, protected habitats and watercourses. Potential construction phase effects are primarily associated with earthworks, excavation, surface water runoff and the risk of accidental pollution. There are no direct hydrological pathways from the substation to any European site that would result in adverse effects on Qualifying Interests, provided mitigation measures listed in the AASR, NIS and EIAR are implemented. All construction activities will be undertaken in accordance with the Construction Environmental Management Plan (CEMP), Surface Water Management Plan and associated pollution prevention measures.

Construction activities within the substation footprint may result in localised habitat loss and disturbance; however, the biodiversity assessment concluded that, following implementation of mitigation measures, the proposed development will not result in significant adverse effects on habitats, protected species, European sites or ecological connectivity.

During operation, the substation will function as a permanent component of the electricity transmission network. Operational effects are limited and the EIAR concludes that no significant effects on biodiversity, hydrology, land and soils, landscape, cultural heritage or human health are predicted.

No mitigation for direct effects on European site habitats or Qualifying Interest species is considered necessary as the assessments undertaken for the EIAR and NIS conclude that the on-site substation, either alone or in combination with other plans or projects, will not adversely affect the integrity of any European site in light of its conservation objectives.

Please refer to Tables 2-1 to 2-4 below which outline the key environmental considerations and associated responses as outlined in each relevant EIAR Chapter in relation to the proposed development, Appropriate Assessment, the Lissinagroagh Wind Farm and Water Framework Directive.

Table 2-1 - Environmental Assessment Considerations (Proposed Development)

Environmental Consideration	Design Response
PROPOSED DEVELOPMENT	
Biodiversity and Ecology:	The receiving environment includes habitats of varying ecological value and is hydrologically connected to designated European Sites. Construction activities, particularly trenching along the GCR and land disturbance at the substation, have the potential to result in habitat disturbance, fragmentation, and disturbance to protected species. The construction phase of the GCR will result in the loss of 10m of Hedgerow (WL1) habitat within the boundaries of Lough Gill SAC to facilitate the proposed temporary launch pit at HDD Site 1. No mitigation for the direct loss of habitat is deemed necessary, as there is no potential for adverse effects on adjoining SACs. There is also a risk of spreading invasive species along the GCR corridor. These risks are addressed through careful route selection, pre-construction ecological surveys, adherence to buffer zones, and oversight by an Ecological Clerk of Works, ensuring sensitive habitats and species are avoided or adequately protected. In addition, an Invasive Species Management Plan will be implemented along GCR and areas surrounding the on-site 110 kV substation where Third Schedule (S.I. No. 477/2011) invasive species are encountered.
Land, Soils, and Geology:	Installation of the GCR will involve trenching along roads and off-road sections, resulting in temporary disturbance of soils, subsoils, and, in some cases, bedrock. Similarly, the construction of the on-site 110 kV substation will require groundworks and foundation excavation. Potential effects of the construction of the on-site substation include soil compaction, erosion and peat disturbance. Potential effects arising from the installation of the GCR include soil compaction, erosion and peat disturbance and potential pollution from accidental spills or leaks of fuels and oils. These impacts are mitigated through implementation of a Spoil and Peat Management Plan (Appendix 2-5 of proposed project EIAR included with this application), minimisation of excavation volumes, and adherence to best practice construction methods, including bunded fuel storage and monitoring by geotechnical specialists.
Hydrology and Hydrogeology:	For the GCR, trenching in proximity to drainage networks presents a pathway for pollutants to enter watercourses. At the on-site substation, improper drainage design could contribute to changes in runoff or localised flooding. These risks are mitigated through the adoption of Sustainable Drainage Systems (SuDS), strict sediment and erosion controls, spill response procedures, and maintenance of appropriate buffers from watercourses. A Flood Risk Assessment has been prepared (Appendix 8-4 of proposed project EIAR submitted with this application), and this report confirms that the proposed

	development is not at risk from flooding, and that the proposed drainage design will prevent increased flood risk downstream.
Cultural Heritage:	The GCR is a key area of sensitivity as it passes through Zones of Notification for several archaeological sites. Trenching activities present a potential risk to previously unidentified sub-surface archaeological remains. However, the Zones of Notification for the GCR are all located adjacent to existing public road corridors within which the cable will be located. The on-site 110 kV substation has been sited to avoid known heritage features; however, unknown remains may still be present. Mitigation measures include archaeological test trenching in advance of construction, archaeological monitoring during groundworks, and consultation with the National Monuments Service to ensure that any discoveries are appropriately managed.
Noise, Air Quality and Traffic:	During the construction phase, cable installation works along the GCR will generate temporary noise, dust, and traffic disruption within local communities. These effects are generally short-term and localised, with predicted impacts classified as not significant following implementation of best practice mitigation measures, including dust suppression, controlled working hours, and the use of Traffic Management Plans. Operational noise from the substation has been assessed and is predicted to remain within acceptable limits at nearby receptors, with no significant long-term effects.
Landscape:	The underground nature of the GCR ensures minimal permanent visual impact. The substation represents the primary above-ground element; however, its visual effects are localised and mitigated through careful siting and landscaping measures. Overall, landscape and visual impacts are considered not significant.
Material Assets:	The assessment of material assets and infrastructure highlights the need to manage interactions with existing utilities along the GCR, including telecommunications and electricity networks. Standard construction practices and coordination with relevant service providers will ensure that disruption is avoided or minimised.
Major Accidents:	The consideration of major accidents and environmental risks, such as hydrocarbon spills or contamination of watercourses, has been incorporated into project planning. These risks are managed through the Construction Environmental Management Plan (CEMP) (Appendix 2-4 of proposed project EIAR submitted with this application), which includes emergency response procedures, pollution prevention measures, and environmental monitoring.

Table 2-2 - Environmental Assessment Considerations (Appropriate Assessment)

Environmental Consideration	Design Response
<u>APPROPRIATE ASSESSMENT</u>	
Biodiversity and	

Ecology:	The GCR passes through areas with hydrological connectivity to designated European Sites, including Lough Gill SAC, and intersects habitats supporting protected species such as European otter. The on-site 110 kV substation has been sited to avoid sensitive ecological features where possible. Potential impacts include habitat disturbance, species disturbance and the spread of invasive species. Mitigation includes confirmatory ecological surveys, route selection, HDD installation at sensitive watercourse crossings, aquatic buffer zones, ecological monitoring and implementation of an Invasive Species Management Plan where invasive species are present.
Land, Soils, and Geology:	Installation of the underground GCR will require excavation primarily along existing public roads, while the substation requires excavation and foundation works. Potential impacts include soil compaction, erosion, peat disturbance and accidental contamination from fuels or oils. These impacts will be managed through implementation of the Spoil and Peat Management Plan (Appendix 2-5 of EIAR), minimisation of excavation volumes, appropriate earthworks management, controlled fuel storage and environmental supervision during construction.
Hydrology and Hydrogeology:	The GCR crosses and runs adjacent to several watercourses, including watercourses connected to Lough Gill SAC. Construction activities could result in sediment release, water quality deterioration and contamination of surface waters. The substation also has the potential to affect local drainage if not properly managed. Mitigation measures include HDD crossings at sensitive locations, maintenance of riparian buffer zones, sediment control measures and pollution prevention procedures. The proposed substation and grid connection route has been assessed for compliance with Water Framework Directive objectives and a summary of these objectives relating to the proposed development is included in Table 2-4 below. To note, the Grid Connection Route was screened out from the WFD Assessment due to the limited work areas and the short-duration of work near water bodies associated with these components. The GCR poses negligible risk of compromising WFD objectives or causing deterioration in nearby waterbody status, and therefore is assessed to be compliant. Please refer to Table 2-4 below for further detail.
European Sites	Hydrological and ecological pathways exist between the GCR and several European Sites, particularly Lough Gill SAC. Potential effects on Qualifying Interests include water quality impacts and disturbance to aquatic species. Appropriate Assessment is required to assess these pathways and demonstrate protection of site conservation objectives.
Protected Species:	Surveys confirmed otter activity and suitable habitat for Atlantic salmon, lamprey species and white-clawed crayfish at several GCR aquatic crossing locations, including within Lough Gill SAC. Mitigation includes avoidance of direct impacts

	on watercourses, use of HDD techniques, ecological supervision and protection of aquatic habitats during construction.
Invasive Species:	Japanese knotweed, Himalayan balsam and Rhododendron ponticum were recorded along sections of the GCR. Construction activities could facilitate their spread. An Invasive Species Management Plan and biosecurity measures will be implemented to prevent movement of invasive species during construction (Appendix 5-6 of EIAR).
Noise, Air Quality and Traffic:	Construction of the GCR will result in temporary noise, dust and traffic disruption along public roads. The substation construction will generate localised construction noise and dust. Impacts will be managed through best-practice construction methods, dust suppression, controlled working hours and implementation of traffic management measures. Operational impacts are expected to be limited.

Table 2-3 - Environmental Assessment Considerations (Lissinagroagh Wind Farm)

Environmental Consideration	Design Response
<u>LISSINAGROAGH WIND FARM</u>	
Biodiversity and Ecology:	The wind farm site contains peatland habitats and supports protected species including bats, otter and marsh fritillary butterfly. The site is also hydrologically connected to European sites such as Lough Gill SAC and Lough Melvin SAC. Turbines and associated infrastructure have been designed to avoid sensitive habitats, active peatlands, protected species breeding areas and designated sites. Mitigation measures include ecological clerk of works supervision, pre-construction surveys, exclusion zones, water protection measures, invasive species management and habitat enhancement measures, including 218.5 ha of biodiversity enhancement lands. Following mitigation and compensation, no significant residual effects on biodiversity, protected species or European sites are predicted.
Land, Soils, and Geology:	Construction will require excavation for turbine foundations, access tracks, borrow pits and associated infrastructure, resulting in disturbance of soils and peat. A Peat Stability Risk Assessment (Appendix 7-1 of EIAR) found a low to negligible risk of peat instability, subject to mitigation measures. Impacts will be managed through a Spoil and Peat Management Plan (Appendix 2-5 of EIAR), minimisation of excavation volumes, geotechnical supervision, and appropriate fuel and oil storage controls. Residual effects on land, soils and geology are assessed as not significant.
Hydrology and Hydrogeology:	The site contains numerous watercourses, ranging from upland streams to modified forestry drainage channels. Groundwater vulnerability varies from low to extreme across the site. Potential impacts include erosion, sediment release, contamination of surface water and groundwater, and changes to runoff patterns during construction. Mitigation includes implementation of a Surface Water Management Plan, Sustainable Drainage Systems (SuDS), groundwater monitoring, pollution

	prevention measures and compliance with the Construction Environmental Management Plan (CEMP). Following mitigation, effects on water quality, hydrology and hydrogeology are expected to be negligible and not significant.
Cultural Heritage:	Two recorded archaeological sites occur within the wind farm site and numerous archaeological, architectural and cultural heritage features are present within the wider study area. While no recorded heritage features will be directly affected, construction activities have the potential to impact previously unidentified archaeological remains. Mitigation includes avoidance through design, archaeological test trenching, archaeological monitoring of ground disturbance works and consultation with the National Monuments Service. Following mitigation, no significant residual effects on archaeological, architectural or cultural heritage resources are anticipated.
Noise, Air Quality and Traffic:	Construction activities will generate temporary noise, vibration, dust and traffic impacts associated with site works, material deliveries and turbine deliveries. Noise assessments indicate construction and operational noise levels will comply with applicable guidelines and thresholds. Air quality impacts are expected to be limited and controlled through dust management measures outlined in the CEMP. Traffic impacts during peak construction periods are assessed as moderate and temporary, with mitigation provided through a Traffic Management Plan (Appendix 16-1 of EIAR), route selection and escorted abnormal load deliveries. Operational impacts for noise, air quality and traffic are predicted to be not significant, while renewable electricity generation will provide a long-term beneficial effect on air quality through reduced reliance on fossil fuel generation.
Landscape:	The wind farm is located within an upland landscape characterised by commercial forestry and agricultural land. The turbine layout was reduced to 14 turbines during the design process to minimise visual effects. Embedded mitigation includes turbine siting, underground cabling, retention of vegetation and substantial setbacks from residential receptors. While localised visual effects will occur, the assessment concludes that the wind farm will integrate with the existing working landscape and existing wind energy infrastructure. Residual landscape and visual effects are assessed as not significant.
Material Assets:	Potential interactions were assessed for aviation, telecommunications, electricity infrastructure, waste services and utilities. Existing telecommunications links and electricity distribution lines in the area were considered during project design. Mitigation includes consultation with service providers, avoidance through design and restoration of any disrupted telecommunications services if required. No significant effects on aviation, telecommunications, utilities or

	waste services are predicted during construction, operation or decommissioning.
Major Accidents:	Potential risks considered include fuel and chemical spills, water contamination, traffic accidents, flooding, fire, infrastructure failure and extreme weather events. Mitigation is embedded through project design and includes implementation of the CEMP (Appendix 2-4 of EIA), Traffic Management Plan (Appendix 16-1 of EIA), pollution prevention measures and climate resilience design standards. Following implementation of mitigation measures, no significant residual effects relating to major accidents or natural disasters are predicted.

A Water Framework Directive (WFD) Assessment Report is included as part of the EIA submitted with this planning application (Appendix 8-1). **The proposed Grid Connection Route was screened out from the WFD Assessment due to the limited work areas and the short-duration of work near water bodies associated with these components. The Grid Connection Route poses negligible risk of compromising WFD objectives or causing deterioration in nearby waterbody status, and therefore is assessed to be compliant.** The proposed substation was assessed as part of the WFD assessment was deemed to be compliant with the WFD and associated receptors and environmental considerations. Table 2-4 below provides a summary of compliance of both the substation and GCR with the environmental objectives of the WFD.

Table 2-4 - Environmental Assessment Considerations (Water Framework Directive)

Environmental Objective	Proposed Substation	Compliance with the Water Framework Directive
COMPLIANCE WITH ENVIRONMENTAL OBJECTIVES OF THE WFD		
No changes affecting high status sites.	There are no likely changes in relation to high status in the substation and grid connection areas. (high confidence)	Yes
No changes that will cause failure to meet surface water good ecological status or potential or result in a deterioration of surface water ecological status or potential.	After consideration as part of the detailed compliance assessment, the proposed substation and grid connection route will not cause deterioration in the status of the water bodies during construction following the implementation of mitigation measures. During operation, no significant impacts are predicted. (high confidence)	Yes

No changes which will permanently prevent or compromise the Environmental Objectives being met in other water bodies.	The proposed substation and grid connection route will not compromise achieving the WFD objectives in any other bodies of water within the River Basin District. (high confidence)	Yes
No changes that will cause failure to meet good groundwater status or result in a deterioration groundwater status.	The proposed substation and grid connection route will not cause deterioration in the status of groundwater bodies (high confidence)	Yes

Overall, while the GCR and on-site 110 kV substation introduce a range of environmental considerations, the application of best practice design and site-specific mitigation measures as outlined in the proposed project EIAR and accompanying documents ensures that residual impacts are localised, temporary in nature where relevant, and not significant.

ACP is asked to refer to the proposed project EIAR, AASR, WFD Assessment and NIS accompanying this planning application and the Lissinagroagh wind farm application, which finds that, following the application of detailed mitigation measures, the proposed development will not adversely affect the integrity of any European site(s) either individually or in combination with other plans and projects in view of the sites' conservation objectives.

3. LEGISLATIVE CONTEXT

The sections below are provided in order to summarize the key legislative provisions relevant to the proposed GCR infrastructure and on-site substation. The legislation outlined below provides the statutory context within which the proposed development must be assessed and determined, together with legislation relating to climate action and the transition to a low-carbon economy.

3.1 CLIMATE ACTION AND LOW CARBON DEVELOPMENT ACT 2015 (AS AMENDED)

ACP has particular duties under the section 15 of the CALCDA which provides as follows:

15. (1) *A relevant body shall, in so far as practicable, perform its functions in a manner consistent with–*

- (a) *the most recent approved climate action plan,*
- (b) *the most recent approved national long term climate action strategy,*
- (c) *the most recent approved national adaptation framework and approved sectoral adaptation plans,*
- (d) *the furtherance of the national climate objective, and*
- (e) *the objective of mitigating greenhouse gas emissions and adapting to the effects of climate change in the State.*

The CALCDA 2015 was amended by the Climate Action and Low Carbon Development (Amendment) Act 2021, transposing Ireland's commitment to climate neutrality into legislation by establishing a legally binding framework that mandates carbon budgeting, sectoral emissions ceilings, and annual climate action plans to ensure the country meets its national, EU, and international climate obligations. Summary of Ireland's legally binding targets under the 2021 Act are as follows:

- **Net-Zero Emissions by 2050:** Ireland is legally committed to achieving a climate-neutral economy no later than the end of 2050.
- **51% Reduction in Greenhouse Gas Emissions by 2030:** Compared to 2018 levels, Ireland must reduce total emissions by 51% by 2030, as part of its medium-term climate goal.
- **Carbon Budgets:** The Act introduces five-year carbon budgets that cap total emissions across the economy. These budgets are binding and must align with the long-term targets.
- **Sectoral Emissions Ceilings:** Each sector (e.g., transport, agriculture, energy) is assigned a specific emissions ceiling within the carbon budget period, making individual ministers accountable for delivery.
- **Annual Climate Action Plans:** The government must publish annual plans detailing how each sector will meet its targets, ensuring transparency and continuous progress.
- **Local Authority Climate Action Plans:** Every local authority is required to prepare a five-year climate action plan covering both mitigation and adaptation.

3.1.1 Climate Action Obligations and Grid Connection Infrastructure

Section 15(1) of the Climate Action and Low Carbon Development Act 2015 (as amended) requires An Coimisiún Pleanála or any other competent authority, insofar as practicable, to perform its statutory functions in a manner consistent with the most recent approved Climate Action Plan 2025, the National Long-Term Climate Action Strategy, the National Adaptation Framework, and the objective of mitigating greenhouse gas emissions and adapting to climate change.

Accordingly, in exercising its planning functions, An Coimisiún Pleanála is required to have regard to the generation of renewable electricity itself and to the supporting grid infrastructure necessary to facilitate the connection of renewable energy projects. As such, it is put forward that the construction of critical infrastructure, such as the GCR and on-site substation proposed as part of this application, forms an integral component of the State's decarbonisation strategy.

The scope of the Commission's obligations under s.15(1) was recently considered by the Supreme Court in *Coolglass Wind Farm Limited v An Coimisiún Pleanála*³. The Court confirmed that s.15(1) imposes a substantive legal obligation on competent authorities and that the requirement to act "consistent with" the Climate Action Plan and National Climate Objective is stronger than a mere obligation to "have regard to" those matters. However, the Court also held that the provision does not create a presumption in favour of granting permission for renewable energy developments, nor does it override the wider statutory planning framework. The planning authority must exercise its existing planning functions in a manner consistent with climate objectives insofar as practicable, while balancing all relevant planning and environmental considerations.

The Supreme Court emphasised that climate obligations under s.15(1) are real and enforceable and must be meaningfully integrated into planning decision-making. Where a proposed development would contribute towards renewable electricity generation, facilitate grid reinforcement, increase renewable energy integration or remove network constraints, those benefits are matters to which significant weight may be attributed in the planning balance, having regard to the statutory climate framework and national policy objectives.

In the context of wind energy development, necessary grid connection infrastructure should therefore be assessed not merely as ancillary works but as infrastructure which supports the delivery of the Climate Action Plan, the National Climate Objective and the State's transition to a climate-neutral economy. The statutory obligation under s.15(1) requires these objectives to be given substantive consideration in the determination of any application relating to renewable energy and associated electricity network infrastructure.

³ *Coolglass Wind Farm Limited v An Coimisiún Pleanála* [2026] IESC 5

4. POLICY CONTEXT

This section of the report summarizes the most relevant planning policy matters to be considered by ACP when assessing the proposed development. A comprehensive overview of the international policy context supporting the Lissinagroagh Wind Farm Project as a whole is set out in the Planning Statement submitted with the Lissinagroagh Wind Farm application. The sections below are confined to a summary of the national context specific to the development proposals submitted as part of this application, in the interest of brevity and to avoid repetition.

4.1 CLIMATE ACTION PLAN 2025

The Climate Action Plan 2025 (CAP25) is the third statutory update which serves as a roadmap as to how Ireland will achieve its legally binding national climate objective via carbon budgets and sectoral emissions ceilings. Notably, this plan says that Ireland must now focus on “turbocharging delivery”. The Plan includes the following key provisions in relation to renewable electricity, and in particular, to onshore wind and grid infrastructure development:

- Renewable electricity targets of 50% by 2025 and 80% by 2030;
- Onshore wind installed capacity of 6GW by 2025 and 9GW by 2030;
- 51% reduction in emissions to 2030, and to achieving climate neutrality by no later than 2050; and
- A key action is to ‘accelerate renewable energy generation’ in accordance with the grid transmission infrastructure policies within the National Planning Framework.

Similar to EU policy, national policy is clearly calling for the rapid acceleration in deployment of renewable electricity projects.

The Climate Action Plan’s binding target of 9 GW of onshore wind by 2030 is widely acknowledged to be in jeopardy. The latest EPA Greenhouse Gas Emissions Projections Report published in 2026 projects current greenhouse gas emissions trends with two scenarios; With Existing Measures (WEM) and With Additional Measures (WAM). The following is stated in respect of projections under both scenarios:

“Ireland’s Climate Action and Low Carbon Development Acts 2015 to 2021 (Climate Acts) set a target for a 51% reduction in greenhouse gas emissions by 2030 compared to 2018. Current projections indicate that Ireland will only achieve a 13% reduction on 2018 levels by 2030 under WEM and a 25% reduction under WAM.”⁴

It has taken Ireland over 20 years to deliver 5 GW of onshore wind⁵. As such, Ireland must increase its onshore wind target by 4 GW over the next four years in order to achieve binding targets set out in the Climate Action Plan. This is a proportionate response to the twin climate and energy security / energy cost crises. The emphasis on urgency and the necessity to scale up ambition for renewable energy development in the Climate Action Plan is completely consistent with International and European policy and legislation contained in the Directive (EU) 2023/2413. These ambitions have all been effectively restated in CAP25.

⁴ Ireland’s Greenhouse Gas Emissions Projections 2025-2030, Environmental Protection Agency, May 2026

⁵ EirGrid Wind Installed Capacities (MW) 1990 to 2025 ([Wind-Installed-Capacities-v3.png \(804x1171\)](#))

4.2 NATIONAL PLANNING FRAMEWORK (FIRST REVISION – APRIL 2025)

The need for increased renewables at appropriate locations across the country is clear in national and regional spatial planning frameworks and strategies. The revised National Planning Framework (NPF) 2025, states that it is an objective to:

“Promote renewable energy use and generation at appropriate locations within the built and natural environment to meet national objectives towards achieving a low carbon economy by 2050.” (Objective 70)

Outlined below are key policy objectives from the Revised National Planning Framework (NPF), which constitute legal obligations under CALCDA, in support of the proposed grid infrastructure and associated wind farm referenced in this planning application:

- **National Policy Objective 70** Promote renewable energy use and generation at appropriate locations within the built and natural environment to meet national objectives towards achieving a climate neutral economy by 2050.
- **National Policy Objective 71** Support the development and upgrading of the national electricity grid infrastructure, including supporting the delivery of renewable electricity generating development.

Furthermore, National Strategic Outcome 8 of the NPF recognises that, *‘new energy systems and transmission grids will be necessary for a more distributed, more renewables-focused energy generation system, harnessing both the considerable on-shore and off-shore potential from energy sources such as wind, wave and solar and connecting the richest sources of that energy’*.

National Policy Objective 74 requires that *‘each Regional Assembly must plan, through their Regional Spatial and Economic Strategy, for the delivery of the regional renewable electricity capacity allocations indicated for onshore wind and solar reflected in Table 9.1 below, and identify allocations for each of the local authorities, based on the best available scientific evidence and in accordance with legislative requirements, in order to meet the overall national target.’*

The Regional Renewable Electricity Capacity Allocations for the Northern and Western Region (table 4-1 below) outline that this region has 1,389 MW of additional renewable power capacity, equating to a total of 35% of the national share in 2030.

It is stated that *‘In order to meet Regional Renewable Electricity Capacity Allocations and to ensure that the electricity can be both accepted on the national grid and brought to demand users, this will require the development and expansion of the electricity grid, at a national and local level, in a coordinated manner’*⁶.

The development of critical infrastructure, such as the proposed GCR and on-site substation, are fundamental in unlocking Ireland’s true potential for renewable energy. In addition, this critical infrastructure also strengthens and expands existing grid infrastructure in localities where onshore wind potential is high. In the case of the proposed development, the proposed GCR and on-site substation will facilitate the proposed Lissinagroagh wind farm, and by doing so, will support Ireland in achieving its renewable development goals as set out in the NPF.

⁶ National Planning Framework First Revision, April 2025, Page 135

Table 4-1 - Regional Renewable Electricity Capacity Allocations (Table 9.1, NPF First Revision, April 2025)

Region	Energised capacity 2023 (MW)	Additional Renewable Power Capacity Allocations (MW)	Total % of National Share in 2030	Energised Capacity 2023 (MW)	Additional Renewable Power Capacity Allocations (MW)	Total % of National Share in 2030
	Onshore Wind			Solar PV		
Eastern and Midlands	284	1,966	25%	306	3,294	45%
Northern and Western	1,761	1,389	35%	0.3	959	12%
Southern	2,622	978	40%	138	3,302	43%
Total	4,667	4,333		445	7,555	

More recently in 2025, the Government has approved a landmark €3.5 billion investment in electricity grid infrastructure for the period 2026–2030, as part of the National Development Plan (NDP)⁷. This policy commitment is directly tied to Ireland's climate and energy targets, including the goal of generating 80% of electricity from renewable sources by 2030. Achieving this requires the construction of 9 GW of onshore wind, 8 GW of solar, and 5 GW of offshore wind capacity all of which depend on a modern, resilient electricity grid. The proposed on-site substation and GCR will facilitate the connection of new renewable generation, strengthen the local grid infrastructure and by doing so, will also support Ireland in becoming energy self-sufficient and meeting its climate obligations.

4.3 REGIONAL AND SPATIAL ECONOMIC STRATEGY FOR THE NORTHERN AND WESTERN REGION (2020)

The Regional Spatial and Economic Strategy (RSES) provides a high-level development framework for the Northern and Western Region that supports the implementation of the National Planning Framework (NPF) and the relevant economic policies and objectives of Government. It provides a 12-year strategy to deliver the transformational change that is necessary to achieve the objectives and vision of the Northern and Western Regional Assembly (NWRA).

Section 8.2 of the RSES relates to the Strategic Energy Grid. It notes that the existing infrastructure, developed over many years, represents major and on-going capital and infrastructural investment in strategic national assets and is essential for the continued provision of a secure and reliable electricity supply.

Developing the grid will enable the transmission system to safely accommodate more diverse power flows from surplus regional generation and also to facilitate future growth in electricity demand, particularly from wind. The RSES states that these developments will strengthen the network for all electricity users, and in doing so will improve the security and quality of supply. This is particularly important if the region is to attract high technology industries that depend

⁷ [Minister O'Brien welcomes €3.5 billion investment in Ireland's electricity infrastructure](#)

on a reliable, high-quality, electricity supply. The following relevant regional policy objectives are listed in Table 4-2 below:

Table 4-2 - List of Relevant RPOs in RSES for Northern and Western Region

Policy/Objective	Policy Compliance Response
RPO 4.17: To position the region to avail of the emerging global market in renewable energy by: ○ Stimulating the development and deployment of the most advantageous renewable energy systems; ○ Supporting research and innovation; ○ Encouraging skills development and transferability; ○ Raising awareness and public understanding of renewable energy and encourage market opportunities for the renewable energy industry to promote the development and growth of renewable energy businesses; and, ○ Encourage the development of the transmission and distribution grids to facilitate the development of renewable energy projects and the effective utilization of the energy generated from renewable sources having regard to the future potential.	The proposed GCR and on-site 110 kV substation directly support the deployment of renewable energy by enabling the export of electricity from the wind farm to the national grid. By providing essential transmission infrastructure, this development facilitates market opportunities for renewable energy generation and supports future expansion potential. It also contributes to strengthening the electricity network, which is critical to unlocking investment and growth in the renewable energy sector.
RPO 8.1: The Assembly support the development of a safe, secure and reliable electricity network, and the transition towards a low carbon economy centred on energy efficiency and the growth projects outlined and described in this strategy.	The development contributes to a safe, secure, and reliable electricity network by providing grid infrastructure designed to deliver renewable electricity to the national grid. It supports the transition to a low-carbon economy by enabling wind-generated electricity to be efficiently transmitted and utilized. The inclusion of control buildings and advanced electrical infrastructure reinforces system reliability and operational safety.
RPO 8.3: The Assembly support the necessary integration of the transmission network requirements to allow linkages with renewable energy proposals at all levels to the electricity transmission grid in a sustainable and timely manner.	The proposal ensures effective integration with the national transmission network through its connection to the existing Srananagh 220 kV Substation. The underground GCR provides a critical link from the proposed Lissinagroagh Wind Farm to the wider electricity grid, thus enabling an efficient and coordinated expansion of renewable energy infrastructure.
RPO 4.18: Support the development of secure, reliable, and safe supplies of renewable energy, to maximise their value, maintain the inward	The project supports the provision of a secure and reliable renewable energy supply by facilitating the transmission of electricity generated by the

investment, support indigenous industry and create jobs.	Lissinagroagh Wind Farm. It enhances the value of renewable resources by ensuring that generated power can be delivered to the grid, thereby supporting economic activity and investment. The development also contributes to job creation and the strengthening of the indigenous renewable energy sector.
RPO 5.1: The Assembly will support through Climate Change Action Plans and Local Authorities the preparation and implementation of Local Climate Strategies which will, inter alia, address vulnerability to climate risks and provide prioritised actions in accordance with the guiding principles of the National Adaptation Framework.	The proposed GCR and on-site 110 kV substation support broader climate action objectives by enabling renewable energy generation, which is central to local and national climate strategies. By contributing to emissions reduction and energy transition goals, the development aligns with the implementation of Climate Change Action Plans. In addition, it also indirectly supports climate resilience by promoting a shift away from fossil fuels in accordance with the National Adaptation Framework.

The proposed GCR and on-site 110 kV substation will support the delivery and operation of the proposed Lissinagroagh Wind Farm, thereby aligning with the RSES objective to promote the development of renewable energy resources. The proposed project EIAR submitted as part of this application demonstrates that likely environmental effects have been appropriately avoided and mitigated, confirming that the development is consistent with the sustainable development principles and environmental safeguards set out in the RSES.

Furthermore, the proposed project NIS submitted with this application confirms that the project will not adversely affect the integrity of any European sites, ensuring compliance with the RSES objectives relating to biodiversity protection and environmental conservation. This demonstrates that the development integrates necessary renewable energy infrastructure while safeguarding ecological sensitivities, in line with regional planning policy.

Overall, the proposed grid connection and associated on-site 110 kV substation align with the strategic priorities of the RSES by enabling renewable energy generation, supporting the transition to a low-carbon economy, and providing essential infrastructure to integrate renewable energy into the national grid.

4.4 LEITRIM COUNTY DEVELOPMENT PLAN 2023 - 2029

The Leitrim County Development Plan (hereafter referred to as 'Leitrim CDP') came into effect on the 21st of March 2023. It sets out key strategic aims over the lifetime of the plan, one of which seeks to:

"To support, in principle, development that addresses climate change in terms of adaptation and mitigation measures including increasing flood resilience, the promotion of sustainable

transport options and the development of renewable energy technologies where possible to achieve a successful transition to a low carbon economy.”⁸

Sections 12.6.1 and 12.6.2 of the Leitrim CDP set out the Leitrim County Renewable Energy Strategy and the Council’s policy on Wind Energy. It recognizes that Leitrim:

“has an abundance of natural resources that can be harnessed in a sustainable manner, without negatively impacting on the environment. There is potential for a range of renewable energy technologies, including wind energy.”⁹

Table 4-3 below is provided to identify key policies in support of the renewable development and specifically, grid infrastructure and substation compounds, in order to demonstrate the strong compliance of the proposed development with the CDP.

Table 4-3: Policy Compliance Response to Leitrim CDP 2023 – 2029

Development Management Requirements	Compliance
RE POL 2: <i>To promote and support developments and actions that assist in achieving the national targets for energy from renewable resources and reducing greenhouse gas emissions associated with energy production.</i>	The proposed grid connection development directly supports RE POL 2 by enabling the export of renewable electricity generated by the Lissinagroagh Wind Farm to the national grid, thereby contributing to Ireland’s renewable energy targets. As critical enabling infrastructure, the development underpins the transition to a low-carbon energy system in line with national and regional climate objectives.
RE POL 3: <i>To ensure environmental assessments for new energy developments should address reasonable alternatives for location. Where existing infrastructural assets such as substations, powerlines and roads already exist within proposed development areas, then such assets should be considered for sustainable use by the proposed development where the assets have capacity to absorb the new development</i>	The proposed project EIAR demonstrates compliance by considering reasonable alternatives for location/layout and by identifying opportunities to utilise existing infrastructure (e.g., existing access roads, nearby grid infrastructure, substations/powerlines) where available and suitable. Where existing assets have capacity, their use reduces land-take and potential environmental effects relative to constructing entirely new infrastructure.
ENI POL 1: <i>To support the development of a safe, secure and reliable electricity network which assists EirGrid in their grid development</i>	The proposed grid connection and on-site 110 kV substation support ENI POL 1 by contributing to the development of a safe, secure, and reliable electricity network in line with EirGrid’s grid development programme.

⁸ Leitrim County Council (2023) *Leitrim County Development Plan 2023–2029, Volume I*, p. 19

⁹ Leitrim County Council (2023) *Leitrim County Development Plan 2023–2029, Volume I*, p. 322.

programme, as set out in the Grid Development Strategy – Your Grid, Your Tomorrow, 2017 and Tomorrow’s Energy Scenarios 2017: Planning our Energy Future, 2017	By facilitating the connection of the Lissinagroagh Wind Farm to the existing Srananagh 220 kV Substation, the project strengthens the transmission network and enhances its capacity to accommodate renewable energy.
ENI POL 2: <i>To co-operate and liaise with statutory and other energy providers in relation to power generation in order to ensure that the energy needs of future population and economic expansion within designated growth areas and across the wider region can be delivered in a sustainable and timely manner, which minimises impacts on environmental sensitive and high visual quality areas and that capacity is available at local and regional scale to meet future needs.</i>	The proposed development supports this policy through engagement with relevant network operators and statutory bodies to confirm feasible connection options and to coordinate any associated works. The siting and design approach minimizes impacts on sensitive and high visual quality areas while supporting local and regional capacity needs through additional renewable generation.
ENI POL 3: <i>To require comprehensive studies to be undertaken for all technical and environmental considerations, to inform the assessment of proposed transmission routes brought forward for planning consent.</i>	Comprehensive technical and environmental assessments have been undertaken to inform the design and routing of the transmission infrastructure. The proposed project EIAR evaluates all relevant environmental factors, while the proposed project NIS specifically considers potential impacts on European sites and confirms no adverse effects on their integrity. Both the proposed project EIAR and NIS as submitted with this application include an environmentally appropriate and technically robust assessment for this development.
ENI POL 4: <i>To support the renewal, reinforcement and strengthening of the electricity transmission network with particular reference to the regionally important projects such as Renewable Integration Development Project.</i>	The proposed development supports the strengthening of the electricity network by providing a new 110 kV node and transmission link that will form part of the electricity network where existing infrastructure is limited.
ENI POL 5: <i>To support the necessary integration of the transmission network requirements to allow linkages with renewable energy proposals at all levels to the electricity transmission</i>	The proposed grid connection and on-site 110 kV substation will provide essential infrastructure required to integrate the Lissinagroagh Wind Farm into the national electricity transmission network. By connecting directly to the existing Srananagh 220 kV Substation, the development facilitates the efficient and coordinated linkage of renewable energy generation to the wider grid in a sustainable and timely manner.

grid in a sustainable and timely manner.	
Natural and Built Heritage Policies and Objectives	
NH POL 2: Appropriate Assessment: <i>To implement Article 6(3) and where necessary Article 6(4) of the Habitats Directive... and ensure Appropriate Assessment is carried out... in compliance with the Birds and Natural Habitats Regulations 2011 (as amended) and the Planning and Development Act 2000 (as amended).</i>	The proposed development follows the Article 6(3) process, including screening for Appropriate Assessment and preparation of a Natura Impact Statement to support AA. The assessment has considered in-combination effects.
NH POL 6: Biodiversity: <i>To protect and where possible enhance wildlife habitats and landscape features that act as ecological corridors/networks and stepping stones... and to minimise loss of wider countryside habitats.</i>	Habitat surveys along the proposed GCR confirm there will be no direct loss of Annex I habitats within the SAC as a result of the construction of the on-site substation or placement of the GCR. A loss of c. 10m of Hedgerow (WL1) is proposed within Lough Gill for vegetation clearance to accommodate the temporary launch pit at HDD Site 1. In addition, 0.01ha of (Mixed) broadleaved woodland (WD1) along the GCR will be removed during the construction phase of the development. This vegetation removal is >50m from the nearest watercourse (Bonet_030). As such, the loss of habitat will take place beyond the mapped extent of the terrestrial habitat identified as critical for European otter, which is within 10m of all watercourses (NPWS, 2021). In summary, there is no potential for likely significant effects on the integrity of the SAC as a result of a decline in the extent of terrestrial habitat for European otter. The hedgerows will re-instated in-situ with a buffer strip along the hedgerows being retained and sown with wild bird cover crops to provide additional foraging habitat, thus resulting in no net loss of biodiversity or associated ecological corridors or networks in this area. This cover crop will provide cover for small mammals, birds and will also attract invertebrates. Please refer to Chapter 5 (Biodiversity) and Appendix 6-13 (Outline Biodiversity Management Plan) of the EIAR included with this application for further detail.
TWH POL 1: Trees and Hedgerows: <i>To discourage felling of healthy mature trees and encourage retention within developments to the maximum extent practicable.</i>	The construction phase of the GCR will result in the loss of 10 m of Hedgerow (10 m) habitat and 0.01ha of (Mixed) broadleaved woodland (WD1) The hedgerows will re-instated in-situ with a buffer strip along the hedgerows being retained and sown with wild bird cover crops to provide additional foraging habitat. This cover crop will provide cover for small mammals, birds and will also attract invertebrates.

	No mitigation for the direct loss of habitat is necessary as there is no potential for adverse effects on QI habitats or species, in light of the conservation objectives, or the overall integrity of the SAC. The majority of habitat loss is on agricultural land. Given that the GCR is predominantly located on the public road corridor, the overall habitat loss is considered to be minimal.
TWH POL 4: Trees and Hedgerows: <i>To protect and preserve existing hedgerows and minimise their removal; where removal is necessary, seek replacement with new native hedgerow material.</i>	As detailed above, the construction phase of the GCR will result in a minimal loss of 10 m of hedgerow to facilitate the temporary receiving pit at HDD Site 1. The hedgerows will re-instated in-situ with a buffer strip along the hedgerows being retained and sown with wild bird cover crops to provide additional foraging habitat. This cover crop will provide cover for small mammals, birds and will also attract invertebrates.
FRM POL 2 Flood Risk: <i>To ensure a flood risk assessment is carried out in accordance with the national flood risk guidelines and Circular PL2/2014.</i>	The proposed on-site substation is supported by an appropriate Flood Risk Assessment, applying the sequential approach and identifying any necessary design measures to avoid increased flood risk onsite or elsewhere. Although the proposed GCR passes through a number of areas which were subject to past and ongoing flooding, it is located underground predominantly on the public road network and has no proposed instream works. No increase in off-site flood risk is predicted for the substation because the design incorporates appropriate drainage and SuDS measures. With these embedded and additional mitigation measures in place, the FRA confirms no significant flood-related effects during construction, operation, or decommissioning of the substation. The Flood Risk Assessment concludes that neither the on-site substation or GCR are at risk from fluvial or groundwater flooding. Please refer to Appendix 8-4 (Flood Risk Assessment) prepared and included as part of the EIAR accompanying this application for further detail.
ARCH POL 1 Archaeology: <i>To secure preservation (in-situ or by record) of archaeological remains (National Monuments, Recorded Monuments, protected wrecks, underwater archaeology), including setting and context.</i>	The EIAR clearly demonstrates full compliance with ARCH POL 1 by identifying, cataloguing, and assessing all archaeological receptors within the project's defined study areas, including National Monuments, Recorded Monuments (RMP/SMR), proposed RMPs, Preservation Order sites, artefact findspots, and cultural heritage features. The assessment prioritises preservation in-situ wherever feasible, and where this is not possible due to construction requirements, the proposed project EIAR outlines preservation by detailed record, supported by test trenching, archaeological monitoring, and full documentation under licence. The use of defined 10 km, 5 km, 2 km and 50 m study areas ensures that preservation extends beyond the physical footprint to include setting and landscape context, while the baseline confirms no UNESCO or tentative sites

	within 30 km, guaranteeing that internationally significant assets are unaffected.
ARCH OBJ 2 – Archaeology: <i>Development within vicinity of archaeological interest/protected wreck/underwater heritage shall not be detrimental to remains, character or setting.</i>	The project demonstrates adherence to ARCH OBJ 2 by integrating archaeological sensitivity into the design and siting of the on-site 110 kV substation and GCR, ensuring development does not detract from the character, setting, or integrity of nearby heritage assets. Where infrastructure intersects or approaches heritage features (e.g., ringforts, demesne landscapes, historic bridges, drystone walls), the proposed project EIAR applies targeted mitigation, including avoidance, design refinements, HDD crossings, and protective working methods. The findings conclude that no significant adverse effects arise post-mitigation, and that indirect effects fall within imperceptible-to-moderate levels, thereby upholding the objective of preventing detrimental impacts on archaeological remains or their settings.
ARCH OBJ 3 – Archaeology: <i>To require, where appropriate, an archaeological assessment or underwater archaeological impact assessment by a suitably qualified person prior to commencement of any activity that may impact archaeological heritage.</i>	The proposed project EIAR fully implements ARCH OBJ 3 by carrying out a comprehensive Archaeological Impact Assessment (AIA) that includes desk-based research, historic landscape study, geospatial analysis, field inspection (March & July 2025), and review of previous excavations. Please refer to Chapter 14 of the proposed project EIAR for further detail. The proposed project EIAR mandates pre-construction archaeological monitoring and targeted trenching in areas of high archaeological potential, such as sections of the GCR that run through Zones of Notification, ensuring that any previously unknown subsurface remains are identified and protected before development proceeds. Collectively, these measures satisfy the requirement that all activities that may impact archaeological heritage are preceded by appropriate expert assessment.

Additionally, Section 9.15 of the CDP states that *“The development of secure and reliable electricity transmission infrastructure is recognised as a key factor in supporting economic development and attracting investment to an area.”*¹⁰

This policy context supports the proposed grid connection and on-site substation by recognising that such infrastructure is essential for enabling renewable energy generation to connect to the national grid. The development therefore complies with the CDP by contributing to a secure, reliable electricity network that underpins regional economic growth and investment, whilst respecting the receiving environment and culture heritage.

The entirety of the proposed project has been thoroughly evaluated within both the proposed project EIAR and NIS accompanying this application. Overall, the proposed grid infrastructure demonstrates a responsible and policy-aligned approach to energy development, supporting both national, regional and local climate objectives and requirements accordingly.

¹⁰ Leitrim County Development Plan 2023-2029, Section 9.15, Page 240

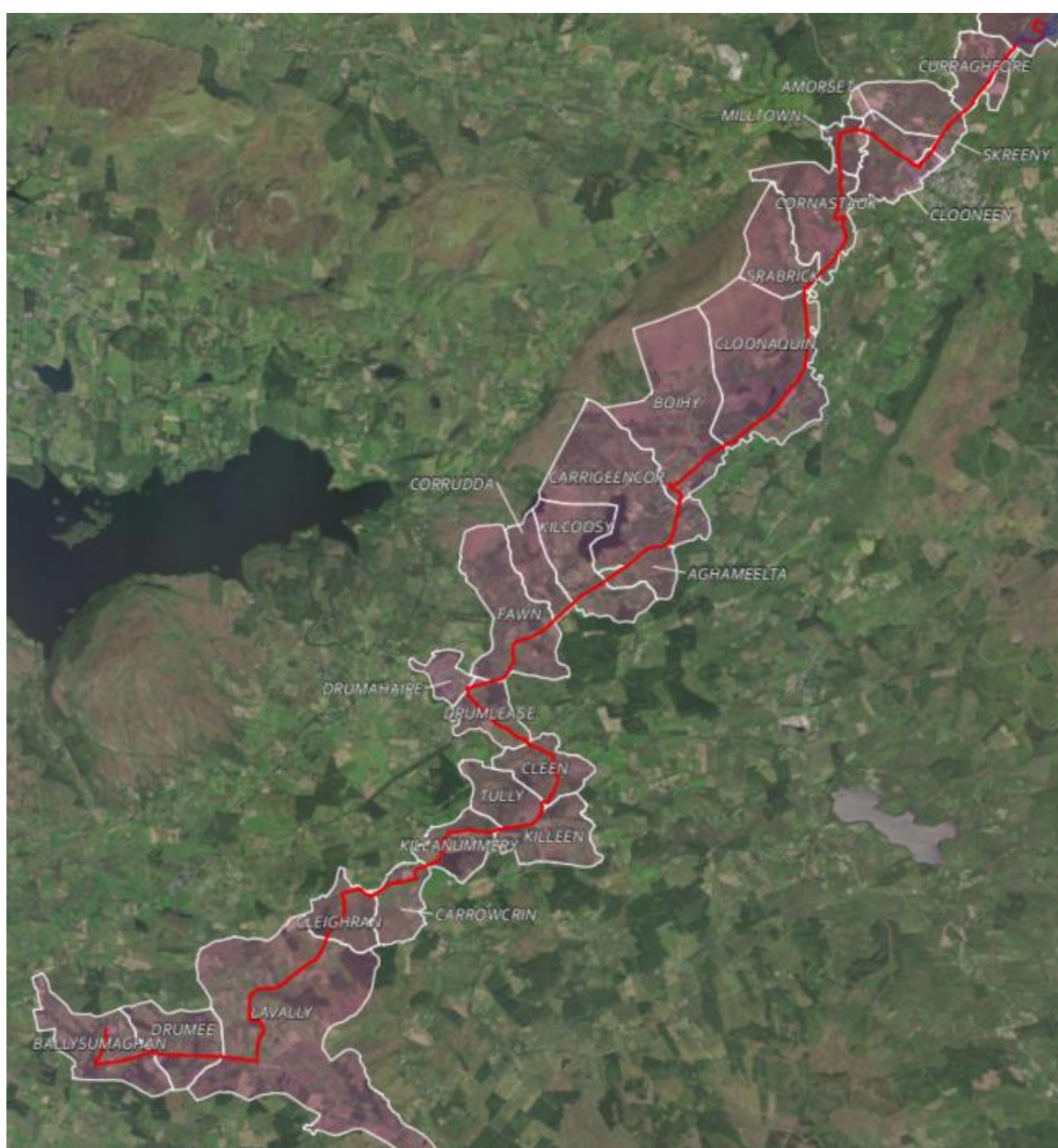
4.5 SLIGO COUNTY DEVELOPMENT PLAN 2024 – 2030

The Sligo County Development Plan 2024-2030 (hereafter referred to as the 'Sligo CDP') came into effect on November 11th, 2024, and sets out the Council's strategic land use objectives and policies up to 2030.

The GCR starts at the proposed Lissinagroagh Wind Farm site located in County Leitrim, and travels 32km where it will connect to the existing Srananagh 220 kV Substation, located in Ballysumaghan, County Sligo. The GCR passes through the townlands of Lavally, Drumee, and Ballysumaghan, County Sligo.

Figure 4-1 below outlines all townlands the proposed GCR and on-site substation are located in. As visible below, the GCR extends into County Sligo toward the end of the route as it transverses through the townlands of Lavally, Drumee, and Ballysumaghan before entering into the existing 220 kV Srananagh substation.

Figure 4-1 - Townlands which the proposed GCR and On-Site Substation transverse



As the proposed GCR makes use of the national roads network, it is imperative that the proposed development aligns with Sligo CDP's national roads policies, set forth in Volume 3, Chapter 29. The relevant policies and objectives of the Sligo CDP and compliance of same are set out in Table 4-4 below. Specific environmental concerns have been considered in more detail in respective proposed project EIAR chapters.

Table 4-4 - Policy Compliance Response to Sligo CDP 2024 - 2030

Development Requirements	Management	Compliance
Roads Policies and Objectives		
P-EN-1: <i>Support the sustainable development, upgrading and maintenance of energy generation, transmission, storage and distribution infrastructure, to ensure the security of energy supply and provide for future needs, as well as protection of the landscape, natural, archaeological and built heritage, and residential amenity.</i>		The proposed development supports the sustainable provision of energy generation infrastructure by delivering 77 MW - 100.8 MW of indigenous renewable electricity capacity, thereby contributing to security of supply and future energy needs. Compliance will be demonstrated through the siting and design of turbines and associated infrastructure, and through the proposed project EIAR and supporting technical assessments which address landscape and visual effects, ecology, archaeology/built heritage, and residential amenity (including noise and construction traffic), with appropriate mitigation and monitoring.
P-NR-1: <i>Protect the traffic carrying capacity of national roads... by avoiding the creation of new access points or the generation of increased traffic from existing accesses onto the N-4, N-15, N-16, N-17 and N-59 outside the 50 km/h speed limit, in accordance with Spatial Planning and National Roads - Guidelines for Planning Authorities (2012).</i>		The proposed development is designed to protect the function and carrying capacity of the national road network by avoiding the creation of new access points onto the listed national routes outside the 50 km/h speed limit. Construction and operational traffic will be managed through a Traffic and Transport Assessment and Construction Traffic Management Plan, including route selection, timing controls and Heavy Goods Vehicle (HGV) management, to minimise impacts on road capacity and safety and to ensure compliance with the 2012 national roads planning guidelines.
Natural and Built Heritage Policies and Objectives		
P-BD-1: <i>Protect, conserve, enhance and sustainably manage the natural heritage, biodiversity, geological heritage, landscape and environment of County Sligo.</i>		The proposed development, comprising an on-site substation and GCR, has been designed to avoid unnecessary disturbance to the receiving environment. Environmental protection measures including construction controls and reinstatement will ensure that natural heritage, landscape character and environmental quality are protected during and following the works. Chapter 19 of the EIAR accompanying this application sets out a full list of mitigation measures to ensure that the receiving environment is protected, conserved, enhanced and sustainably managed throughout both the construction and operational phases of development.

P-BD-2: <i>Protect and, where possible, enhance protected plant/animal species and habitats under the Habitats and Birds Directives, Birds and Natural Habitats Regulations, Flora (Protection) Order, and Wildlife Acts (as amended).</i>	The proposed development has been subject to Appropriate Assessment Screening and NIS, and the submitted assessment documentation focuses specifically on the nature, scale and location of both the proposed on-site substation and works to facilitate the GCR and any potential pathways for effects. The assessment has been undertaken in accordance with Part XAB and the Habitats Directive. A number of detailed mitigation measures relating to protected species and habitats, namely the European Otter, Badger, Common Frog and Flora Protection (FPO) Species have been prepared and submitted as part of the EIAR accompanying this application in order to ensure these species and habitats are protected in both the construction and operation of the GCR and on-site substation. In addition, vegetation clearance will only take place outside of the bird nesting season. Please refer to Chapter 19 of the EIAR which includes a full schedule of all proposed mitigation measures. An Ecological Clerk of Works (ECoW) will be appointed for the pre-construction works. The ECoW will be responsible for pre-construction surveying and monitoring compliance with the EIAR and Natura Impact Statement (NIS) mitigation measures and pre-construction phase monitoring requirements relating to ecology/biodiversity.
P-BD-3: <i>Ensure ecological impacts are appropriately assessed by suitably qualified professionals, applying best practice and the precautionary principle where uncertainty exists.</i>	Ecological constraints relating to the GCR and on-site substation (e.g., vegetation clearance, drainage outfalls, watercourse proximity) have been assessed in the AA, and NIS and Chapter 5 of the EIAR (Biodiversity) included with this application. These documents have been prepared by ecologists Meadhbh Costigan, Áine Sands and Ria Aherne, who collectively have 22 years of experience in the preparation of EIAR Chapters, ecological reports and assessments. In addition, the Biodiversity chapter of the accompanying EIAR has been reviewed by Joao Martins, who has 15 years of experience in the input and preparation of EIAR, AA and NIS. Please refer to Chapter 1 (Introduction) of the EIAR which includes a full list of Competent Experts, Qualifications, Experience and Input into the EIAR for the proposed project.
P-BD-4: <i>Minimise adverse impacts on existing habitats (designated or not) including mitigation and/or compensation as appropriate.</i>	The proposed development will minimise habitat disturbance through design and location of the infrastructure which uses existing roadways where possible to minimise any potential adverse impacts. In addition, protection of retained vegetation and careful construction sequencing will be implemented to ensure minimal impacts on existing habitats.

P-DSNC-1: <i>Protect and maintain the conservation status of designated/proposed designated sites and identify/develop non designated "stepping stone" areas in accordance with Article 10.</i>	The proposed development has been screened to confirm whether the proposed GCR and on-site substation could affect any designated/proposed sites or ecological linkages. An Appropriate Assessment Screening Report and NIS have been prepared and included as part of this application. The NIS outlines that following the application of detailed mitigation measures, there is no potential for adverse effects on designated sites within the Zone of Influence of either the GCR or on-site substation.
P-DSNC-3: <i>Carry out appropriate assessment of plans/projects to determine potential impacts on designated/proposed sites and ecological corridors in accordance with the Habitats Directive and Part XAB.</i>	An Appropriate Assessment Screening Report has been prepared and included as part of this planning application to determine any potential pathways for effects., and the submitted AA Screening Report focuses specifically on the nature, scale and location of the proposed development (on-site substation and GCR). The conclusion of the AA Screening Report included with this application recommends that NIS is required to determine if the proposed development will adversely affect the integrity of European sites within proximity of the GCR or on-site substation. The NIS prepared and included as part of this application confirms that the proposed GCR and on-site substation, either individually or cumulatively with other projects, is not anticipated to result in adverse effects on any European sites located within proximity to both the GCR or on-site substation. The conclusion of the NIS states the following: <i>"The impact assessment has considered all elements of the Proposed Project in full, inclusive of the TDR and GCR as well as the design flexibility in relation to turbine models.</i> <i>The in-combination effects assessment, concludes that the Proposed Project, either individually or cumulatively with other projects, is not anticipated to result in adverse effects on any of the identified European sites.</i> <i>The potential for transboundary effects has been assessed and, taking account of the proposed mitigation measures, no adverse effects on European sites within Northern Ireland or any other neighbouring jurisdictions are anticipated.</i> <i>In summary, there will be no adverse effects on the integrity of any European sites during the construction, operational and decommissioning phases of the Proposed Project, either alone or in-combination with any other plans or projects."</i>
P-DSNC-4: <i>Ensure proposals undergo AA screening and subsequent AA stages as</i>	The proposed development has been subject to Screening for Appropriate Assessment and NIS, and the submitted assessment documentation focuses specifically on the nature, scale and location of the proposed development and any potential pathways

<i>relevant, in consultation with NPWS as appropriate.</i>	for effects. The assessment has been undertaken in accordance with Part XAB and the Habitats Directive. Consultation was held with NPWS on 18th March 2026 in relation to the proposed project (which also includes the proposed substation which forms part of this planning application). The focus of this discussion was on the wind farm aspect of the project, as that is where the more significant effects are anticipated.
P-PS-1: <i>Ensure development does not have a significant adverse impact incapable of satisfactory mitigation on protected plant, animal or bird species.</i>	The proposed development does not have a significant adverse impact incapable of satisfactory mitigation on protected plant, animal or bird species. Bird Survey Reports from 2020 – 2025 have been carried out, as well as a Hen Harrier Foraging Loss Report and an Outline Biodiversity Management Plan. Please refer to Chapter 6 and appendices 6.1 – 6.15 of the EIAR that accompanying this application.
P-PS-2: <i>Consult NPWS and account for licensing when development is likely to affect protected species.</i>	Consultation was held with NPWS on 18th March 2026 in relation to the proposed project which also includes the proposed Substation which forms part of this planning application. NPWS derogation licences (under Regulation 54 of the European Communities (Birds and Natural Habitats) Regulations 2011) apply only to species listed on Annex IV of the Habitats Directive. Based on the results of the detailed baseline surveys undertaken to date, no destruction to the breeding sites and/or resting places of Annex IV species is anticipated, and therefore Regulation 54 derogation licences are not required. Based on the results of the assessment it is concluded that a derogation licence under Regulation 54 of the European Communities (Birds and Natural Habitats) Regulations 2011 is not required. If confirmatory pre-construction surveys or checks identify a change in the baseline environment, such as the establishment of a new bat roost or otter holt, a derogation licence will be obtained as required.
P-PS-4: <i>Protect biodiversity areas/networks outside designated sites and require ecological assessment for proposals likely to impact such areas/species.</i>	NPWS has been consulted with respect to the proposed development, with all consultation responses received provided and considered under the submitted proposed project EIAR and any other relevant assessments and surveys.

	A detailed ecological assessment has been prepared and is included in Chapter 5 (Biodiversity) and Appendix 6-13 (Outline Biodiversity Management Plan) of the EIAR accompanying this planning application. A loss of c. 10m of Hedgerow (WL1) is proposed within the Lough Gill for vegetation clearance to accommodate the temporary launch pit at HDD Site 1 for the GCR. However, the hedgerows will re-instated in-situ with a buffer strip along the hedgerows being retained and sown with wild bird cover crops to provide additional foraging habitat. This cover crop will provide cover for small mammals, birds and will also attract invertebrates. A number of detailed mitigation measures relating to protected species and habitats, namely the European Otter, Badger, Common Frog and Flora Protection (FPO) Species have been prepared and submitted as part of the EIAR accompanying this application in order to ensure these species and habitats are protected in both the construction and operation of the GCR and on-site substation. The biodiversity assessment demonstrates that, although potential significant effects could arise in the absence of controls, following the full implementation of the proposed mitigation, the proposed GCR and on-site substation will not result in residual significant effects on habitats, species or European sites during the construction or operational phases. Please refer to Chapter 19 of the EIAR which includes a full schedule of all proposed mitigation measures.
P-NCODS-1: <i>Minimise impacts on habitats of natural value forming key features of the County's ecological network; justification where local sites could be affected.</i>	A loss of c. 10m of Hedgerow (WL1) is proposed within the Lough Gill for vegetation clearance to accommodate the temporary launch pit at HDD Site 1 for the GCR. However, the hedgerows will re-instated in-situ with a buffer strip along the hedgerows being retained and sown with wild bird cover crops to provide additional foraging habitat. This cover crop will provide cover for small mammals, birds and will also attract invertebrates. A detailed ecological assessment of the proposed GCR and on-site substation has been carried out. Please refer to Chapter 5 (Biodiversity) and Appendix 6-13 (Outline Biodiversity Management Plan) of the EIAR included with this application for further detail.
P-NCODS-2: <i>Improve ecological coherence of Natura 2000 where relevant and encourage retention/management of landscape features important for fauna/flora (Article 10).</i>	The proposed development has been designed, insofar as practicable, to avoid impacts on ecological corridors, hedgerows, treelines, watercourses and other landscape features that contribute to habitat connectivity within the wider landscape. The Grid Connection Route is predominantly located within the existing road corridor, thereby minimising direct interaction with habitat

	features that may facilitate the movement of fauna between designated and non-designated sites. The on-site substation is located within lands associated with the Lissinagroagh Wind Farm application site and does not result in any significant severance of ecological linkages or fragmentation of habitats of importance to flora and fauna. Where removal or disturbance of vegetation is required, this will be minimised and appropriate reinstatement measures will be implemented following construction.
P-NCODS-3: Ensure development protects and enhances biodiversity where possible through minimising impacts and including mitigation/compensation to ensure biodiversity is enhanced.	A loss of c. 10m of Hedgerow (WL1) is proposed within Lough Gill for vegetation clearance to accommodate the temporary launch pit at HDD Site 1 for the GCR. However, the hedgerows will re-instated in-situ with a buffer strip along the hedgerows being retained and sown with wild bird cover crops to provide additional foraging habitat. This cover crop will provide cover for small mammals, birds and will also attract invertebrates. Please refer to Chapter 5 (Biodiversity) of the proposed project EIAR submitted as part of this application for a full list of proposed mitigation measures.
P-WHT-7: Protect trees subject to TPOs and Champion/Heritage Trees.	The construction phase of the GCR will result in the loss of 0.01ha of (Mixed) broadleaved woodland (WD1). The habitat is valued as Local Importance (higher value), as it is a semi-natural habitat type with high biodiversity in a local context. However, the woodland at this location is not identified in the Tree Register of Ireland, and therefore there will be no impact on trees subject to TPO or Champion/Heritage Trees. A detailed ecological assessment of the proposed GCR and on-site substation has been carried out. Please refer to Chapter 5 (Biodiversity) and Appendix 6-13 (Outline Biodiversity Management Plan) of the EIAR included with this application for further detail.
P-INV-2: Address invasive alien species and, if necessary, submit an Invasive Species Management Plan.	An Invasive Species Management Plan (ISMP) has been prepared and accompanies this planning application. This ISMP will be implemented along the GCR and proposed on-site substation where Third Schedule (S.I. No. 477/2011) invasive species are encountered. The ISMP is included in Appendix 5-6 of the EIAR included with this planning application.
P-INW-1: Protect rivers/streams/watercourses and Core Riparian Zones; clear-span fisheries crossings and	Where the proposed development is near watercourses, buffers and construction controls will be applied to protect riparian zones and avoid sedimentation/pollution.

<i>consultation with Inland Fisheries Ireland.</i>	
P-INW-5: <i>Ensure developments do not adversely affect groundwater resources or groundwater-dependent habitats/species.</i>	The proposed development does not adversely affect groundwater resources or groundwater dependent habitats/species. A Water Framework Directive Assessment Report has been prepared for the proposed project, and this is included in Appendix 8.1 of the EIAR included with this planning application.
P-WQ-5: <i>Have regard to the Sligo Groundwater Protection Scheme.</i>	The proposed development will have regard to groundwater vulnerability and protection measures relevant to location, including controls on excavations, material handling and drainage, to protect groundwater resources and groundwater-dependent habitats/species. The Grid Connection Route was screened out from the WFD Assessment (Appendix 8.1 of EIAR) due to the limited work areas and the short-duration of work near water bodies associated with these components. The GCR poses negligible risk of compromising WFD objectives or causing deterioration in nearby waterbody status and therefore is assessed to be compliant.

4.6 GRID IMPLEMENTATION PLAN 2023–2028

The Grid Implementation Plan 2023–2028, published by EirGrid in September 2024, provides a comprehensive national framework for the development of Ireland’s electricity transmission infrastructure. It is designed to support the integration of renewable energy sources and meet Ireland’s climate and energy targets, including 80% renewable electricity by 2030 and carbon neutrality by 2050. The plan aligns with key national policies such as the Climate Action Plan 2023, the Climate Action and Low Carbon Development Act 2021, and the National Planning Framework.

Specific measures and policies within the plan reinforce Ireland’s commitment to enabling renewable energy injection into the grid. The policies relevant to the proposed grid infrastructure development are as follows:

Table 4-5: Policy Compliance Response to Grid Implementation Plan (2023 – 2028)

Policy/Objective	Policy Compliance Response
ENVP1: <i>To uphold best environmental practice in the design and appraisal of onshore and offshore grid development, considering impacts onshore, offshore, cumulatively and across state boundaries where relevant.</i>	The proposed on-site 110 kV substation and grid connection infrastructure has been designed and appraised in accordance with best environmental practice, consistent with the objectives of Policy ENVP1. While the proposed infrastructure is entirely onshore, the appraisal has also taken into account cumulative effects in combination with other

	existing and permitted energy and infrastructure developments in the region. This includes consideration of potential interactions with other grid assets, renewable energy projects, and land use changes, as documented in the proposed project EIAR, AASR and NIS submitted with this application. The route selection process was informed by a constraints-led approach, incorporating environmental, technical, and planning criteria to ensure that the infrastructure avoids sensitive receptors and minimises residual effects.
ENVP4: <i>To require the use of sustainable urban drainage systems in all new grid developments where appropriate.</i>	A Surface Water Management Plan has been prepared for the project and is included as Appendix 2-7 to the EIAR. The project surface water drainage system follows the recommendations of sustainable urban drainage systems (SuDS) and uses SuDS measures, as detailed within the SWMP.
ENVP6: <i>To seek to preserve and maintain air quality in accordance with good practice and relevant legislation in the construction of grid development projects onshore and offshore.</i>	Air quality considerations have been integrated into the proposed project EIAR, which includes a dedicated assessment of potential emissions and dust generation during construction activities. The proposed GCR has been evaluated for its potential to impact local air quality, particularly in relation to construction traffic, excavation works, and material handling. Mitigation measures, including dust suppression techniques, vehicle emission controls, and construction best practices have been proposed to ensure compliance with relevant national legislation and environmental standards. The project will be implemented in accordance with recognised good practice, including adherence to EPA guidance and applicable air quality thresholds. Monitoring protocols will be established where necessary to ensure that air quality is maintained throughout the construction phase.
ENVO5: <i>That all grid development proposals and, in particular, transmission substation developments, shall carry out, to an appropriate level of detail, a site-specific Flood Risk Assessment that shall demonstrate compliance with all current Guidelines, standards and best practice. The Flood Risk Assessment shall pay particular emphasis to residual flood risks, site-specific mitigation measures, flood-resilient design and construction and any necessary management measures.</i>	A detailed Flood Risk Assessment (FRA) has been prepared for the proposed project, and this is included in Appendix 8-4 of the proposed project EIAR included with this application. The FRA is consistent with the requirements of the Planning System and Flood Risk Management Guidelines for Planning Authorities (2009), and other relevant national standards and best practice guidance. The FRA evaluates the on-site 110 kV substation with particular emphasis on residual flood risks, site-specific mitigation measures, and the incorporation of flood-resilient design and

	construction techniques. The assessment confirms that given that the proposed on-site 110 kV substation is located within Flood Zone C, the risk of flooding is highly unlikely. The GCR is predominantly installed underground, which provides resilience against flood impacts and makes them suitable for placement within any flood zone. These connections will primarily follow the alignment of site access roads and the existing local road network. It is advised that construction activities related to the grid connection be avoided during active local flood events to ensure safety and minimize disruption.
CLIMP2: <i>To support, through all activities and, in particular, connection of low-carbon and renewable energy generation onshore and offshore, delivery of the Government's target of up to 80% electricity consumption generated from renewable energy sources by the year 2030.</i>	The proposed GCR and on-site substation are critical components in facilitating the integration of renewable energy generated by the proposed Lissinagroagh Wind Farm to the national grid, thereby contributing to the decarbonisation of Ireland's electricity supply. By enabling the connection of renewable generation to the grid, the project aligns with the Government's target of achieving up to 80% electricity consumption from renewable sources by 2030, as set out in national climate and energy strategies.
TP1: <i>To promote and facilitate the sustainable development of a high-quality transmission grid to serve the existing and future needs of the country, in accordance with EirGrid's strategy and the Shaping Our Electricity Future Transmission Network Analysis.</i>	The proposed grid infrastructure aligns with EirGrid's strategic framework and the <i>Shaping Our Electricity Future Transmission Network Analysis</i>, by contributing to grid resilience, enabling renewable integration, and addressing both current and future electricity demand, and by doing so, also aligns with EirGrid technical and design standards.
PCP2: <i>To have regard to precedent arising from decisions of the Competent Authorities and of the High Court in Judicial Review of decisions, relating to the planning and consenting of grid development projects.</i>	The proposed grid connection infrastructure, comprising a grid connection and on-site 110 kV substation associated with the proposed Lissinagroagh Wind Farm, has been prepared with full regard to precedent established through decisions of the Competent Authorities and the High Court in Judicial Review proceedings relating to grid infrastructure planning and consenting.

5. CONCLUSION

The proposed development, comprising of an on-site substation and GCR connecting the proposed Lissinagroagh Wind Farm to the national grid at Srananagh substation, is critical energy infrastructure required to facilitate the transmission of renewable electricity to the national grid and, as such, directly supports the delivery of national climate action, renewable energy and electricity network objectives.

At a national level, the proposed development aligns with the objectives of the National Planning Framework, the Climate Action Plan 2025 and wider Government policy, all of which seek to accelerate the transition to a low-carbon economy, increase the contribution of renewable energy generation, strengthen energy security and support investment in strategic electricity infrastructure. The proposed development will facilitate the integration of renewable energy into the national grid and therefore supports the achievement of Ireland's legally binding climate and energy targets as outlined in the Climate Action and Low Carbon Development Act 2015 (as amended). National Policy Objective 71 is particularly relevant to the Proposed Development, which aims to "Support the development and upgrading of the national electricity grid infrastructure, including supporting the delivery of renewable electricity generating development".

At a regional level, the proposed development complies with the Regional Spatial and Economic Strategy for the Northern and Western Region, which supports the development and reinforcement of electricity infrastructure necessary for the transition to a low-carbon economy and the accommodation of renewable energy generation. The proposed development will contribute to the delivery of these strategic regional objectives by providing the infrastructure required to connect a significant renewable energy resource to the national electricity network. In particular, the proposed development directly aligns with policy RPO 8.1, which supports a 'safe, secure and reliable electricity network'.

At a local level, the proposed development complies with the relevant objectives of both the Leitrim County Development Plan and the Sligo County Development Plan. The proposed development supports the enhancement and protection of strategic energy infrastructure, facilitates renewable energy integration, and has been designed to minimise impacts on sensitive receptors as outlined in the EIAR, AASR and NIS accompanying this application. The routing of the underground grid connection predominantly within existing road corridors, together with the siting of the on-site substation, reflects a considered design approach aimed at avoiding and minimising environmental effects while delivering essential infrastructure.

The EIAR and NIS submitted with the application demonstrate that the proposed development can be constructed and operated without giving rise to significant adverse environmental effects. These assessments have considered biodiversity, hydrology, land and soils, cultural heritage, landscape, traffic, material assets and major accident risk, and appropriate mitigation measures have been incorporated into the design and will be implemented during construction and operational phases of development. The assessments conclude that no significant residual effects are predicted and that the integrity of European sites will not be adversely affected.

Having regard to the strategic importance of electricity transmission infrastructure in achieving national and regional renewable energy and climate objectives, the consistency of the proposed development with national, regional and local policy, and the findings of the accompanying environmental assessments, it is considered that the proposed on-site 110 kV

substation and underground grid connection cable constitute sustainable and appropriate development.

Accordingly, it is respectfully submitted that the proposed development is in accordance with the proper planning and sustainable development and that planning permission should be granted in this instance.

APPENDIX A –

A review of historic planning applications within 200m of the GCR

Consenting Authority	Application Number	Description	Address	Decision Date
Application Type: Agricultural				
Sligo County Council	2660035	1. To construct an agriculture fodder storage shed and all ancillary works	Lavally, Ballintogher, Co. Sligo	31/03/2026
Leitrim County Council	18175	The construction of a new straw bedded shed together with all associated site works.	Cloonaquin Td., Manorhamilton, Co. Leitrim	08/10/2018
Application Type: Electrical				
Sligo County Council	2560036	The development will consist of an enclosed battery energy storage system compound on c. 2.04 hectares. The development will consist of up to 15 no. BESS units comprising of battery cells, modules and racks set within containers stored on concrete bases and ancillary equipment (4 no. BESS containers within each 'BESS unit'); an individual unit inverter at each BESS unit with some additional ancillary equipment; a Transformer Compound, Control building (including control room and switch room), Interface Kiosk and all associated electrical infrastructure equipment and works; attenuation drainage pond to the northwest of the site; a temporary site compound and all associated works (to be located to the south of the BESS site); a new vehicular entrance to local road and all associated internal access tracks; associated electrical underground cabling and ducting works facilitating the connection of proposed electrical substation to the adjacent Srananagh transmission station; all associated site development, lighting, landscaping, CCTV, security fencing, boundary treatment works above and below ground and all associated ancillary infrastructure.	Townland of Ballysumaghan, Srananagh, Co. Sligo	12/10/2025
Sligo County Council	2560170	The development will consist of amendments to the permitted but not yet constructed Synchronous Compensator grid stabilisation facility granted under Planning Ref: PL22/352 (Parent Permission). The proposed amendments comprise: a) exclusion of the consented 220kv high voltage gas insulated switchgear (GIS) building and associated	Ballysumaghan, Sooeey, Co. Sligo	26/06/2025



		compound; and b) a reconfigured and extended high inertia synchronous compensator (HISC) compound containing the consented 1 no. HISC unit enclosed within a steel clad framed style structure (12.1m max height) and all previously consented supporting plant and equipment, additional HV electrical plant and equipment, and all associated and ancillary site works necessary to facilitate the development including: all necessary drainage systems, foundations works, various underground cables and ducts, equipment plinths, internal services roads, rainwater harvesting systems, welfare and office units, material storage containers, compound lighting and palisade gates and fencing, security lighting, CCTV, hardstanding areas and boundary security fence. The remaining elements of the development permitted under Parent Permission Planning Ref: PL22/352 remain unchanged - DEV CONTRIBUTIONS PAID BUT NO COMMENCEMENT NOTICE SUBMITTED ON THE BCMS 11/12/2025		
Sligo County Council	2360214	A 10 year planning permission for the construction of a: 1. enclosed battery energy storage system compound on a total of up to c. 5.05 hectare site, to include: • 150 battery units set inside storage blocks on concrete support structures containing Heating, ventilation and air conditioning unit (HVAC units); • Transformer and inverter units on concrete support structures; • 1 no. two storey customer 220kV Gas Insulated Substation (GIS) (See Drawing 23553-201 and 23552-202); • 1No. Customer Control Building and 220kV Transformer with associated Switchgear; • 3No. Containing Back-up Generators, Auxiliary Transformers, Switchgear containers, LV and Control Containers; • 1No. Lightning Pole; • 2No. Firewater reservoir ponds with Pumping station and 1No. detention basin with associated drainage systems (as per Drawing 23553-102); • Security gates, 2.6m palisade perimeter security fencing, CCTV and lighting system, landscaping works and all associated ancillary infrastructure; • 4.5m wide Access tracks and site entrance along with upgrade works on the public site access road (c.950m), • Associated electrical cabling and ducting and all other ancillary and miscellaneous site works including site clearance; site access, internal roads and development of areas of hard standing including a maintenance lay-down area. • c.100m of underground cabling ducts and cable to the neighbouring ESB substation. A Natura Impact Statement has been prepared for this proposed development to assess and mitigate any potential ecological impacts. the development will be located at a site in the townland of Ballysumaghan, Fannybrook, Quarry Lane Co. Sligo. The proposed development will have a projected life span of 35 years.	Townland of Ballysumaghan Fannybrook, Quarry Lane Co. Sligo, Ireland	11/10/2023

Sligo County Council	22352	Development consisting of (a) A High Inertia Synchronous Compensator (HISC) compound containing 1 No. HISC unit enclosed within a steel clad framed style structure (12.1m max height) and supported by 7 No. electrical equipment containers (containing ancillary power supply products including static frequency converters, MV switchgear, exciters, LV distribution, control room); 4 No. external cooler units; main, auxiliary & start-up electrical transformers, generator circuit breakers, switchgear equipment, and 1 No. back up diesel generator and associated diesel storage tank; (b) A 220kV High Voltage Gas Insulated Switchgear (GIS) compound containing a GIS building with all control & HV equipment within a single storey building (13.2m max height). The building will be surrounded by a compound road and contained within a 2.6 high galvanised steel palisade fence; (c) A 220kV underground cable to the existing adjoining Eirgrid substation boundary; (d) New access road and entrance from the L5204; (e) All associated and ancillary site works necessary to facilitate the development including: all necessary drainage systems, foundations works for the above compounds, various underground cables and ducts, equipment plinths, internal services roads, rainwater harvesting systems, welfare and office units, 2 No. material storage containers, compound lighting and palisade gates and fencing, security lighting, CCTV, hardstanding areas and boundary security fence. Planning permission to construct the development is sought for a period for 10 years. A Natura Impact Statement (NIS) has been prepared in respect of the proposed development and accompanies the application.	Ballysumaghan, Sooeey, County Sligo	03/02/2023
Sligo County Council	22351	Development consisting of: The 10 year permission for the construction and operation of a synchronous condenser facility. The facility will be a fenced compound ca. 1.196ha in size. The development will have a 30 year operational lifetime and will consist of a synchronous condenser, which will include the following elements: generator and flywheel building (ca. 600 sq.m., ca. 12.5m high) to house the equipment including the generator, flywheel, lube oil skid, vacuum skid, TEWAC pump skid, reverse switch cubicle and star point cubicle; SFC start-up equipment room (ca. 43.650 sq.m., ca. 4.20m high); AC/DC room (ca. 81.480 sq.m., ca. 4.20m high); C&P room (ca. 70.685 sq.m., ca. 4.20m high); battery room (ca. 28.130 sq.m., ca. 4.20m high); storage room (ca. 49.200 sq.m., ca. 4.20m high); supporting components of plant within the compound that include: outdoor cooler (ca. 190.925 sq.m., ca. 2.660m high); start-up transformer & auxiliary transformer structure (ca. 68.265 sq.m., ca. 4.50m high; step-up	Ballysumaghan, Co. Sligo	20/12/2022



		transformer (ca. 170.985 sq.m., ca. 8.0m high) partially surrounded by a fire wall; and, generator circuit breaker (40.160 sq.m., ca.10m high). All other ancillary and miscellaneous site works including: six (6 No.) lightening masts - height of lightening masts will be determined by lightening protection study prior to commencement of construction; site clearance; site access; separation walls (ca. 8m high) to the south of the transformers; internal hardcore access track; and, development of areas of hard standing including a maintenance layout area. The development will be bound by 2.4m high perimeter fencing. The application is accompanied by a Natura Impact Statement (NIS)		
Sligo County Council	2090	Development consisting of a 10 year permission. The development will consist of the development and operation of a 250 to 300 MVA (electrical rating) synchronous condenser. The development which will be located within a site compound of c. 1 hectare and will consist of the following elements: A Condenser and Control Building to house equipment including the synchronous condenser, flywheel, lube oil skid system, air compressor and pumps. Equipment to be located outside the footprint of the Condenser and Control Building but within the fenced compound will include: Cooling equipment (c. 160 sq m., c.3m high); 6 No. modular containers to house electrical and control equipment (total area of c. 195 sqm., c. 5m high); A step-up transformer, auxillary transformer and electrical plant including an external circuit breaker; 1 No. firefighting water tank; A below ground oil interceptor and attenuation tank in lieu of the originally proposed above ground oil interceptor and collection pit. Underground cabling ducts and cable to the neighbouring ESB substation boundary fencing (c. 500m). Palisade security entrance gate, boundary fencing and CCTV; All other ancillary and miscellaneous site works including site clearance; demolition of an existing agricultural shed, site access, internal roads and development of areas of hard standing including a maintenance lay-down area. Following a direction under section 177T(5) of the Planning and Development Act 2000 (as amended), a Natura Impact Statement (NIS) will now accompany the planning application.	Ballysumaghan, Sooeey, Co Sligo	21/01/2021
Sligo County Council	2011	Development consisting of the installation of battery arrays, located within container units (18 number units, each 30m2 by c.2.6m tall), a control building (c.160.5m2 by c.6.4m tall) and transformer (c.5m tall). The development will include for ancillary infrastructure including security fencing, lighting, CCTV, internal access roads and	Ballysumaghan, Co Sligo	17/08/2020



		drainage. The overall development site is c.0.64Ha. The application is accompanied by a Natura Impact Statement (NIS).		
Application Type: Residential				
Leitrim County Council	2660077	Reinstatement and completion works to existing dwelling house, and a rear extension to same. The building is included in the record of protected structures as r.p.s no 44 and protected structure reference number 30805002 refers.	17 Castle street, Manorhamilton, County Leitrim	12/05/2026
Leitrim County Council	2660086	For reinstatement and completion works to existing dwelling house. Planning permission is also sought for a rear extension to same. The building is included in the record of protected structures as r.p.s no 44 and protected structure reference number	18 Castle street, Manorhamilton, County Leitrim	12/05/2026
Leitrim County Council	2560290	1. To construct a storey and a half type domestic dwelling with living accommodation in the roof space. 2. To construct a detached domestic garage and all ancillary works. 3. To construct a new site entrance. 4. To construct a wastewater treatment	Killanummery, Dromahair, Co. Leitrim	19/02/2026
Leitrim County Council	2560141	Demolish existing porch and extend existing 50M2 house by 90M2	Drumrane, Dromahair, Co. Leitrim	13/02/2026
Leitrim County Council	254	Retention Permission to retain the extension to the existing house as well as the replacement of existing dormer windows on roof of the east elevation, replace existing roof tiles with slates and planning permission to construct a new wastewater treatment system in accordance with EPA Code of Practice 2021 IN LIEU OF retain the extension to the existing house as well as the replacement of existing dormer windows on roof of the east elevation, replace existing roof tiles with slates and complete the waste water treatment system as granted under P.1962.	Sligo Road, Manorhamilton, Co Leitrim	23/12/2025
Leitrim County Council	2560221	1. To retain habitable accommodation within existing roof space of the existing dwelling 2. To retain alterations to window and door positions on existing dwelling 3. To retain change of window/door design to existing sunroom/conservatory 4. To retain change of	Amorset House, Amorset, Manorhamilton, Leitrim	14/10/2025



		material to West elevation of existing sunroom/conservatory 5. To retain domestic garage/shed constructed between two existing sheds. 6. To retain 2no. single storey domestic stores to the East of existing garage buildings		
Sligo County Council	2560339	Planning Permission to construct a Single storey dwelling house, Garage and domestic waste water treatment system on site, together with all ancillary site works and services at Lavally, Ballintogher, Co. Sligo.	Lavally, Ballintogher, Co. Sligo	06/10/2025
Leitrim County Council	2560080	Development at Cullen Lodge, located within the curtilage of a protected structure RPS No. 30. The development will consist of : (a) The refurbishment and upgrading of the existing dwelling retaining all existing features. (b) An extension to the rear to provide an entrance lobby, living/kitchen/ dining area, bathroom, bedroom and garage. (c) Minor site works and connection to all services. The site is located in an Architectural Conservation Area.	Cullen lodge, Skreeney Road R282 Hamiltons Castle, Manorhamilton Co. Leitrim	28/09/2025
Leitrim County Council	2560170	1.Construction of a four bedroom, two storey dwelling 2.Construction of a new wastewater treatment system and percolation area in accordance with EPA Code of Practice 3.Improvements to existing site access including construction of access road and driv	Killeen, Dromahair, Co. Leitrim	21/08/2025
Sligo County Council	2560231	Planning permission for the change of house design previously granted permission under planning reference 2460345 at Bloomfield NS, Lavally, Ballintogher, Co. Sligo	Bloomfield NS Lavally, Ballintogher, Co. Sligo	28/07/2025
Leitrim County Council	2560079	Retention planning is sought for (a) as-built conservatory extension to both basement and ground floor, (b) alterations to basement layout, (c) alterations to attic layout, (d) ancillary groundworks for installation of new sewage system to join into existing town sewage.	Bluebell House, Clooneen, Manorhamilton, Co Leitrim	02/07/2025
Leitrim County Council	2560078	Construction of a two-storey dwelling house and carry out all ancillary site works.	Site 21 Cluain Oir, Manorhamilton, Co. Leitrim.	05/06/2025



Leitrim County Council	2460255	•The conversion of the existing National Inventory of Architectural Heritage school building into 2no. dwellings, •The refurbishment of the existing school building, •The construction of a single storey extension to the rear of the building, •The decommissioning of an existing septic tank and replacement with new waste water treatment system with tertiary treatment system and Infiltration treatment area, •All associated site works.	Kilcoosey National School, Boihy, Dromahair	13/05/2025
Leitrim County Council	2560023	1). To refurbish and renovate existing dwelling house R.P.S No. 44 and protected structure reference number 30805002 refers. 2). To demolish the existing rear extension and provide new rear extension to dwelling house referred to in item 1 above at 18 Castle Street, Manorhamilton, County Leitrim F91 Y635.	18 Castle Street, Manorhamilton, County Leitrim	08/04/2025
Leitrim County Council	2460059	Construct a single storey type domestic extension to the side of the existing dwelling, together with all ancillary works.	Castle Street, Manorhamilton, Leitrim	10/02/2025
Sligo County Council	2460413	To (a) retain rear extension to existing dwelling house (b) elevation changes to existing dwelling house (c) revision of site boundaries to that previously granted planning permission under reference number PL 21/375 (d) retain revised location of effluent treatment unit to that previously granted under reference number PL 21/375 together with all ancillary site works and services on site	Ballysumaghan, Ballintogher, Co. Sligo	18/01/2025
Leitrim County Council	2460080	1). Refurbish and renovate existing dwelling house R.P.S No 44 and Protected structure reference number 30805002 refers. 2). To provide rear extension to dwelling house referred to in item 1 above.	17 Castle Street, Manorhamilton, County Leitrim	09/01/2025
Leitrim County Council	2460345	Material change of use of Bloomfield National School to that of a residential dwelling. Permission is also sought for external alterations to the property, the construction of a rear extension and domestic garage, the installation of a tertiary treatment system and infiltration/treatment area, and all associated site works	Bloomfield NS Lavally Td., Ballintogher, Co. Sligo	30/12/2024
Leitrim County Council	2460053	Retention planning for single building is sought for (a) as-built conservatory extension to both basement and ground floor, (b) alterations to basement layout, (c) alterations to attic layout.	Bluebell House, Clooneen, Manorhamilton Co Leitrim	14/11/2024



Leitrim County Council	2360147	(a) Construct a total of 34 no. residential units consisting of: (i) 8 no. 2-bed, 2-storey semi-detached, (ii) 10 no. 3-bed 2-storey semi-detached, (iii) 4 no. 2-storey apartments blocks with a total of 16 no. 1-bed apartments, (b) Construct a new site entrance off the existing estate road, (c) Construct car parking, landscaping, connections to all public services and all ancillary site works.	Stonebridge Estate, Drumahaire / Drumlease, Dromahair, Co. Leitrim	08/10/2024
Leitrim County Council	2360149	Construction of a new dwelling house and private garage as detailed on the plans including a new entrance off Skreeny Road with all associated works. The house has been designed to take into consideration the neighbouring houses and their height along with the extensive rock and considerable drop in level between the neighbouring houses to enhance the streetscape. Existing water and sewage connections on site will be used.	Skreeny/Deerpark, Skreeny Road, Manorhamilton	17/04/2024
Leitrim County Council	23103	extension and alterations to our house	Drumlease Road, Drumlease, Dromahair	20/03/2024
Leitrim County Council	2360029	1. Existing domestic garage; 2. all external elevational changes to the dwelling granted under parent planning ref 00/981; 3. existing first floor area and all ancillary works.	Kilcoosy, Dromahair, Co. Leitrim	04/01/2024
Leitrim County Council	2360121	Retention permission for development at The Gate Lodge, Drumlease, Dromahair, Co. Leitrim, F91 T2W0. The application relates to a single storey extension to the rear of existing dwelling which is a variation to that which was previously granted permission under P.22/242.	The Gate Lodge, Drumlease, Dromahair, Co. Leitrim.	03/01/2024
Leitrim County Council	2350	(1) new single storey extension to the front and side and rear of my existing dwelling house (2) modifications to existing front elevation to include demolition of existing porch and construction of a new porch, (3) modifications to existing site entrance	No. 7 Drumlease Terrace, Drumlease Road, Dromahair	13/07/2023
Leitrim County Council	2368	(a) Demolition of existing front porch, single storey rear return and domestic garage, (b) erection of two storey extension to side and rear of dwelling house, (c) erection of single storey flat roof open porch to front and side of dwelling, (d) modification to front elevation with widening of existing windows and relocation of front door to side of dwelling, (e) widening of vehicle access and enlargement of carparking area to front and, (f) all other site works and landscaping.	4 Drumlease Road, Dromahair, Co Leitrim	13/07/2023



Leitrim County Council	22229	(a) Construct a storey and a half type domestic dwelling with liveable accommodation in the roof space; (b) construct a new site entrance, (c) construct a waste water treatment system to current EPA Code of Practice and all ancillary works	Conaghil, Dromahaire, Co. Leitrim	11/07/2023
Leitrim County Council	2360011	Construction of private garage	Carrigeencor, Dromahair, Co. Leitrim	29/06/2023
Leitrim County Council	2357	1. construct a storey and a half type domestic house dwelling with liveable accommodation in the roof space. 2. To construct a new site entrance. 3. To connect to all public services and all ancillary works	Deerpark, Manorhamilton, Co Leitrim	19/06/2023
Leitrim County Council	2360001	1. retain the location of the existing domestic site entrance. 2. to retain the conservatory as constructed and all ancillary works. Parent Planning ref 04/2077 to be referred.	Cleen Td., Dromahair, Co. Leitrim	15/06/2023
Leitrim County Council	22242	(a) A two storey extension to the rear of the existing dwelling, (b) a new single storey ancillary home office and storage space, (c) a tertiary treatment system and an infiltration unit consisting of Tricel Puraflo units discharging to a gravel bed and all associated site works	The Gate Lodge, Drumlease, Dromahair	15/05/2023
Leitrim County Council	2339	Construction of private garage	Carrigeencor, Dromahair, Co. Leitrim	06/04/2023
Sligo County Council	22431	Development consisting of the following: To construct a single storey type domestic dwelling, a new site entrance, a domestic garage, construct a domestic waste water treatment system to EPA code of practice standards together with all associated ancillary works.	Lavally, Ballintogher, Co. Sligo	18/02/2023
Sligo County Council	22391	Development consisting of the refurbishment of an existing single stores cottage (approx. 40sq.m.) including 2 no. rooflights to rear of existing house, demolition of a flat roof extension (22sq.m.) and porch (1sq.m.), construction of a single storey extension to the north and west of the existing house (approx. 77sq.m.) including 3 no. rooflight, construction of a single storey extension to the south of the existing house (approx. 4	Lavally, Bloomfield, Ballintogher, Co. Sligo	25/01/2023



		sq.m.), provision of a new on site wastewater treatment system, landscaping and all associated site works		
Leitrim County Council	22198	Will consist of the conversion of the attic space into living accommodation with stair access from the first floor to attic level and all associated elevational changes	No. 7 Forest Grove, Drumlease Td, Dromahair, Co. Leitrim	14/11/2022
Leitrim County Council	22156	Conversion of the attic space into living accommodation with stair access from the 1st floor to attic level and all associated elevational changes.	12A Forest Grove, Drumlease Td, Dromahair, Co. Leitrim	22/09/2022
Leitrim County Council	22153	Retention for conversion of the attic space into living accommodation with stair access from the 1st floor to attic level and all associated elevational changes.	16 Forest Grove, Drumlease Td, Dromahair, Co. Leitrim	20/09/2022
Leitrim County Council	2249	(a) New single storey extension to the front and side and rear of existing house, (b) modifications to existing front elevation to include widening of existing ground floor window, demolition of existing porch and construction of a new porch; (c) modifications to existing site entrance and all associated site works	No 7 Drumlease Terrace, Drumlease Road, Dromahair, Co. Leitrim	02/06/2022
Sligo County Council	21375	Development consisting of upgrading treatment system at existing house by installing new waste water treatment system and Ter 3 Packaged Tertiary unit	Ballysumaghan, Ballintogher, Co Sligo	24/03/2022
Sligo County Council	21418	Development consisting of the construction of a single storey type domestic dwelling, domestic garage, a new site entrance, construct a domestic waste water treatment system to EPA code of practice standards together with all associated ancillary works	Lavally, Ballintogher, Co. Sligo	26/01/2022
Leitrim County Council	21185	Retain the existing domestic dwelling and domestic garage and all ancillary works	No. 13 Drumlease Road, Dromahair, Co Leitrim	08/11/2021
Leitrim County Council	2169	for (a) Retention of window on First Floor on east facing gable of existing house; (b) Permission for construction of Porch Extension and modifications to windows to front (North) elevation of existing house; (c) Permission for construction of domestic g	Kilcoosy, Dromahair, Co Leitrim	03/06/2021



Leitrim County Council	20131	(A) Retain the conversion of the garage to a habitable space within the existing domestic dwelling; and (B) retain the existing domestic garage and all ancillary works	Carrowcrin, Dromahair, Co. Leitrim	12/10/2020
Leitrim County Council	20127	(a) to retain the existing domestic dwelling; and (b) to upgrade the existing Waste Water Treatment System and all ancillary works	Carrowcrin, Dromahair, Co. Leitrim	12/10/2020
Leitrim County Council	2028	(a) Retain red brick façade on the front elevation, rear elevation and each side elevation of an existing domestic dwelling which was granted under parent planning /14198; (b) retain red brick façade on the front elevation of the existing garage which was granted under parent planning reference 98/14198	Deerpark, Manorhamilton, Co. Leitrim	17/06/2020
Sligo County Council	19472	dDevelopment consisting of the construction of a single storey type domestic dwelling, a new site entrance, construct a domestic waste water treatment system to EPA code of practice standards together with all associated ancillary works	Lavally, Ballintogher, Co. Sligo	23/01/2020
Sligo County Council	19277	Development consisting of the construction of a two storey type domestic house, domestic garage, demolition of an existing derelict building, construction of a domestic waste water treatment system to current EPA code of practice standards together with	Lavally, Ballintogher, Co Sligo	14/10/2019
Leitrim County Council	19158	Attic conversion in dwelling including alterations to exterior of dwelling consisting of two roof windows on the front elevation and a large dormer window on the rear elevation	Park Road, Manorhamilton, Co. Leitrim	08/09/2019
Leitrim County Council	18169	construct a two storey type domestic dwelling, domestic garage, new site entrance, construct a new waste water treatment system to current EPA code of practice and all ancillary works	Drumlease, Dromahaire, Co. Leitrim	25/02/2019
Leitrim County Council	18214	Conversion of the attic space in to living accommodation with stair access from first floor to attic level and all associated elevational changes	15 Forest Grove, Drumlease Td, Dromahair	09/12/2018
Leitrim County Council	18206	Dwelling as constructed including alterations to dwelling granted planning approval under P.1149 (granted 22/09/1969). Also, retention of detached garage to dwelling house. Alterations to be retained : (a) dwelling was constructed with different windows and doors as what was granted in 1969.; (b) Front porch and converted garage to side of	Park Road, Manorhamilton, Co. Leitrim	28/11/2018

		dwelling to be retained; (c) Detached garage constructed to Northeast of main dwelling to be retained.		
Leitrim County Council	18181	Retention of the conversion of the attic space into living accommodation with stair access from the 1st floor to attic level and all associated elevational changes	17 Forest Grove, Drumlease Td., Dromahair	29/10/2018
Leitrim County Council	18170	A single storey extension to the side of gable only and a two storey extension to the side and rear of the existing dwelling, comprising of (a) Extension of ground floor living accommodation (52m2); (b) Extensions of first floor living accommodation (32m2), (c) Modification of existing front porch by constructing a parapet wall and new flat roof, block up existing front door and create a new front window. Front door to be relocated as part of the new extension on the revised front elevation; (d) Replace existing front windows to match the new extension works;(e) Reconnection to existing site services; (f) All site works deemed necessary as part of the development works.	3 Drumlease Road, Dromahair, Co. Leitrim	03/10/2018
Leitrim County Council	1891	Of dwelling as constructed including alterations to dwelling granted planning approval under P.2116 (granted 02/10/1972). Also, Retention of detached garage to dwelling house. Alterations to be retained: (a) dwelling was constructed as mirror image and rotated 90 degrees from original plans that were granted approval in 1972. (b) attached sunroom constructed to North-West elevation of dwelling to be retained. (c) detached garage constructed to North-West of main dwelling house to be retained.	Castle Street, Manorhamilton, Co. Leitrim	12/07/2018
Leitrim County Council	1832	Modifications to the previously permitted development Plan Ref No P.16/6 for a revised extension configured floor plan layout design to existing cottage a protected Structure Ref: 30901504. This proposal comprises of a revised link, 1 No bedroom, living rooms and ancillary accommodation. The previously permitted single dwelling EPA approved waste water treatment system and all associated site works will be carried out in accordance with the granted planning permission ref no P.16/6	(Dromlease) Railway Cottage, Cleen Cross, Dromahair, Co. Leitrim	19/04/2018
Leitrim County Council	1817	Construction of private garage.	Carrigeencor, Dromahair, Co Leitrim	01/04/2018



Leitrim County Council	17197	For the following works to an existing domestic house; (1) for permission for retention for one additional existing window on the house (2) for full planning permission to extend the dwelling in a single storey extension to the rear and side of the dwelling, construct a retaining wall and all ancillary works.	20 Gleann Dara, Skreeney, Manorhamilton, Co. Leitrim	03/01/2018
Leitrim County Council	17140	Of development consisting of the conversion of the attic space into living accommodation with stair access from first floor to attic level and all associated elevational changes	No 24 Forest Grove, Drumlease Td., Dromahair	05/10/2017
Leitrim County Council	17129	1. Retention of extension to north east elevation and 2. construction of new extension to south east elevation of existing dwelling	Robin Hill, Amorset, Manorhamilton	17/09/2017
Leitrim County Council	2660115	Planning permission for (1) the construction of a new dwelling house (2) new garage (3) a new effluent treatment system and percolation area (4) formation of a new site entrance (5) and all associated site works all at Cleen, Dromahair, County Leitrim.	Cleen, Dromahair, County Leitrim	Undecided
Application Type: Agricultural				
Leitrim County Council	2357	Reconstruction of an agricultural storage shed on the approximate footprint of a previously existing agricultural storage shed on this site	Drumeen, Mohill, Co Leitrim	13/08/2023
Application Type: Roadworks				
Leitrim County Council	21130	Retention planning permission for the completion of the material widening of previous pedestrian access to create a vehicular access including the construction of the two number piers onto Castle Street and the alterations to the former roadside boundary	Castle Street, Manorhamilton, Co Leitrim	02/11/2021
Application Type: Telecommunications				
Sligo County Council	2185	Development consisting of the erection of a 36m high lattice communication structure carrying antennae, dishes and ancillary equipment with all associated ground-mounted equipment within a 2.4m high palisade fenced compound within the wider Substation lands at ; ESB's existing Sranagh 220kV Substation Site	Ballysumaghan, Sranagh, Co. Sligo	09/05/2021
Other				



Leitrim County Council	2660026	Planning Permission to erect a 5m tall Digital Totem Sign and carry out all ancillary site works to facilitate this development.	Sligo Road, Manorhamilton, Co. Leitrim.	24/04/2026
Leitrim County Council	2560098	(1). To retain a change of usage for the ground and 1st floor of an existing building from a public house to a National School usage.	Clooneen , Castle Street, Manorhamilton	23/06/2025
Leitrim County Council	2460135	Development will consist of, a) a new 1,419.70 m ² , two storey primary school building on a greenfield site, comprising of 5 classrooms, a GP Hall, a 1 classroom special education needs base, support teaching spaces, a staff room, and all ancillary accommodation, b) all external facilities including new pedestrian and vehicle entrances, access road with set-down areas, new pedestrian crossing on Creamery Road, car park, hard and soft play areas, cycle storage, bin storage compound, service compound, electricity substation, landscaping, site signage and all boundary treatments, and, c), all associated site surface water and foul drainage, and site services, including public lighting.	Creamery Road, Manorhamilton, Co. Leitrim	08/01/2025
Sligo County Council	2460345	Material change of use of Bloomfield National School to that of a residential dwelling. Permission is also sought for external alterations to the property, the construction of a rear extension and domestic garage, the installation of a tertiary treatment system and infiltration/treatment area, and all associated site works.	Bloomfield NS Lavally Td., Ballintogher, Co. Sligo	02/12/2024
Leitrim County Council	2360056	1. Extension & refurbishment of the existing factory building to include additional provision of new locker & WC accommodation at ground floor level, 2. Additional canteen space at first floor level and, 3. all associated site works	Park Road Industrial Estate Park Road, Clooneen & Skreeney TDS, Manorhamilton Co. Leitrim	20/09/2023
Leitrim County Council	20230	Extension to the South West of the existing building to provide additional reception space & additional works .	Clooneen & Skreeney TDS, Manorhamilton, Co. Leitrim	25/02/2021



APPENDIX B –

A review of historic planning applications within 1km of the proposed on-site substation

Consenting Authority	Application Number	Description	Address	Decision Date
Leitrim County Council	1864	(a) construction of a two storey type dwelling house; (b) upgrade of existing agricultural track to serve the proposed dwelling; (c) provision of effluent treatment system with percolation area and (d) all associated site works	Brackary Beg & Faughery, Manorhamilton, Co. Leitrim.	29/08/2018 REFUSED
Leitrim County Council	18260	1. Construction of a two-storey type dwelling house 2. Upgrade of existing agricultural track to serve the proposed dwelling 3. Provision of effluent treatment system with percolation area 4. and all associated site works	Faughery & Brackary Beg Tds, Manorhamilton, Co Leitrim	16/10/2019 DEEMED WITHDRAWN
Leitrim County Council	18253	A new forest road entrance and erection of a new security barrier together with all ancillary site services and associated site works	Faughary, Manorhamilton, Co. Leitrim	25/07/2019 DEEMED WITHDRAWN

