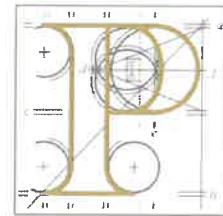


Appendix 1A

ABP GRANTED FLEXIBILITY

Our Case Number: ABP-318971-24

Your Reference: Brittas Windfarm Limited



An
Bord
Pleanála

MWP c/o Maura Talbot
Park House,
Bessboro Road
Blackrock
Cork
T12 X251

Date: 08 May 2024

Re: Proposed 10 to 12 no. wind turbines with a maximum height of 185m and expected capacity export of circa 60MW to 72MW, including an underground cable connection to the national electricity grid, and turbine delivery route.

Flexibility Opinion

Townlands of Brittas, Rossestown and Clobanna, near Thurles, Co. Tipperary.

Dear Sir / Madam,

I have been asked by An Bord Pleanála to refer to the above-mentioned proposed development.

Please be advised that following consultations under section 37CC of the Planning and Development Act 2000, as amended, the Board has formed an opinion on design flexibility. A copy of the opinion is enclosed.

Please note that the Board's opinion on design flexibility will not be available for public inspection until an application is made to it under section 37 of the Act.

Information in relation to challenges to the validity of a decision of An Bord Pleanála under the provisions of the Planning and Development Act 2000, as amended, is also enclosed.

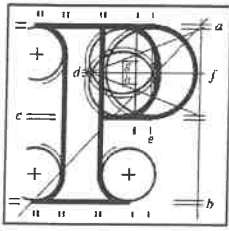
If you have any queries in the meantime, please contact the undersigned officer of the Board or email sids@pleanala.ie quoting the above mentioned An Bord Pleanála reference number in any correspondence with the Board.

Yours faithfully,

Lauren Murphy
Executive Officer
Direct Line: 01-8737275

Teil	Tel	(01) 858 8100
Glaao Áitiúil	LoCall	1800 275 175
Facs	Fax	(01) 872 2684
Láithreán Gréasáin	Website	www.pleanala.ie
Ríomhphost	Email	bord@pleanala.ie

64 Sráid Maoilbhríde	64 Marlborough Street
Baile Átha Cliath 1	Dublin 1
D01 V902	D01 V902



An
Bord
Pleanála

An Bord Pleanála Opinion on Flexibility

2) Request for meeting	
Request under section 37CC of the Act:	Request for Design Flexibility in relation to a proposed Brittas Windfarm.
Request reference Number:	ABP-318971-24
Name of the requestor/ prospective applicant:	Brittas Windfarm Limited
Location, townland or postal address of the land or structure to which the application relates (as may be appropriate):	Townlands of Brittas, Rossestown and Clobanna, near Thurles, County Tipperary.
Nature and extent of the proposed development:	Proposed 10 to 12 number wind turbines with a maximum height of 185 metres and expected capacity export of circa 60 megawatts to 72 megawatts, including an underground cable connection to the national electricity grid, and turbine delivery route.
Date of receipt of the request:	1 st February 2024
Opinion Reference Number:	ABP-318971-24
Date of Opinion:	3 rd May 2024

3) Was the following Information included where relevant, with the Flexibility Meeting Request under section 37CC of the Planning and Development Act 2000, as amended and the Planning and Development Regulations 2001, as amended.

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

basis of which the proposed application may be made and decided, or iii. a combination of (i) and (ii).			
(g) Such other information, drawings or representations as the prospective applicant may wish to provide or make available.	Yes: []	No: []	N/A: [X]
(h) The appropriate fee.	Yes: []	No: []	N/A: [X]

At a meeting held on 2nd May 2024, the Board considered the report of the Inspector, the documents submitted as part of the pre-application consultation under section 37CC of the Planning and Development Act 2000 as amended on design flexibility.

In accordance with Section 37CD(2) of the Act, the Board determined that due to the specific circumstances of the development, it is satisfied that the proposed application can be made and decided before certain details of the application are confirmed.

In this regard an opinion on design flexibility shall issue to the prospective applicant as set out below:

4) Opinion of the Board under section 37CD of the Planning and Development Act 2000, as amended and the Planning and Development Regulations 2001, as amended.	
Information	Details/ Circumstances
a) The details, or groups of details, of the proposed development that may be confirmed after the proposed application has been made and decided.	<p>1. Model of turbines, and by extension the following dimensions:</p> <ul style="list-style-type: none"> a) Hub height b) Rotor diameter c) Blade length d) Hardstanding area at the base of each turbine <p>In deciding not to accept the request for flexibility for export capacity the Board considered that this element of the project relates is consequent to turbine design and is not a physical attribute on which it is possible to measure or assess impact. It is accepted that there may be a variation in export capacity arising as a result differing turbine models.</p>
b) The circumstances relating to the proposed development that indicate that it is appropriate that the proposed application be made and decided before the prospective applicant has confirmed the details referred to in paragraph (a) above.	<ul style="list-style-type: none"> i. To avail of ongoing advances in technology; ii. To facilitate the procurement process; iii. To ensure against the potential obsolescence of existing technology.

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

The proposed application must be consistent with the opinion provided in accordance with section 37CD of the Act.



Peter Mullan

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

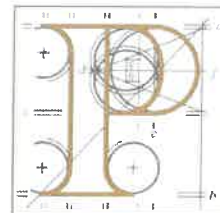
Dated this 7th day of May, 2024

Appendix 1B

ABP SID DETERMINATION

Our Case Number: ABP-315655-23

Your Reference: Brittas Windfarm Limited



An
Bord
Pleanála

Malachy Walsh and Partners
C/O Maura Talbot
Park House, Bessboro Road
Blackrock
Co. Cork
T12 X251

Date: 08 May 2024

Re: Proposed 10 to 12 no. wind turbines with a maximum height of 185m and expected capacity export of circa 60MW to 72MW, including an underground cable connection to the national electricity grid, and turbine delivery route.
townlands of Brittas, Rossestown and Clobanna, near Thurles, Co. Tipperary.

Dear Sir / Madam,

Please be advised that following consultations under section 37B of the Planning and Development Act 2000, as amended, the Board hereby serves notice under section 37B(4)(a) that it is of the opinion that the proposed development falls within the scope of paragraphs 37A(2)(a) and (b) of the Act. Accordingly, the Board has decided that the proposed development would be strategic infrastructure within the meaning of section 37A of the Planning and Development Act 2000, as amended. Any application for permission for the proposed development must, therefore, be made directly to An Bord Pleanála under section 37E of the Act.

Please also be informed that the Board considers that the pre-application consultation process in respect of this proposed development is now closed.

The following is a list of prescribed bodies to be notified of the application for the proposed development.

1. Minister for Housing, Local Government and Heritage
2. Minister for Environment, Climate and Communications
3. Minister for Tourism, Culture, Arts, Gaeltacht, Sport and Media
4. Minister for Agriculture, Food and the Marine
5. Minister for Transport
6. Tipperary County Council

Teil
Glao Áitiúil
Facs
Láithreán Gréasáin
Ríomhphost

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LoCall
Fax
Website
Email

(01) 858 8100
1800 275 175
(01) 872 2684
www.pleanala.ie
bord@pleanala.ie

64 Sráid Maoilbhríde
Baile Átha Cliath 1
D01 V902

64 Marlborough Street
Dublin 1
D01 V902

7. National Parks & Wildlife Service
8. Commission for Regulation of Utilities, Water and Energy
9. Inland Fisheries Ireland
10. Transport Infrastructure Ireland
11. Irish Water
12. The Heritage Council
13. An Taisce
14. An Chomhairle Ealaíon
15. Fáilte Ireland
16. Geological Survey Ireland
17. Irish Aviation Authority
18. Office of Public Works
19. Southern Regional Assembly
20. Kilkenny County Council
21. Laois County Council

Further notifications should also be made where deemed appropriate.

In accordance with section 146(5) of the Planning and Development Act 2000, as amended, the Board will make available for inspection and purchase at its offices the documents relating to the decision within 3 working days following its decision. This information is normally made available on the list of decided cases on the website on the Wednesday following the week in which the decision is made.

In accordance with the fees payable to the Board and where not more than one pre-application meeting is held in the determination of a case, a refund of €3,500 is payable to the person who submitted the pre-application consultation fee. As a meeting was not required / only one meeting was required in this case, a refund of 3,500 will be sent to you in due course.

The following information relates to challenges to the validity of a decision of An Bord Pleanála under the provisions of the Planning and Development Act 2000, as amended.

Judicial review of An Bord Pleanála decisions under the provisions of the Planning and Development Acts (as amended).

A person wishing to challenge the validity of a Board decision may do so by way of judicial review only. Sections 50, 50A and 50B of the Planning and Development Act 2000 (as substituted by section 13 of the Planning and Development (Strategic Infrastructure) Act 2006, as amended/substituted by sections

Teil	Tel	(01) 858 8100
Glao Áitiúil	LoCall	1800 275 175
Facs	Fax	(01) 872 2684
Láithreán Gréasáin	Website	www.pleanala.ie
Ríomhphost	Email	bord@pleanala.ie

64 Sráid Maoilbhríde	64 Marlborough Street
Baile Átha Cliath 1	Dublin 1
D01 V902	D01 V902

32 and 33 of the Planning and Development (Amendment) Act 2010 and as amended by sections 20 and 21 of the Environment (Miscellaneous Provisions) Act 2011) contain provisions in relation to challenges to the validity of a decision of the Board.

The validity of a decision taken by the Board may only be questioned by making an application for judicial review under Order 84 of The Rules of the Superior Courts (S.I. No. 15 of 1986). Sub-section 50(7) of the Planning and Development Act 2000 requires that subject to any extension to the time period which may be allowed by the High Court in accordance with subsection 50(8), any application for judicial review must be made within 8 weeks of the decision of the Board. It should be noted that any challenge taken under section 50 may question only the validity of the decision and the Courts do not adjudicate on the merits of the development from the perspectives of the proper planning and sustainable development of the area and/or effects on the environment. Section 50A states that leave for judicial review shall not be granted unless the Court is satisfied that there are substantial grounds for contending that the decision is invalid or ought to be quashed and that the applicant has a sufficient interest in the matter which is the subject of the application or in cases involving environmental impact assessment is a body complying with specified criteria.

Section 50B contains provisions in relation to the cost of judicial review proceedings in the High Court relating to specified types of development (including proceedings relating to decisions or actions pursuant to a law of the state that gives effect to the public participation and access to justice provisions of Council Directive 85/337/EEC i.e. the EIA Directive and to the provisions of Directive 2001/12/EC i.e. Directive on the assessment of the effects on the environment of certain plans and programmes). The general provision contained in section 50B is that in such cases each party shall bear its own costs. The Court however may award costs against any party in specified circumstances. There is also provision for the Court to award the costs of proceedings or a portion of such costs to an applicant against a respondent or notice party where relief is obtained to the extent that the action or omission of the respondent or notice party contributed to the relief being obtained.

General information on judicial review procedures is contained on the following website, www.citizensinformation.ie.

Disclaimer: The above is intended for information purposes. It does not purport to be a legally binding interpretation of the relevant provisions and it would be advisable for persons contemplating legal action to seek legal advice.

If you have any queries in the meantime, please contact the undersigned officer of the Board or email sids@pleanala.ie quoting the above mentioned An Bord Pleanála reference number in any correspondence with the Board.

Yours faithfully,



Lauren Murphy
Executive Officer
Direct Line: 01-8737275

PC09A

Teil
Glao Áitiúil
Facs
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bord@pleanala.ie

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D01 V902
64 Marlborough Street
Dublin 1
D01 V902

Appendix 1C

LIST OF SCOPING CONSULTEES

Brittas Wind Farm Planning Application and EIAR – Statutory Consultees (Nov-Dec 2022)

STATUTORY AUTHORITIES

**The Secretary,
An Bord Pleanála,
64, Marlborough Street,
Dublin 1.
D01 V902
sids@pleanala.ie**

**Planning Department, & Environment, Roads, Conservation, Heritage and Tourism and Community
Development.
Tipperary County Council,
Civic Offices,
Limerick Road,
Nenagh,
Co. Tipperary
E45 A099
customerservices@tipperarycoco.ie#**

**Minister for Housing, Local Government and Heritage
c/o The Manager, Development Applications Unit
Department of Housing, Local Government and Heritage
Newtown Road
Wexford
Y35 AP90
manager.dau@housing.gov.ie**

**EPA Headquarters
PO Box 3000
Johnstown Castle Estate
County Wexford
Y35 W821
info@epa.ie**

**National Parks & Wildlife Service
90 King Street North
Dublin 7
D07 N7CV
natureconservation@housing.gov.ie**

**National Monuments Service,
Department of Housing, Local Government and Heritage
Custom House
Dublin 1
The Office of Public Works
Head Office
Jonathan Swift Street**

Trim
Co. Meath
C15 NX36
nationalmonuments@housing.gov.ie

The Heritage Council
Áras na hOidhreachta
Church Lane
Kilkenny
R95 X264
mail@heritagecouncil.ie

Inland Fisheries Ireland
3044 Lake Drive
Citywest Business Campus
Dublin
D24 CK66
Ireland
info@fisheriesireland.ie

Waterways Ireland
Dock Road,
Drewsborough,
Scarriff,
Co Clare,
V94 H7N1
No email

Institute of Geologists of Ireland
63 Merrion Square
Dublin
D02 TW21
No email

Irish Aviation Authority,
The Times Building, 1
1-12 D'Olier Street, Dublin 2.
An Chomhairle Ealaíon
The Arts Council of Ireland
70 Merrion Square
Dublin 2
D02 NY52
info@iaa.ie

Transport Infrastructure Ireland
Parkgate Business Centre,
Parkgate Street,
Dublin 8,
D08 DK10
landuseplanning@tii.ie

Gas Networks Ireland Headquarters

Gasworks Road

Cork, T12 RX96

networksinfo@gasnetworks.ie

Tel: 021 453 4000

Fax: 021 453 4001

EIRGRID PLC

The Oval

160 Shelbourne Road

Ballsbridge

Dublin 4

D04 FW28

info@eirgrid.com

Ministry of Transport

Head Office

Leeson Lane,

Dublin 2,

D02 TR60

info@transport.gov.ie

Minister for Tourism, Culture, Arts, Gaeltacht, Sport and Media

Department of Tourism, Culture, Arts, Gaeltacht, Sport and Media

23 Kildare Street,

Dublin 2,

D02 TD30

ministers.office@tcagsm.gov.ie

An Taisce,

The National Trust for Ireland,

Tailors' Hall,

Back Lane,

Dublin,

D08 X2A3

advocacyqueries@antaisce.org.

Information Officer,

Public Relations Section,

Defence Forces Headquarters,

Ceannt Bks,

Defence Forces Training Centre (DFTC),

Curragh Camp,

Co Kildare

info@military.ie

Department of Agriculture, Food and the Marine

Agriculture House,

Kildare St.

Dublin 2.
D02 WK12
info@agriculture.gov.ie

Department of Enterprise, Trade and Employment

23 Kildare Street,
Dublin 2,
D02 TD30
info@enterprise.gov.ie

Department of the Environment, Climate and Communications

29-31 Adelaide Rd
Dublin 2
D02 X285
customer.service@decc.gov.ie

Department of Housing, Local Government and Heritage

Custom House,
Custom House Quay,
Dublin 1,
D01 W6X0.
qcsofficer@housing.gov.ie

Faite Ireland

88 - 95 Amiens Street
Dublin 1
D01 WR86
No email

Forestry Division,

Department of Agriculture, Food and the Marine,
Johnstown Castle Estate,
Co. Wexford,
Y35 PN52
info@agriculture.gov.ie

Health Service Executive

Dr. Steevens' Hospital
Steeven's Lane
Dublin 8
D08 W2A8
No email

OTHER INTERESTED STAKEHOLDERS

Bat Conservation Ireland,
Carmichael House,
4-7, North Brunswick Street,
Dublin 7
D07 RHA8
info@batconservationireland.org

Bird Watch Ireland,
Unit 20,
Block D,
Bullford Business Campus,
Kilcoole,
Greystones,
Co. Wicklow,
A63 RW83
info@birdwatchireland.ie

Friends of the Earth
9 Upper Mount Street
Dublin 2
Ireland
info@foe.ie

Friends of the Irish Environment
Kilcatherine,
Eyeries,
County Cork.
P75 CX53
admin@friendsoftheirishenvironment.org

Geological Survey Ireland
Dept. of the Environment, Climate and Communications
Block 1
Booterstown Hall
Booterstown
Blackrock
Co Dublin
A94 N2R6
Ireland
GSIPlanning@gsi.ie

Irish Farmers Association
Irish Farm Centre
Bluebell
Dublin 12
D12 YXW5
info@ifa.ie

Irish Landscape Institute

Fumbally Exchange
Argus House
Malpas Street
Blackpitts
Dublin
D08 Y273
ili@irishlandscapeinstitute.com

Irish Peatland Conservation Council

Bog of Allen Nature Centre
Lullymore
Rathangan
Co. Kildare
R51 V293
bogs@ipcc.ie

Sport Ireland,

The Courtyard,
Sport Ireland Campus,
Snugborough Road,
Blanchardstown,
Dublin 15,
D15 PNON
contactus@sportireland.ie

The Irish Wildlife Trust,

8 Cabra Road,
Dublin 7,
D07 T1W2
info@iwt.ie

Irene O'Brien**The Secretary**

Rapture Study Group Ireland
secretary@irsg.ie

Scouting Ireland

National Office,
Larch Hill,
Dublin 16,
D16 P023
questions@scouts.ie

Sustainable Energy Authority of Ireland

3 Park Place, Hatch Street
Dublin
Co. Dublin
D02 FX65

info@seai.ie

Shannon Airport Authority DAC,
Shannon Airport,
Co Clare,
V14 EE06
nandi.osullivan@shannongroup.ie

Southern Regional Assembly

Assembly House,
O' Connell Street,
Waterford
X91 F8PC
info@southernassembly.ie

National Biodiversity Data Centre

Beechfield House,
Waterford Institute of Technology West Campus,
Carriganore,
Co. Waterford,
Ireland.
X91 PE03

The Office of Public Works Head Office

Jonathan Swift Street
Trim
Co. Meath C15 NX36
info@opw.ie

Irish Environmental Network

1 Green St,
Dublin 7, D07 X6NR
office@ien.ie

ESB Networks

Link Rd,
Knockanrawley,
Tipperary, E34 HF34
esbnetworks@esb.ie
dig@esb.ie

Appendix 1D

LETTERS SENT TO SCOPING CONSULTEES

Planning Department
Tipperary County Council,
Civic Offices, Limerick Road, Nenagh,
Co. Tipperary E45 A099
Email: planning@tipperarycoco.ie

6 Dec 2022

Re: Proposed Brittas Wind Farm Project – Pre-Application Consultation Request

Dear Sir/Madam,

Malachy Walsh and Partners (MWP) have been commissioned by Ørsted to undertake an Environmental Impact Assessment (EIA) and to prepare an Environmental Impact Assessment Report (EIAR) and Planning Application for a proposed wind farm at Brittas, Co. Tipperary, approx. 3km north of Thurles town.

Details of the proposed project are provided in the attached project description document (see figures 1 and 2 in the project document for site location maps). We consider this project to be Strategic Infrastructure Development under the Seventh Schedule of the Principal Act of the Strategic Infrastructure Act, 2006, as amended, and are engaging with representatives of An Bord Pleanála in this regard. Tipperary County Council must also be consulted as part of this process. Consequently, we respectfully request a pre-planning meeting with the Planning Authority to present and discuss the project. We await your advice on a suitable date for such a meeting.

We would greatly appreciate your response at your earliest convenience. If you have any queries relating to the project, please do not hesitate to email me at mwp.environmental@mwp.ie or call on 021 453 6267 or post to me at MWP, Park House, Bessboro Road, Blackrock, Cork, T12 X251, Ireland.

Thank you for your co-operation,

Maura Talbot
Senior Environmental Consultant
For and on behalf of Malachy Walsh and Partners

e mwp.environmental@mwp.ie
t +353 (0)21 453 6267 w www.mwp.ie
MWP, Park House, Bessboro Road, Blackrock, Cork, T12 X251, Ireland

The Secretary, An Bord Pleanála,
64, Marlborough Street, Dublin 1.
19 Jan 2023

Re: Proposed Brittas Wind Farm Project – Pre-Application Consultation Request Under Section 37B of the Planning and Development Act 2000 (as amended)

Dear Sir/Madam,

Malachy Walsh and Partners (MWP) have been commissioned by Ørsted to undertake an Environmental Impact Assessment (EIA) and to prepare an Environmental Impact Assessment Report (EIAR) and Planning Application for a proposed wind farm at Brittas, Co. Tipperary, approx. 3km north of Thurles town (see figures 1 and 2 for site location maps).

The applicant for the proposed development is Brittas Wind Farm Limited. Details of the proposed project are provided in the attached project description document. We consider this project to be Strategic Infrastructure Development under the Seventh Schedule of the Principle Act of the Strategic Infrastructure Act, 2006, as amended (see discussion of relevant class of development in Schedule 7 provided in Section 10 of the attached report), and respectfully request a Pre-application Consultation Meeting with representatives of An Bord Pleanála.

Ørsted has made a payment of €4,500 to An Bord Pleanála, in respect of the SID Pre-Application Consultation process for this project. They were not given a payment reference number but their internal purchase order number for this payment is 4500433763.

We would greatly appreciate your response at your earliest convenience. If you have any queries relating to the project please do not hesitate to email me at maura.talbot@mwp.ie or call on 021 453 6267 or post to me at MWP, Park House, Bessboro Road, Blackrock, Cork, T12 X251, Ireland.

Thank you for your co-operation,

Maura Talbot
Senior Environmental Consultant
For and on behalf of Malachy Walsh and Partners

e maura.talbot@mwp.ie m +353 87 382 0612
t +353 (0)21 453 6267 w www.mwp.ie

{Insert name and address of relevant Stakeholder}

6 Dec 2022

Re: Proposed Brittas Wind Farm Project – Pre-Application Consultation

Dear Sir/Madam,

Malachy Walsh and Partners (MWP) have been commissioned by Ørsted to undertake an Environmental Impact Assessment (EIA) and to prepare an Environmental Impact Assessment Report (EIAR) and Planning Application for a proposed wind farm at Brittas, Co. Tipperary, approx. 3km north of Thurles town.

Details of the proposed project are provided in the attached project description document (see figures 1 and 2 in the project document for site location maps). We consider this project to be Strategic Infrastructure Development under the Seventh Schedule of the Principal Act of the Strategic Infrastructure Act, 2006, as amended, and are engaging with representatives of An Bord Pleanála in this regard. All other statutory authorities and key stakeholders are also being consulted about this project during the pre-application phase.

We would greatly appreciate your feedback. If you have any queries or issues relating to the project, please do not hesitate to email me at mwp.environmental@mwp.ie or call on 021 453 6267 or post to MWP, Park House, Bessboro Road, Blackrock, Cork, T12 X251, Ireland. When contacting us please use the heading 'Brittas Wind Farm – 23318'.

Thank you for your co-operation,

Maura Talbot
Senior Environmental Consultant
For and on behalf of Malachy Walsh and Partners

e mwp.environmental@mwp.ie

t +353 (0)21 453 6267 w www.mwp.ie

Address: MWP, Park House, Bessboro Road, Blackrock, Cork, T12 X251, Ireland



PRELIMINARY PROJECT DETAILS

Proposed Brittas Wind Farm

Ørsted

December 2022

Contents

1.	Introduction	1
2.	Developer/ Applicant Details	1
3.	Location Details.....	1
4.	Project Components	2
5.	Preliminary Layout	5
6.	Site Access.....	5
7.	Grid Connection	5
8.	Consultations	5
9.	Environmental Impact Assessment	6
10.	Views /Comments/Feedback	7

Project No.	Doc. No.	Rev.	Date	Prepared By	Checked By	Approved By	Status
23318	6004	A	06/12/2022	M Talbot	AR		DRAFT

MWP, Engineering and Environmental Consultants

Address: Reen Point, Blennerville, Tralee, Kerry, V92 X2TK

www.mwp.ie



1. Introduction

Brittas Wind Farm Limited, a subsidiary of *Ørsted Onshore Ireland Midco Limited* (hereafter referred to as *Ørsted*) intend to submit a planning application for developing and operating a wind farm project on lands at Brittas, Co. Tipperary, approx. 3km north of Thurles town (see figures 2 and 3 in the appendix for site location maps). MWP has been commissioned by *Ørsted* to undertake an Environmental Impact Assessment (EIA) and prepare a planning application and Environmental Impact Assessment Report (EIAR) for the proposed development.

It is envisaged that the project will exceed a 50MW capacity scale threshold for Strategic Infrastructure Developments (SID). Consequently, an application for planning permission must be made directly to An Bord Pleanála. A pre-application stage consultation process with An Bord Pleanála will commence in the coming weeks. It is anticipated that further consultation will be undertaken with Tipperary County Council in conjunction with the SID pre-application phase process.

An environmental constraints study is underway and baseline assessments have commenced to provide information on the environmental constraints, the receiving environment (baseline) and the potential sensitivities contained within the study area, so as to ensure the wind farm layout will be designed with the least environmental impact.

This document provides preliminary details on the proposed wind farm project and has been prepared for stakeholder consultation as part of the Environmental Impact Assessment (EIA) process.

A project website (www.brittaswindfarm.ie) has been set up which will be updated regularly as the project progresses. www.brittaswindfarm.ie

2. Developer/ Applicant Details

The applicant for the proposed development is Brittas Wind Farm Limited, a subsidiary of Ørsted Onshore Ireland Midco Limited. Ørsted is a renewable energy company taking action to create a world that runs entirely on green energy. Ørsted develop, construct, own and operate onshore and offshore wind farms, solar farms, energy storage facilities, renewable hydrogen and green fuels facilities, and bioenergy plants. Ørsted own and operate 19 wind farms across Ireland providing 327MW of electricity to the national grid, with additional wind farms in the construction and planning phases.

3. Location Details

The study area for the proposed project is located in the following townlands: Brittas, Rossestown, Clobanna, Brownstown, Clonamuckoge Beg, Clonamuckoge More and Tooreen, County Tipperary, located north of Thurles as identified in **Figure 1** and **Figure 2** below. The lands are made up of agricultural fields bounded by hedgerows and treelines. An area of broadleaf forestry is located at the southwest of the site. The River Suir transects the site from north to south. The N62 is located west of the site, running north to south, connecting Templemore to Thurles. The N62 provides a link to the M6, M7 and M8 motorways. The L8017 local road traverses the centre of site from east to west, crossing the River Suir at a bridge point. There are a small number of recorded monuments within the site boundary, including Brittas Castle, located in the southeast of the study area and is included in the National Inventory of Architectural Heritage. The site is located in an area designated as 'Open to Consideration

for New Wind Energy Development’ in the Tipperary County Development Plan 2022-2028 Renewable Energy Strategy.

4. Project Components

The proposed Wind Farm will consist of 10 to 12 wind turbines with a maximum turbine tip height of 185m and expected export capacity of circa 60MW to 72MW. The proposed project will have an operating life of 35 years. The development will include associated infrastructure including an underground cable connection to the national electricity grid, and a turbine delivery route (TDR).

It is anticipated that the project will include the following.

Main project components:

- Wind Turbines, Foundations and Hardstand areas.
- On-site access roads.
- On-site interconnecting underground electrical cabling.
- Substation on the wind farm site.
- Temporary construction compound.
- Meteorological mast.
- Borrow Pits and spoil management areas.
- On-site tree felling.

Off-site project components:

- Turbine component delivery route (TDR)
- Grid connection, underground cable, any requirements to upgrade substation offsite

Project engagement:

- Consultation with planning/consent authorities and other statutory bodies (including survey licence applications)
- Community and stakeholder engagement

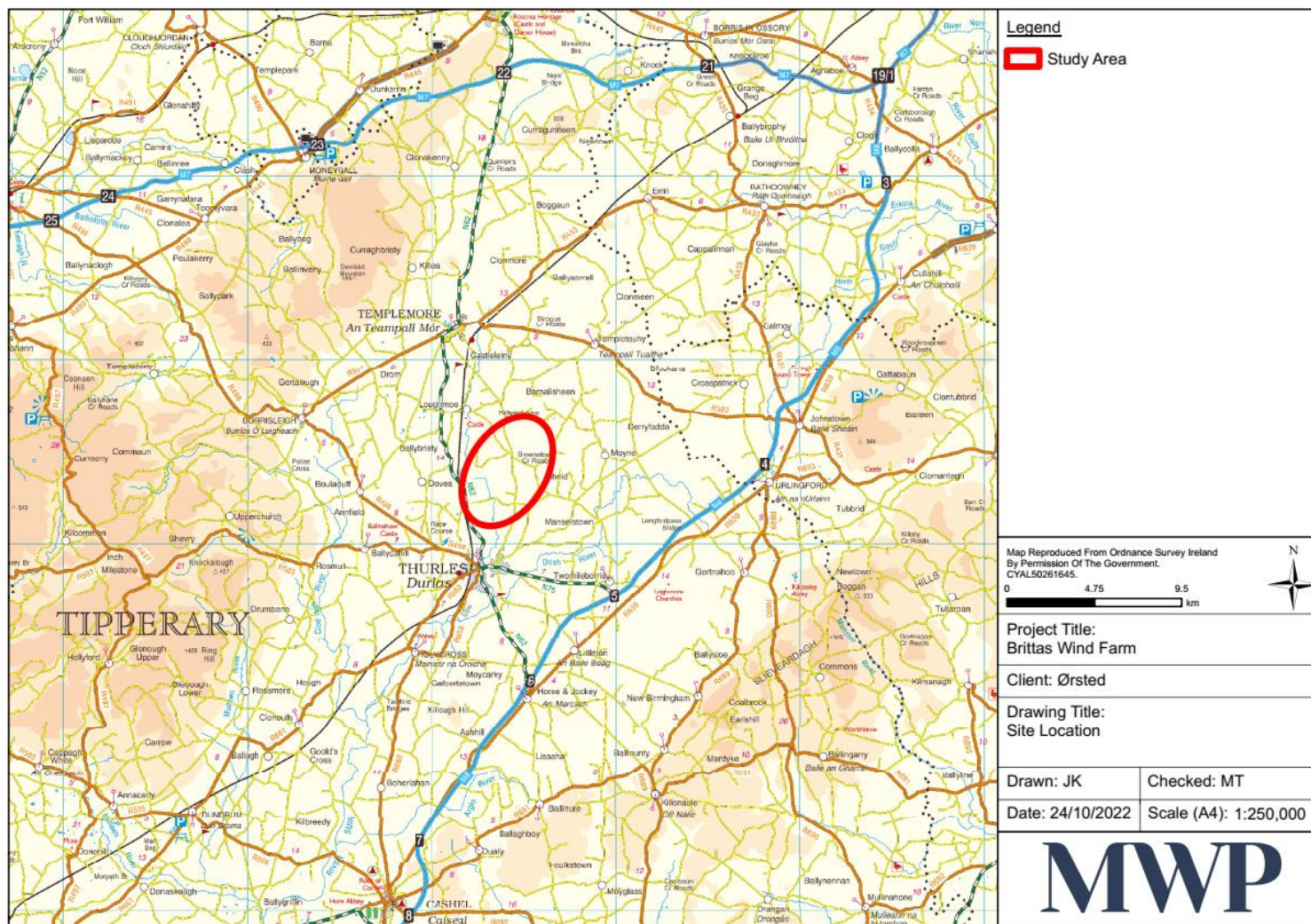


Figure 1 Location of the proposed Brittas Wind Farm project.

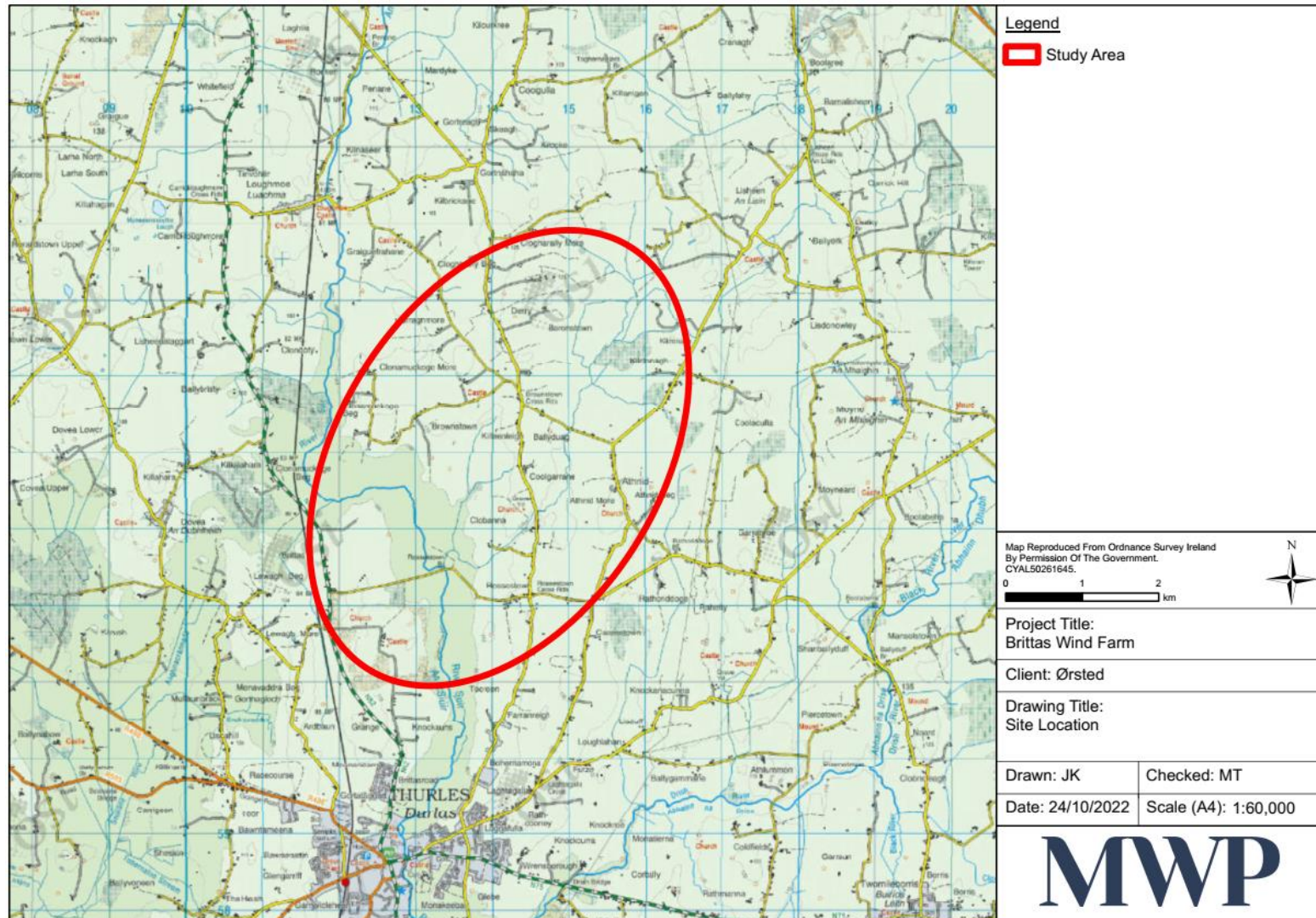


Figure 2 Brittas Wind Farm Proposed Project Area under Assessment

5. Preliminary Layout

Baseline survey's and design work is currently underway to inform the layout for a wind farm of up to 12 wind turbines. The process of refining the layout is expected to be an iterative one that will form part of the Environmental Impact Assessment process with the objective of avoiding or minimising the potential environmental impacts. Adjustments to turbine locations may occur due to social, environmental, or engineering issues.

6. Site Access

A number of options are being considered for the TDR. The exact routes will be assessed and refined after the baseline environmental and engineering studies have been completed and consultations with the Local Authority are complete. It is likely that the turbine components will be delivered to the port of Foynes, County Limerick, and transported to the site via the N69 and M7, R498 from Nenagh to Thurles and the and N62 from Thurles to the project site.

The site can be accessed from the west and east via the existing local road that crosses the study area. An assessment of the delivery route is underway to determine the best route for delivery of the turbine components. Similarly, haul routes for construction materials will be considered and assessed as part of the project EIAR.

7. Grid Connection

A new on-site substation will be located at an appropriate location within the development site. At this stage it is intended to connect to the nearby Thurles 110kV substation located approximately 2.5km south-east of the site. However, other connection options may also be considered depending on engagement and feedback from ESB Networks and/or EirGrid. The EIAR will identify and assess at least two grid route options.

8. Consultations

Pre-planning consultation with the Tipperary County Council will take place and consultation with relevant stakeholders will also be completed to inform the scope of the EIAR studies. Consultation will be conducted through letter and email for information sharing and phone calls and meetings as relevant. This Project Description Report will be provided when liaising with the Planning Authority on the proposed development.

Public consultation has commenced with an initial letter drop in the area of the proposed development. Community events will be held as the project progresses and community participation will be welcomed throughout the process. A community liaison officer has been appointed and a project website has been set up to provide project information and updates (www.brittaswindfarm.com).

9. Environmental Impact Assessment

The EIAR will be prepared in accordance with Schedule 6 of the Planning and Development Regulations 2001, as amended, which sets out the contents of an EIAR. In addition, the contents of Directive 2014/52/EU will also be included in the preparation of this EIAR.

The EIAR will be based on the data gathered during the baseline assessment process. It will apply accepted methodologies in determining if effects will be significant and recommends mitigation measures to avoid or reduce effects where possible. The contents and structure of the EIAR are outlined in **Figure 3**.

The intended purpose of the EIAR is to:

- identify the baseline environmental context of the proposed development;
- inform the consenting authority, other regulatory bodies and the public of the possible environmental effects and effects associated with implementation of the proposed development;
- determine whether the identified effects could be significant;
- propose preventative or mitigation measures for potential effects, as required, where feasible.

The methodology recommended in the following Guidelines will be followed:

- EPA publication 'Guidelines on Information to be contained in environmental impact statements', 2022 and
- The Department of Housing, Planning and Local Government Draft Revised Wind Energy Development Guidelines 2019,
- Environmental Impact Assessment of Projects – Guidance on Scoping (EC, 2018)
- Guidelines for Planning Authorities and An Bord Pleanála on carrying out Environmental Impact Assessment (DoHPLG, 2018).

The EIAR Report is a legal document and will have regard to the following legislation:

- The Planning and Development Act 2000 (as amended);
- The Planning and Development Regulations 2001 (as amended);
- EIA Regulations 1989 (SI No. 349 of 1989);
- EIA (Amendment) Regulations (SI No. 93 of 1999);
- EIA (Planning and Development Act, 2000) Regulations 2012 (SI No. 419 of 2012);
- EU Directive 2011/92/EU on the assessment of the effects of certain public and private projects on the environment (2011 EIA Directive);
- EU EIA Directive 2014/52/EU on the assessment of the effects of certain public and private projects on the environment (2014 EIA Directive);

- EU (Planning and Development)(Environmental Impact Assessment) Regulations 2018 (SI No. 216 of 2018).

Preliminary environmental appraisal and project feasibility will involve desk-top studies, review of available data for the general area of the site, site visits and field surveys. The EIAR will include the following chapters:

1. Introduction
2. Project Description
3. Civil Engineering
4. Alternatives
5. Population and Human Health
6. Biodiversity (including aquatic ecology)
7. Ornithology
8. Soils, Geology, Geotechnics and Ground Stability
9. Hydrology, Hydrogeology, and water quality
10. Material Assets, Transport, Aviation and Telecommunications
11. Archaeological, Architectural and Cultural Heritage
12. Noise and Vibration
13. Shadow Flicker
14. Air Quality and Climate
15. Landscape and Visual
16. Interaction of Effects
17. Schedule of Environmental Mitigation Measures

Each specialist impact assessment chapter will include a methodology, scoping, baseline assessments, impact assessment of the construction, operation and decommissioning phases, mitigation, any design changes to reduce or remove impacts, residual impacts and cumulative effects.

10. Views /Comments/Feedback

It is recognised that consultation early and often is a critical component of the EIA process, and we therefore value your input with regard to any issues or concerns that you may have in relation to wind energy development in this area.

We would appreciate a response at your earliest convenience upon receipt of this correspondence to allow us to consider any feedback. Comments to the proposed wind farm development are invited from all interested parties and can be forwarded to:

Maura Talbot
Malachy Walsh and Partners (MWP),
Park House, Bessboro Road,
Blackrock, Cork, T12 X251, Ireland
email: mwp.environmental@mwp.ie

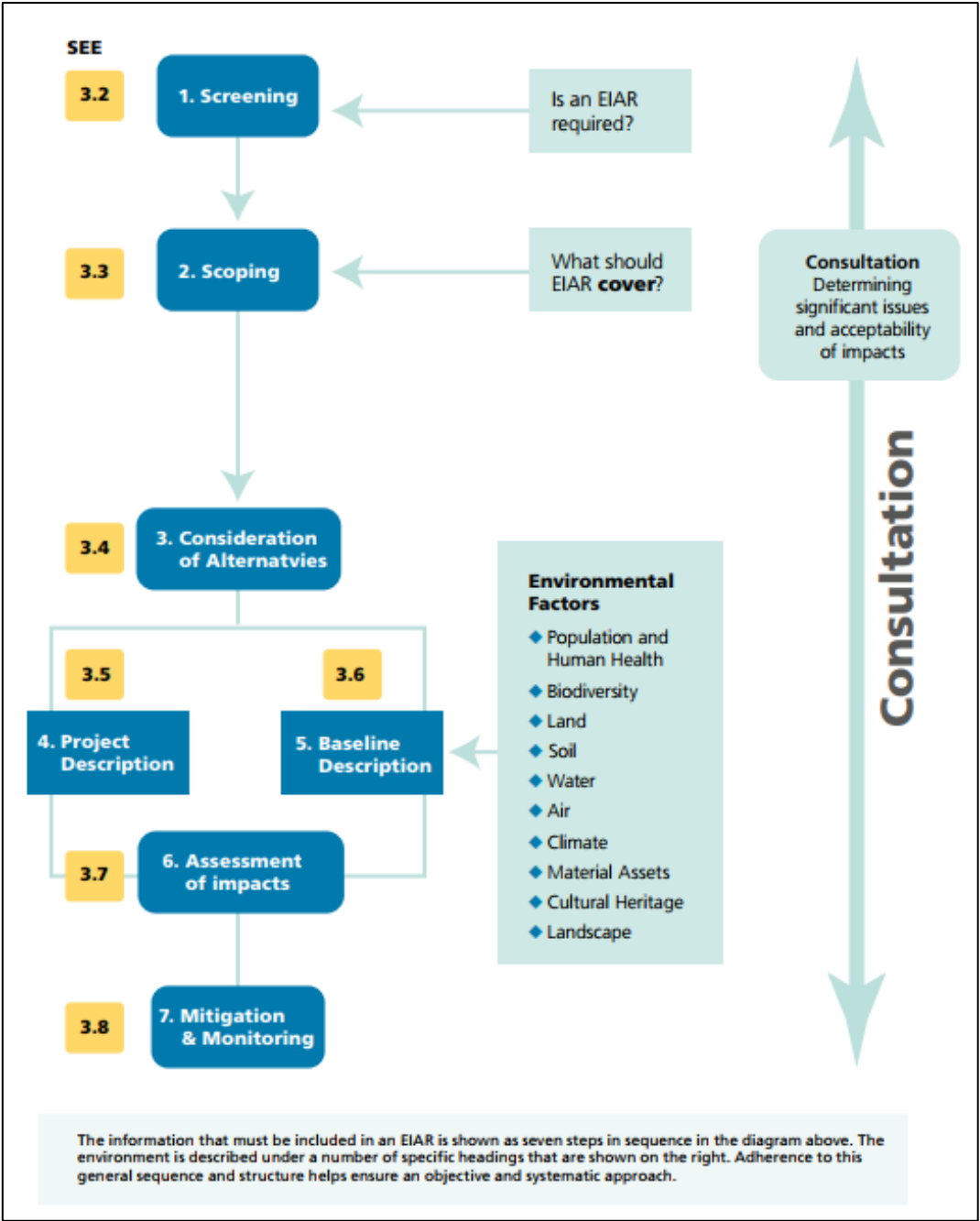


Figure 3. EIA Contents in Sequence

Appendix 1E

RESPONSES RECEIVED FROM SCOPING CONSULTEES

Contents

1. Response from DAU NPWS.	3
2. Response from Tipperary County Council	5
3. Response from Dept of Agriculture, Food and The Marine – Felling Section	6
4. Response from EPA.....	8
5. Response from ESB Networks.	10
6. Response from Failte Ireland.	12
7. Response from Transort Infrastructure Ireland	14
8. Response from Department of Transport	18
9. Response from Gas Networks Ireland	19
10. Response from Irish Aviation Authority.....	21
11. Response from Inland Fisheries Ireland	22
12. Response from the Department of the Environment, Climate and Communications.....	23
13. Response from Geological Survey Ireland	24
14. Response from Institute of Geologists	26
15. Response from Office of Public Works	27
16. Response from Southern Reg. Assembly.....	28
17. Response from IDA (Ireland Foreign Direct Investment Agency)	29
18. Response from An Taisce (National Trust for Ireland).....	30
19. Response for Irish Wildlife Trust (IWT)	31
20. Response from Birdwatch	32
21. Response from Scouting Ireland	33

1. Response from DAU NPWS.

Re: Consultations Re: Proposed Brittas Wind Farm near Thurles

From: Housing Manager DAU – Manager.DAU@npws.gov.ie
To: MWP Environmental

Wed 07/12/2022 15:35

Our Ref: G Pre00327/2022 (Please quote in all related correspondence)

A Chara

I acknowledge receipt of your recent consultation.

In the event of observations, you will receive a co-ordinated heritage-related response by email from Development Applications Unit (DAU).

The normal target turnaround for pre-planning and other general consultations is six weeks from date of receipt (1 week added for Christmas). In relation to general consultations from public bodies under the European Communities (Environmental Assessment of Certain Plans and Programmes) Regulations 2004 to 2011, the Department endeavours to meet deadline dates, where requested.

If you have not heard from DAU and wish to receive an update, please email manager.dau@npws.gov.ie.

Regards
Diarmuid

Diarmuid Buttimer
Executive Officer

An Roinn Tithíochta, Rialtais Áitiúil agus Oidhreachta
Department of Housing, Local Government and Heritage
Aonad na nIarratas ar Fhorbairt
Development Applications Unit
Oifigí an Rialtais
Government Offices
Bóthar an Bhaile Nua, Loch Garman, Contae Loch Garman, Y35 AP90
Newtown Road, Wexford, County Wexford, Y35 AP90

—
Diarmuid.Buttimer@npws.gov.ie
Manager.DAU@npws.gov.ie

From: MWP Environmental <mwp.environmental@mwp.ie>
Sent: Tuesday 6 December 2022 17:23
To: Housing Manager DAU <Manager.DAU@npws.gov.ie>
Subject: Consultations Re: Proposed Brittas Wind Farm near Thurles

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6 Dec 2022

Re: Proposed Brittas Wind Farm Project – Pre-Application Consultation

Dear Sir/Madam,

Malachy Walsh and Partners (MWP) have been commissioned by Ørsted to undertake an Environmental Impact Assessment (EIA) and to prepare an Environmental Impact Assessment Report (EIAR) and Planning Application for a proposed wind farm at Brittas, Co. Tipperary, approx. 3km north of Thurles town.

Details of the proposed project are provided in the attached project description document (see figures 1 and 2 in the project document for site location maps). We consider this project to be Strategic Infrastructure Development under the Seventh Schedule of the Principal Act of the Strategic Infrastructure Act, 2006, as amended, and are engaging with representatives of An Bord Pleanála in this regard. All other statutory authorities and key stakeholders are also being consulted about this project during the pre-application phase.

We would greatly appreciate your feedback. If you have any queries or issues relating to the project, please do not hesitate to email me at mwp.environmental@mwp.ie or call on 021 453 6267 or post to MWP, Park House, Bessboro Road, Blackrock, Cork, T12 X251, Ireland. When contacting us please use the heading 'Brittas Wind Farm – 23318'.

Thank you for your co-operation,

Maura Talbot
Senior Environmental Consultant
For and on behalf of Malachy Walsh and Partners

e mwp.environmental@mwp.ie
t +353 (0)21 453 6267 w www.mwp.ie
Address: MWP, Park House, Bessboro Road, Blackrock, Cork, T12 X251, Ireland

2. Response from Tipperary County Council

From: Fitzgerald, Tracy <Tracy.Fitzgerald@tipperarycoco.ie>
Sent: Friday 16 December 2022 15:38
To: Maura Talbot
Subject: TCC - Brittas Wind Farm - preplanning ref PP9657

Hi Maura

I wish to advise receipt of your preplanning application which I forwarded to the relevant Planner on the 13th December last, the preplanning reference no. is PP9657. I note you rang the office however I am working remotely today and was unable to return your call.

I deal with the admin for preplannings in the Tipperary North area and we normally quote a timeframe of 4/6 weeks for a response from the Planners +however difficult to guarantee same as there is no statutory timeframe for preplannings. I will however chase it up for you with the planner and as soon as I have same I will email directly to yourselves.

I trust the above is in order.

Kind regards
Tracy

Tracy Fitzgerald
Planning Section
Tipperary County Council
Nenagh

Tracy.fitzgerald@tipperarycoco.ie
0818 06 5000

3. Response from Dept of Agriculture, Food and The Marine – Felling Section

MWP
Park House
Bessboro Road
Blackrock
Cork
T12X251

11THJanuary2023

Re:Scoping Request for the proposed Brittas Wind Farm near Thurles, Co. Tipperary.

Dear Sir/Madam,

The following are the comments from this Division in relation to the proposed development:

If the proposed development will involve the felling or removal of any trees, the developer must obtain a Felling License from this Department before trees are felled or removed. A Felling Licence application form can be obtained from Felling Section, Department of Agriculture, Food and the Marine, Johnstown, Castle Estate, Co. Wexford.

Email: felling.forests@agriculture.gov.ie or

Web: gov.ie-Tree Felling Licences (www.gov.ie)

A Felling Licence granted by the Minister for Agriculture, Food and the Marine provides authority under the Forestry Act 2014 to fell or otherwise remove a tree or trees and/or to thin a forest for silvicultural reasons. The Act prescribes the functions of the Minister and details the requirements, rights and obligations in relation to felling licences. The principal set of regulations giving further effect to the Forestry Act 2014 are the Forestry Regulations 2017 (S.I. No. 191 of 2017).

The developer should take note of the contents of Felling and Reforestation Policy document which provide a consolidated source of information on the legal and regulatory framework relating to tree felling; [gov.ie- Tree Felling Licences](http://gov.ie-Tree Felling Licences) (www.gov.ie)As this development is within forest lands, particular attention should be paid to deforestation, turbulence felling and the requirement to afforest alternative lands.

In order to ensure regulated forestry operations in Ireland accord with the principles of sustainable forest management (SFM), as well fulfilling the requirements of other relevant environmental protection laws, the Department (acting through its Forest Service division) must undertake particular consultations, and give certain matters full consideration during the assessment of individual Felling Licence applications. This includes consultation with relevant bodies, the application of various protocols and procedures (e.g. Forest Service Appropriate Assessment Procedure), and the requirement for applicants on occasion to provide further information (e.g. a Natura Impact Statement).

Consequently, when the Forest Service is considering an application to fell trees, the following applies:

1. The interaction of these proposed works with the environment locally and more widely, in addition to potential direct and indirect impacts on designated sites and water, is assessed. Consultation with relevant environmental and planning authorities may be required where specific sensitivities arise (e.g. local authorities, National Parks & Wildlife Service, Inland Fisheries Ireland, and the National Monuments Service);¹.
2. Where a tree Felling Licence application is received, the Department will publish a notice of the application before making a decision on the matter. The notice shall state that any person may make a submission to the Department within 30 days from the date of the

3. Third parties that make a submission or observation will be informed of the decision to grant or refuse the licence, and on request, details of the conditions attached to the licence, the main reasons and considerations on which the decision to grant or refuse the licence was based, and where conditions are attached to any licence, the reasons for the conditions. Both third parties and applicants will be also informed of their right to appeal any decision within 14 days to the Forestry Appeals Committee. Felling Licence decision are published online at: [gov.ie-Felling Licence Decisions \(www.gov.ie\)](http://gov.ie-Felling-Licence-Decisions)

It is important to note that when applying to a Local Authority, or An Bord Pleanála, for planning permission where developments are:

- a) subject to an EIA procedure (including screening in the case of a sub-threshold development) and any resulting requirement to produce an EIAR; and/or
- b) subject to an Appropriate Assessment procedure (including screening) and any resulting requirement to a Natura Impact Statement (NIS); and
- c) the proposed development in its construction or operational phases, or any works ancillary thereto, would directly or indirectly involve the felling and replanting of trees, deforestation for the purposes of conversion to another type of land use, or replacement of broadleaf high forest by conifer species,

- 1. that there is a requirement *inter alia* under the EIA Directive for an overall assessment of the effects of the project or the alteration thereof on the environment to be undertaken, including the direct and indirect environmental impact of the project;

- and

- 2. pursuant to Article 2(3) of the EIA Directive, the Department of Agriculture, Food and the Marine strongly recommends that, notwithstanding the fact that a parallel consent in the form of felling licence may also have to be applied for, any EIAR and/or NIS produced in connection with the application for planning permission to the Local Planning Authority or An Bord Pleanála, should include an assessment of the impact of and measures, as appropriate, to prevent, mitigate or compensate for any significant adverse effects direct or indirect identified on the environment arising from such felling and replanting of trees, deforestation for the purposes of conversion to another type of land use, or replacement of broadleaf high forest by conifer species.

- 3. Please note that there must be absolute spatial consistency between the felling licence areas submitted to DAFM (second authority) and all related planning documents submitted to the first authority in respect of the felling area(s)

Yours sincerely,

Catherine Boyce
Felling Section
Department of Agriculture, Food and the Marine
Johnstown Castle
Co. Wexford

4. Response from EPA.

Re: Consultations Re: Proposed Brittas Wind Farm near Thurles

From Wexford Receptionist – REC_WEX@epa.ie

To: MWP Environmental

A Chara,

Your correspondence on 06/12/2022 has been forwarded for attention. Tá do chomhfhreagras ón 06/12/2022 seolta ar aghaidh le haghaidh aird.

Le gach dea-ghuí,

Grace Marshall

Duty Receptionist | Organisational Services Team

Office of Communications and Corporate Services, Wexford

Fáilteoir ar Dualgas | Foireann Seirbhísí Eagraíochtúla

An Oifig Cumarsáide agus Seirbhísí Corparáideacha, Loch Garman



053-9160600 (Direct dial)

info@epa.ie

www.epa.ie



From: MWP Environmental <mwp.environmental@mwp.ie>
Sent: Tuesday 6 December 2022 17:50
To: Wexford Receptionist <REC_WEX@epa.ie>
Subject: Consultations Re: Proposed Brittas Wind Farm near Thurles

6 Dec 2022

Re: Proposed Brittas Wind Farm Project – Pre-Application Consultation

Dear Sir/Madam,

Malachy Walsh and Partners (MWP) have been commissioned by Ørsted to undertake an Environmental Impact Assessment (EIA) and to prepare an Environmental Impact Assessment Report (EIAR) and Planning Application for a proposed wind farm at Brittas, Co. Tipperary, approx. 3km north of Thurles town.

Details of the proposed project are provided in the attached project description document (see figures 1 and 2 in the project document for site location maps). We consider this project to be Strategic Infrastructure Development under the Seventh Schedule of the Principal Act of the Strategic Infrastructure Act, 2006, as amended, and are engaging with representatives of An Bord Pleanála in this regard. All other statutory authorities and key stakeholders are also being consulted about this project during the pre-application phase.

We would greatly appreciate your feedback. If you have any queries or issues relating to the project, please do not hesitate to email me at mwp.environmental@mwp.ie or call on 021 453 6267 or post to MWP, Park House, Bessboro Road, Blackrock, Cork, T12 X251, Ireland. When contacting us please use the heading 'Brittas Wind Farm – 23318'.

Thank you for your co-operation,

Maura Talbot
Senior Environmental Consultant
For and on behalf of Malachy Walsh and Partners

e mwp.environmental@mwp.ie
t +353 (0)21 453 6267 w
www.mwp.ie
Address: MWP, Park House, Bessboro Road, Blackrock, Cork, T12 X251, Ireland

5. Response from ESB Networks.

Re: Consultations Re: Proposed Brittas Wind Farm Near Thurles

From: DialBeforeYOuDig (ESB Networks) – dig@esb.ie

To: MWP Environmental

Mon 19/12/2022 12:33

Good Afternoon,

Unfortunately we cannot accept the provided attachments for legal and security purposes as they are too far away from the requested location and we have to be able to correctly identify requested locations on our system with a Geographic Map.

Can you please provide **a closer Geographic Map (google screenshot, OSi map, etc...)** of the **requested location** with the **work site clearly outlined or marked in a .pdf, .jpeg or .png format**. This is a **'SATELLITE VIEW'** looking down on the requested location. We cannot accept **'STREET VIEW'** map attachments. We cannot accept **'ONLINE PDF's** and we also cannot accept web map links for legal and security purposes as links expire.

Requests must fit within the format of A3 or A0 sized maps with the magnification no more than 1:2,500 for rural areas and 1:1,000 for high density urban areas.

Please provide the XY Co-ordinates and the full site address of the requested locations when resending this request as this helps us locate the areas more easier with a Geographic Map.

It is **a legal requirement to provide a Geographic Map location** in the correct format we require and please make sure that the **attachments are openable/readable/legible** so we can locate the correct network available for Dial Before You Dig requests and process them accordingly.

Kind Regards

Dial Before You Dig

From: MWP Environmental <mwp.environmental@mwp.ie>

Sent: Wednesday 7 December 2022 18:13

To: Egainprod. Svc <esbnetworks@esb.ie>; DialBeforeYouDig (ESB Networks) <dig@esb.ie>

Subject: Consultations Re: Proposed Brittas Wind Farm Near Thurles

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7 Dec 2022

Re: Proposed Brittas Wind Farm Project – Pre-Application Consultation

Dear Sir/Madam,

Malachy Walsh and Partners (MWP) have been commissioned by Ørsted to undertake an Environmental Impact Assessment (EIA) and to prepare an Environmental Impact Assessment Report (EIAR) and Planning Application for a proposed wind farm at Brittas, Co. Tipperary, approx. 3km north of Thurles town.

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Thank you for your co-operation,

Maura Talbot

Senior Environmental Consultant

For and on behalf of Malachy Walsh and Partners

e mwp.environmental@mwp.ie

t +353 (0)21 453 6267 w

www.mwp.ie

Address: MWP, Park House, Bessboro Road, Blackrock, Cork, T12 X251, Ireland

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

6. Response from Failte Ireland.

Re: Proposed Brittas Wind Farm Project – Pre Application Consultation

From: Yvonne Jackson – Yvonne.Jackson@faukteurekabd.ie

To: MWP Environmental

Fri 16/12/2022 11:39

Hello Maura,

Thank you for your email and EIA Consultation Document for Proposed Brittas Wind Farm Project, Tipperary.

Please see attached a copy of Fáilte Ireland's Guidelines for the Treatment of Tourism in an EIA, which you may find informative for the preparation of the Environmental Impact Assessment for the proposed project. The purpose of this report is to provide guidance for those conducting Environmental Impact Assessment and compiling an Environmental Impact Assessment Reports (EIAR), or those assessing EIARs, where the project involves tourism or may have an impact upon tourism. These guidelines are non-statutory and act as supplementary advice to the EPA EIAR Guidelines outlined in section 2.

Fáilte Ireland has a dedicated mailbox for all planning notifications/applications, consultations etc. Please use the following email address planning.applications@failteireland.ie when sending planning notifications/applications, consultations etc. By using the email address, it will ensure information/notifications will go directly to the Environment & Planning Manager (Mr Shane Dineen) and team and will be reviewed and actioned in a timely manner by the Manager and the Environment & Planning Team.

Regards & thanks,

Yvonne

Yvonne Jackson

Product Development-Environment & Planning Support | Fáilte Ireland

88-95 Amiens Street, Dublin 1, D01 WR86
M +353 (0)86 0357590



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Fáilte Ireland EIAR
Guidelines.pdf

7. Response from Transort Infrastructure Ireland

From: INFO <Information@tii.ie>
Sent: Friday 23 December 2022 10:56
To: MWP Environmental
Subject: TII22-121211 - Proposed Brittas Wind Farm Project Tipperary

Dear Ms Talbot,

Thank you for your email of 6 December 2022 regarding the above. The position in relation to your enquiry is as follows.

Transport Infrastructure Ireland (TII) will endeavour to consider and respond to planning applications referred to it given its status and duties as a statutory consultee under the Planning Acts. The approach to be adopted by TII in making such submissions or comments will seek to uphold official policy and guidelines as outlined in the Section 28 Ministerial Guidelines 'Spatial Planning and National Roads Guidelines for Planning Authorities' (DoECLG, 2012). Regard should also be had to other relevant guidance available at www.TII.ie.

The issuing of this correspondence is provided as best practice guidance only and does not prejudice TII's statutory right to make any observations, requests for further information, objections or appeals following the examination of any valid planning application referred.

National Strategic Outcome 2 of the National Planning Framework includes the objective to maintain the strategic capacity and safety of the national road network. In addition, Chapter 7 'Enhanced Regional Accessibility' of the National Development Plan, 2021 – 2030, sets out the key sectoral priority of maintaining Ireland's existing national road network to a robust and safe standard for users. This requirement is further reflected in the publication of the National Investment Framework for Transport in Ireland and also the existing Statutory Section 28 Spatial Planning and National Roads Guidelines for Planning Authorities.

With respect to EIAR scoping issues, the recommendations indicated below provide only general guidance for the preparation of an EIAR, which may affect the national road network.

The developer/scheme promoter should have regard, inter alia, to the following:

- Consultations should be had with the relevant Local Authority/National Roads Design Office with regard to locations of existing and future national road schemes, e.g., N62 Thurles Bypass,
- TII would be specifically concerned as to potential significant impacts the development would have on the national road network (and junctions with national roads) in the proximity of the proposed development, N62, N75 and M8 and potential haul route,
- The developer should assess visual impacts from existing national roads,
- The developer should have regard to any EIAR/EIS and all conditions and/or modifications imposed by An Bord Pleanála regarding road schemes in the area. The developer should in particular have regard to any potential cumulative impacts,
- The developer, in preparing an EIAR, should have regard to TII Publications (formerly DMRB and the Manual of Contract Documents for Road Works),
- The developer, in preparing an EIAR, should have regard to TII's Environmental Assessment and Construction Guidelines, including the Guidelines for the Treatment of Air Quality During the Planning and Construction of National Road Schemes (National Roads Authority, 2006),

- The EIAR/EIS should consider the Environmental Noise Regulations 2006 (SI 140 of 2006) and, in particular, how the development will affect future action plans by the relevant competent authority. The developer may need to consider the incorporation of noise barriers to reduce noise impacts (see Guidelines for the Treatment of Noise and Vibration in National Road Schemes (1st Rev., National Roads Authority, 2004)),
- It would be important that, where appropriate, subject to meeting the appropriate thresholds and criteria and having regard to best practice, a Traffic and Transport Assessment (TTA) be carried out in accordance with relevant guidelines, noting traffic volumes attending the site and traffic routes to/from the site with reference to impacts on the national road network and junctions of lower category roads with national roads. In relation to national roads, TII's Traffic and Transport Assessment Guidelines (2014) should be referred to in relation to proposed development with potential impacts on the national road network. The scheme promoter is also advised to have regard to Section 2.2 of the NRA/TII TTA Guidelines which addresses requirements for sub-threshold TTA. Any improvements required to facilitate development should be identified. It will be the responsibility of the developer to pay for the costs of any improvements to national roads to facilitate the private development proposed as TII will not be responsible for such costs,
- The designers are asked to consult TII Publications to determine whether a Road Safety Audit is required,
- In the interests of maintaining the safety and standard of the national road network, the EIAR should identify the methods/techniques proposed for any works traversing/in proximity to the national road network,
- TII recommends that that applicant/developer should clearly identify haul routes proposed and fully assess the network to be traversed. Where abnormal 'weight' loads are proposed, separate structure approvals/permits and other licences may be required in connection with the proposed haul route. All structures on the haul route through all the relevant County Council administrative areas should be checked by the applicant/developer to confirm their capacity to accommodate any abnormal 'weight' load proposed.

In addition, the haul route should be assessed to confirm capacity to accommodate abnormal 'length' loads and any temporary works required.

The national road network is managed by a combination of PPP Concessions, Motorway Maintenance and Renewal Contracts (MMaRC) and local road authorities in association with TII. The applicant/developer should also consult with all PPP Companies, MMaRC Contractors and road authorities over which the haul route traverses to ascertain any operational requirements, including delivery timetabling, etc. to ensure that the strategic function of the national road network is safeguarded.

Additionally, any damage caused to the pavement on the existing national road arising from any temporary works due to the turning movement of abnormal loads (eg., tearing of the surface course, etc.) shall be rectified in accordance with TII Pavement Standards and details in this regard shall be agreed with the Road Authority prior to the commencement of any development on site.

- It is noted that grid connection routing is identified as being potentially to Thurles, however, may be subject to change and a specific grid connection routing has been identified. Any grid connection and cable routing proposals should be developed to safeguard proposed road schemes as TII will not be responsible for costs associated with future relocation of cable routing where proposals are catered for in an area of a proposed national road scheme. In that regard, consideration should be given to routing options, use of existing crossings, depth of cable laying, etc.

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

There is around 99,000km of roads in Ireland, the national road network which caters for strategic inter-urban travel consists of only approx. 5.4% of this. There is a critical requirement to ensure the strategic capacity and safety of this national road network is maintained and significant Government investment already made in the national road network is safeguarded.

The provision of cabling along the national road network represents a number of significant implications for TII and road authorities in the management and maintenance of the strategic national road network and TII is of the opinion that grid connection cable routing should reflect the foregoing provisions of official policy and therefore, avoid grid connection routing proposals along national roads.

Other consents or licences may be required from the road authority for any trenching or cabling proposals crossing the national road. The Authority requests referral of all proposals agreed and licensed between the road authority and the applicant which affect the national road network.

Cable routing should avoid all impacts to existing TII infrastructure such as traffic counters, weather stations, etc. and works required to such infrastructure shall only be undertaken in consultation with and subject to the agreement of TII, any costs attributable shall be borne by the applicant/developer. The developer should also be aware that separate approvals may be required for works traversing the national road network.

Notwithstanding, any of the above, the developer should be aware that this list is non-exhaustive, thus site and development specific issues should be addressed in accordance with best practice.

I trust that the above comments are of use in your EIAR preparation.

Yours sincerely,

Alban Mills
Senior Regulatory & Administration Executive
Ref No. TII22-121211



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

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

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Próiseálann BIÉ sonraí pearsanta a sholáthraítear dó i gcomhréir lena Fhógra ar Chosaint Sonraí atá ar fáil ag <https://www.tii.ie/about/about-tii/Data-Protection/?set-lang=ga>

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

8. Response from Department of Transport

From: Transport Department of Transport <info@transport.gov.ie>
Sent: Tuesday 6 December 2022 18:02
To: MWP Environmental
Subject: Transport Dept Automatic reply: Consultations Re: Proposed Brittas Wind Farm near Thurles

THIS IS AN AUTOMATIC ACKNOWLEDGEMENT OF RECEIPT OF YOUR EMAIL. PLEASE *DO NOT REPLY TO THIS EMAIL AS REPLIES TO AUTO ACKNOWLEDGEMENTS WILL REMAIN UNANSWERED.*

Dear Customer,

Thank you for contacting The Department of Transport Customer Services Unit.

We have received your message and the division or staff member that is dealing with your query will provide a full reply within 12 working days in the majority of cases.

In the meantime if you need an answer sooner, you can find answers to most queries on our website, www.gov.ie/transport

Regards,

Customer Services

Department of Transport

Is seo uath-admháil go bhfuarthas do ríomhphoist. Ná freagraíonn leis an roimhphoist seo más é do thoil é mar fanfaidh freagraí leis na uath-admhálacha gan freagairt.

Chustaiméir, a chara,

9. Response from Gas Networks Ireland

Brittas Wind Farm – 23318

From : Donal O’Caoimh – Donal.OCaoimh@gasnetworks.ie

To: MWP Environmental

Wed 07/12/2022 14:05

Maura,

Thank you for your pre-application consultation letter regarding the above wind farm. I can confirm that Gas Networks Ireland have no pipelines in the area of interest.

Regards,

Dónal Ó Caoimh | *Senior Pipeline Safety Engineer*

Gas Networks Ireland

P.O. Box 51, Gasworks Road, Cork, Ireland

T +353 21 4534003 | **M** +353 87 2841209

E Donal.OCaoimh@gasnetworks.ie

gasnetworks.ie | Find us on [Twitter](#)



Tá an fhaisnéis á seachadadh dírithe ar an duine nó ar an eintiteas chuig a bhfuil sí seolta amháin agus féadfar ábhar faoi rún, faoi phribhléid nó ábhar atá íogair ó thaobh tráchtála de a bheith mar chuid de. Tá aon athsheachadadh nó scaipeadh den fhaisnéis, aon athbhreithniú ar nó aon úsáid eile a bhaint as, nó aon ghníomh a dhéantar ag brath ar an bhfaisnéis seo ag daoine nó ag eintitis nach dóibh siúd an fhaisnéis seo, toirimisce agus féadfar é a bheith neamhdhleathach. Níl Líonraí Gáis Éireann faoi dhliteanas maidir le seachadadh iomlán agus ceart na faisnéise sa chumarsáid seo nó maidir le haon mhoill a bhaineann léi. Ní ghlacann Líonraí Gáis Éireann le haon dliteanas faoi ghnímh nó faoi iarmhairtí bunaithe ar úsáid thoirmisce na faisnéise seo. Níl Líonraí Gáis Éireann faoi dhliteanas maidir le seachadadh ceart agus iomlán na faisnéise sa chumarsáid seo nó maidir le haon mhoill a bhaineann léi. Má fuair tú an teachtaireacht seo in earráid, más é do thoil é, déan teagmháil leis an seoltóir agus scrios an t-ábhar ó gach aon ríomhaire.

Féadfar ríomhphost a bheith soghabhálach i leith truaillithe, idircheaptha agus i leith leasaithe neamhúdaráithe. Ní ghlacann Líonraí Gáis Éireann le haon fhreagracht as athruithe nó as idircheapadh a rinneadh ar an ríomhphost seo i ndiaidh é a sheoladh nó as aon dochar do chórais na bhfaighteoirí déanta ag an teachtaireacht seo nó ag a ceangaltáin. Más é do thoil é, tabhair faoi deara chomh maith go bhféadfar monatóireacht a dhéanamh ar theachtairreachtaí chuig nó ó Líonraí Gáis Éireann chun comhlíonadh le polasaithe agus le caighdeáin Líonraí Gáis Éireann a chinntiú agus chun ár ngnó a chosaint. Líonraí Gáis Éireann cuideachta ghníomhaíochta ainmnithe, faoi theorainn scaireanna, atá corpraithe in Éirinn leis an uimhir chláráithe 555744 agus a tá hoifig chláráithe ag Bóthar na nOibreacha Gáis, Corcaigh, T12 RX96.

Go raibh maith agat as d’aird a thabhairt.

The information transmitted is intended only for the person or entity to which it is addressed and may contain confidential, commercially sensitive and/or privileged material. Any review, retransmission, dissemination or other use of, or taking of any action in reliance upon, this information by persons or entities other than the intended recipient is prohibited and may be unlawful. Gas Networks Ireland accepts no liability for actions or effects based on the prohibited usage of this information. Gas Networks Ireland is neither liable for the proper and complete transmission of the information contained in this communication nor for any delay in its receipt. If you received this in error, please contact the sender and delete the material from any computer.

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Thank you for your attention.

10. Response from Irish Aviation Authority



Irish Aviation Authority
The Times Building
11-12 D'Olier Street
Dublin 2, D02T449,
Ireland

Udarets Eitliochtana hEireann
n Foirgneamh nAmanna
11-12 Srid D'Olier
Baile Atha Cliath 2, D02T449,
Eire

T: +353 1 671 8655
F: +353 1 679 2934
www.iaa.ie

4th December 2022

Ms. Maura Talbot Malachy Walsh & Partners
Park House
Bessboro Road
Blackrock
Cork
T12X251

Reference: 23318
Applicant: Orsted

Description: Proposed Wind Farm at Brittas, Co. Tipperary, approx. 3km north of Thurles town, Brittas, Co. Tipperary, approx. 3km north of Thurles Town.

Dear Ms. Talbot,

Thank you for your letter / scoping report and request for comments in relation to the proposed wind Brittas Wind Farm development to consist of 10 to 12 wind turbines with a maximum turbine tip height of 185m at Brittas, Co. Tipperary.

Based on the information provided, it is likely that the following general observations would be proffered by the Authority during a formal planning process: in the event of planning consent being granted, the applicant should be conditioned to contract the Irish Aviation Authority to: (1) agree an aeronautical obstacle warning light scheme for the wind farm development, (2) provide as-constructed coordinates in WGS84 format together with ground and blade tip height elevations at each wind turbine location and (3) notify the Authority of intention to commence crane operations with at least 30 days prior notification of their erection.

Yours sincerely,

Deirdre Forrest
Corporate Affairs

Bord Stiurthoirí/Board of Directors
Peter Kearney (Príomhfeidhmeannac
/Chief Executive)
Cian Blackwell, Marie Bradley,
Ernie Donnelly,
Gerry Lumsden, Joan McGrath,
Diarmuid Conghaile, Eimer O'Rourke

Oifig Chlaraithe:
Foirgneamh nAmanna,
11-12 Srid D'Olier Baile Atha Cliath 2, D02T449,
Tíre Uilimhir Chlaraithe: 211082. Ait Chlaraithe: Éire
Cuideachta Dlíteanais Theoranta

Registered Office:
The Times Building, 11-
12 D'Olier Street
Dublin 2, D02T449, Ireland
Registered no. 211082.
Registered in Ireland
A Limited Liability Company

11. Response from Inland Fisheries Ireland

From: info <info@fisheriesireland.ie>
Sent: Tuesday 6 December 2022 17:46
To: MWP Environmental
Subject: Fisheries Ireland Automatic reply: Consultations Re: Proposed Brittas Wind Farm near Thurles

Dear sender,

Thank you for your contact.

This email address is monitored by the reception desk in Citywest and your email will be forwarded to the most appropriate staff member for follow-up.

You can expect an acknowledgement of your email within 5 working days (as per [IFI's Customer Charter](#)).

Kind regards

Customer Service

Inland Fisheries Ireland

12. Response from the Department of the Environment, Climate and Communications

From: Customer Service <Customer.Service@decc.gov.ie>
Sent: Tuesday 6 December 2022 17:38
To: MWP Environmental
Subject: DECC - RE: Consultations Re: Proposed Brittas Wind Farm near Thurles

Thank you for contacting the Department of the Environment, Climate and Communications

Our Customer Service team will review your query and forward it to the relevant Division who can provide you with a comprehensive answer.

You should receive this response within 20 working days as stated in our Customer Service Charter. If you do not receive a response within this time, or if you have any further queries, please do not hesitate to contact us.

Go raibh maith agat as teagmháil a dhéanamh leis an Roinn Comhshaoil, Aeráide agus Cumarsáide

Athbhreithneoidh an fhoireann Seirbhíse do Chustaiméirí d'fhiosrú agus cuirfidh siad ar aghaidh chuig an Rannán ábhartha é a bheidh in ann freagra cuimsitheach a sholáthar duit.

Ba chóir go bhfaighfeá an freagra seo laistigh de 20 lá oibre mar a luaitear inár gCairt um Sheirbhís do Chustaiméirí. Mura bhfaigheann tú freagra laistigh den tréimhse seo, nó má tá tuilleadh fiosruithe agat, ná bíodh drogall ort teagmháil a dhéanamh linn.

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Tá eolas sa teachtaireacht leictreonach seo (agus b'fhéidir sa chomhaid ceangailte leis) a d'fhéadfadh bheith príobháideach nó faoi rún. Is le h-aghaidh an duine/na ndaoine nó le h-aghaidh an aonáin atá ainmnithe thuas agus le haghaidh an duine/na ndaoine sin amháin atá an t-eolas. Murab ionann tusa agus an té a bhfuil an teachtaireacht ceaptha dó bíodh a fhios agat nach gceadaítear nochtadh, cóipeáil, scaipeadh nó úsáid an eolais agus/nó an chomhaid seo. Más trí earráid a fuair tú an teachtaireacht leictreonach seo cuir, más é do thoil é, an té ar sheol an teachtaireacht ar an eolas láithreach. Deimhnítear leis seo freisin nár aims odh víreas sa phost seo tar éis a scanadh.

13. Response from Geological Survey Ireland

FW:EIS 22/947 – Proposed Brittas Wind Farm Near Thurles, Co. Tipperary

From: Clare Glanville – Clare.Glanville@decc.gov.ie

To: MWP Environmental

CC GSI Planning

Re: Proposed Brittas Wind Farm Near Thurles, Co Tipperary

Your Ref: 23318

Our Ref: 22/497

Dear Maura,

With reference to your email received on the 08 December 2022, concerning the proposed Brittas Wind Farm Near Thurles, Co Tipperary, please find attached response and dataset sheet from Geological Survey Ireland.

If you have any further queries or if we can be of further assistance, please do not hesitate to contact me Clare Glanville, or my colleague Trish Smullen at GSIPlanning@gsi.ie.

Yours sincerely,

Clare Glanville



Dr Clare Glanville Senior Geologist Geoheritage & Planning.

Geological Survey Ireland, Booterstown Hall, Booterstown Ave., Blackrock, Dublin A94 N2R6, Ireland. T +353 (0)1 678 2000 E clare.glanville@DECC.gov.ie www.gsi.ie

A division of the Department of the Environment, Climate and Communications.



GSI datasets
relevant to EIA & SEI



22_497 Brittas Wind
Farm Co Tipperary.p

From: MWP Environmental
Sent: Wednesday 7 December 2022 17:50
To: GSI Planning
Subject: Consultations Re: Proposed Brittas Wind Farm Near Thurles

CAUTION: This email originated from outside of the organisation. Do not click links or open attachments unless you recognise the sender and know the content is safe.

7 Dec 2022

Re: Proposed Brittas Wind Farm Project – Pre-Application Consultation

Dear Sir/Madam,

Malachy Walsh and Partners (MWP) have been commissioned by Ørsted to undertake an Environmental Impact Assessment (EIA) and to prepare an Environmental Impact Assessment Report (EIAR) and Planning Application for a proposed wind farm at Brittas, Co. Tipperary, approx. 3km north of Thurles town.

Details of the proposed project are provided in the attached project description document (see figures 1 and 2 in the project document for site location maps). We consider this project to be Strategic Infrastructure Development under the Seventh Schedule of the Principal Act of the Strategic Infrastructure Act, 2006, as amended, and are engaging with representatives of An Bord Pleanála in this regard. All other statutory authorities and key stakeholders are also being consulted about this project during the pre-application phase.

We would greatly appreciate your feedback. If you have any queries or issues relating to the project, please do not hesitate to email me at mwp.environmental@mwp.ie or call on 021 453 6267 or post to MWP, Park House, Bessboro Road, Blackrock, Cork, T12 X251, Ireland. When contacting us please use the heading 'Brittas Wind Farm – 23318'.

Thank you for your co-operation,

Maura Talbot

Senior Environmental Consultant

For and on behalf of Malachy Walsh and Partners

e mwp.environmental@mwp.ie

t +353 (0)21 453 6267 w www.mwp.ie

Address: MWP, Park House, Bessboro Road, Blackrock, Cork, T12 X251, Ireland

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14. Response from Institute of Geologists



Maura Talbot,
Senior Environmental Consultant,
Malachy Walsh & Partners,
Park House,
Bessboro Road,
Blackrock,
Cork,
T12 X251.

20th December 2022

Re: Proposed Brittas Wind Farm Project, Pre-application Consultation

Dear Maura,

Thank you for your letter dated 6th December 2022.

The role of the Institute of Geologists of Ireland is to provide professional accreditation for geoscientists in Ireland and to advance the science and practice of the geosciences in Ireland. Therefore, the IGI have no role in the planning process and are not a prescribed body for the purpose of EIAR scoping or consultation. As such we do not respond to EIAR scoping enquiries from planning applicants or their agents.

Yours sincerely,

EurGeol. Cian O'Hora PGeo,

President, IGI.



Member of the
European Federation
of Geologists

Company number 314400. Directors: Cian O'Hora, Eoin Wyse, Yvonne O'Connell, Suzanne Tynan

The Institute of Geologists of Ireland

63 Merrion Square, Dublin, D02 TW21, Ireland
Tel: +353 1 662 4914 e-mail: info@igi.ie web: www.igi.ie

15. Response from Office of Public Works

Automatic Reply: Consultations Re: Proposed Brittas Wind Farm Near Thurles

From: Info OPW – info@opw.ie
To: MWP Environmental

Wed 07/12/2022 18:11

Thank you for your email to the Office of Public Works.
Your query has been forwarded to the relevant section within the OPW for direct reply.
If you do not receive a response within 20 working days, please email this address again for further assistance.

All Media queries should be emailed to pressoffice@opw.ie

This is an automated response. Please do not respond to this email.

Go raibh maith agat as an ríomhphost uait chuig Oifig na nOibreacha Poiblí.
Seoladh do cheist chuig an rannóg chuí taobh istigh den OPW a thabharfaidh freagra díreach duit.

Sa chás nach bhgaigheann tú freagra taobh istigh de 20 lá oibre, seol ríomhphost chuig an seoladh seo arís le do thoil, chun cúnamh breise a fháil.

Ba chóir ceisteanna meáin a sheoladh trí ríomhphost chuig pressoffice@opw.ie

Is freagra uathoibrithe é seo. Ná seol freagra ar an ríomhphost seo le do thoil.

Communications

Oifig na nOibreacha Poiblí
Office of Public Works

Sráid Jonathan Swift, Baile Átha Troim, Co na Mí, C15 NX36
Jonathan Swift Street, Trim, Co Meath, C15 NX36

T +353 46 942 6000
<https://www.gov.ie/opw>

Email Disclaimer: <https://www.gov.ie/en/organisation-information/439daf-email-disclaimer/>

16. Response from Southern Reg. Assembly

Re: Consultations Re: Proposed Brittas Wind Farm Near Thurles

From: Alice Byrne Kelly – abyrnekelly@southernassembly.ie

To: MWP Environmental

Thu 08/12/2022 11:02

A Chara,

I wish to acknowledge receipt of the below correspondence.

This correspondence has been forwarded to the planning division for review,

Le dea-ghuí,

**Alice Byrne Kelly
Clerical Officer
Corporate & Planning
Southern Regional Assembly**

Working from home



☎ **Phone:** +353 51 860700/701

✉ **Post:** Assembly House, O'Connell Street, Waterford, X91F8PC

✉ **eMail:** abyrnekelly@southernassembly.ie

🌐 **Website:** www.southernassembly.ie

17. Response from IDA (Ireland Foreign Direct Investment Agency)

From: Carl Keating <Carl.Keating@enterprise.gov.ie> on behalf of Info <Info@enterprise.gov.ie>
Sent: Wednesday 7 December 2022 08:45
To: Gavin, Paul; MWP Environmental
Cc: Inward Investment Unit Mailbox; Marian Cassidy
Subject: IDA - Consultations Re: Proposed Brittas Wind Farm near Thurles
Attachments: 23318 Project Details Brittas Consultation_6 Dec 2022 - All stakeholders.pdf

Dear Maura,

I refer to your recent e-mail enquiry below.

I have forwarded your email for **attention and direct reply** to:

Mr. Paul Gavin,
Property Manager,
IDA Ireland,
Three Park Place
Hatch Street Upper
Dublin 2
D02 FX65

Email: paul.gavin@ida.ie

Kind Regards

Carl Keating
Aonad Seirbhíse do Chustaiméirí/Customer Services Unit

An Roinn Fiontar, Trádála agus Fostaíochta
Department of Enterprise, Trade and Employment

23 Sráid Chill Dara, Baile Átha Cliath 2, D02 TD30
23 Kildare St, Dublin 2, D02 TD30
T +353 (0)1 631 2121
Carl.Keating@enterprise.gov.ie | www.enterprise.gov.ie | www.gov.ie
[LinkedIn](#) | [Twitter](#)

18. Response from An Taisce (National Trust for Ireland)

From: Advocacy Queries <advocacyqueries@antaisce.org>
Sent: Tuesday 6 December 2022 17:29
To: MWP Environmental
Subject: An Taisce - Thank you for your query Re: Consultations Re: Proposed Brittas Wind Farm near Thurles

Thank you very much for your email.

Please note that we receive a large volume of correspondence and resources are very limited. As such, we are unfortunately unable to respond to every query and ask that you review [these frequently asked questions](#).

Queries from An Taisce members are prioritised. We endeavour to respond to all member queries within one week. If you are a member, please reply to the original message with your member number (if you did not include it already). If you wish to become a member, please visit [the membership page on our website](#).

If your email relates to a specific planning application or issue, please provide the relevant reference number where applicable, full details of the site, building or issue of concern. Photos, if possible, are also very helpful.

Kind Regards,
The Advocacy Team

--

Advocacy Team
An Taisce - The National Trust for Ireland
The Tailors' Hall, Back Lane, Dublin 8, Ireland
Phone: 01 454 1786
www.antaisce.org

Company Reg. No. 12469 | Charity Ref. No. CHY4741 | Charity Regulator No. 20006358
An Taisce is a membership-based charity
Join at www.antaisce.org/membership

Please note that An Taisce's normal working hours are Monday to Thursday and this account is checked three days a week.

--

An Taisce - The National Trust for Ireland | www.antaisce.org
The Tailors' Hall, Back Lane, Dublin 8, Ireland
Company Reg. No. 12469 | Charity Ref. No. CHY4741 | Charity Regulator No. 20006358
An Taisce is a membership-based charity
Join at www.antaisce.org/membership

19. Response for Irish Wildlife Trust (IWT)

From: IWT Info <info@iwt.ie>
Sent: Thursday 22 December 2022 14:56
To: MWP Environmental
Subject: IWT -Re: Consultations Re: Proposed Brittas Wind Farm Near Thurles

Dear Maura,

Apologies for the late reply.

Thank you for contacting us. We do not have the staff capacity to respond to this consultation at the moment but we will endeavour to respond if possible.

Kind regards,
Fabiola Vieira

On Wed, 7 Dec 2022 at 18:04, MWP Environmental <mwp.environmental@mwp.ie> wrote:

7 Dec 2022

Re: Proposed Brittas Wind Farm Project – Pre-Application Consultation

Dear Sir/Madam,

Malachy Walsh and Partners (MWP) have been commissioned by Ørsted to undertake an Environmental Impact Assessment (EIA) and to prepare an Environmental Impact Assessment Report (EIAR) and Planning Application for a proposed wind farm at Brittas, Co. Tipperary, approx. 3km north of Thurles town.

Details of the proposed project are provided in the attached project description document (see figures 1 and 2 in the project document for site location maps). We consider this project to be Strategic Infrastructure Development under the Seventh Schedule of the Principal Act of the Strategic Infrastructure Act, 2006, as amended, and are engaging with representatives of An Bord Pleanála in this regard. All other statutory authorities and key stakeholders are also being consulted about this project during the pre-application phase.

We would greatly appreciate your feedback. If you have any queries or issues relating to the project, please do not hesitate to email me at mwp.environmental@mwp.ie or call on 021 453 6267 or post to MWP, Park House, Bessboro Road, Blackrock, Cork, T12 X251, Ireland. When contacting us please use the heading 'Brittas Wind Farm – 23318'.

20. Response from Birdwatch

Automatic reply: Consultations Re: Proposed Brittas Wind Farm Near Thurles

From: Info@birdwatchireland.ie

To: WMP Environmental

Wed 07/12/2022 17:45

Thank you for your email. Please note that we receive a high volume of emails. We endeavour to respond as quickly as possible, but during busy periods please note that there may be a delay.

Many thanks for your patience,

The BirdWatch Ireland team

21. Response from Scouting Ireland

Thank you for your enquiry. Due to staff shortages, we are experiencing a backlog. We will endeavour to action your query as soon as possible.

If you are enquiring about the 12 Days of Christmas please contact fundraising@scouts.ie.

If you are interested in joining scouts, please visit our website on the following link - <https://www.scouts.ie/join-the-scouts>

Thank you for your patience. The information transmitted in this email is intended for the addressee only and may contain confidential and/or privileged material. Any review, retransmission, dissemination, reliance upon or other use of this information by persons or entities other than the addressee is prohibited. If you received this in error, please contact the sender and delete the material. Any views expressed in this email are those of the individual sender and may not necessarily be the views of Scouting Ireland. The data contained in any attachments has not been virus checked and use or reproduction of all or part of this is entirely at your own risk. Company Reg. No. 397094, Charity No. CHY3507, CRA No. 20004347 P - Please consider the Environment before printing this email

Appendix 1F

ORSTED'S COMMUNITY ENGAGEMENT REPORT

Community Engagement Report

for the Proposed Brittas Wind Farm

Prepared by Ørsted
September 2024

Contents

1 Introduction

- 1.1 Context to Community Report
- 1.2 Background to Brittas Wind Farm community engagement

2 Consultation activities

- 2.1 Appointment of Community Liaison Officers
- 2.2 Project Newsletters
- 2.3 Newsletter 1 – Introduction of the Project to the Local Community
- 2.4 Newsletter 2 – Commencement of Environmental Assessment
- 2.5 Public Consultation Session 1 – Introduction to the Project
- 2.6 Project Website
 - 2.6.1 Virtual Consultation Room
- 2.7 Newsletter 3 – Initial Turbine Layout
- 2.8 Public Consultation Session 2 – Initial Turbine Layout
- 2.9 Newsletter 4 – The Proposed Project
- 2.10 Public Consultation Session 3 – The Final Project Layout
- 2.11 Project Website and Virtual Consultation Room - Update
- 2.12 Direct Correspondence and Meetings
- 2.13 Dedicated Contact Details
- 2.14 Engagement with community groups

3 Impact of Community Engagement on the Proposed Project

- 3.1 Number of turbines and setback distance
- 3.2 Environmental Concerns

4 Enduring economic benefit

- 4.1 Short Term Economic Benefits
- 4.2 Long Term Economic Benefits
 - 4.2.1 Community benefit fund

5 Conclusion

Appendix

Appendix A - Site Layout Maps

Appendix B - Project Newsletters

Appendix C – Exhibition Materials for Consultation Events

Appendix D – Screenshots from Project Website

Appendix E – Screenshots from the Online Exhibition

1. Introduction

1.1 Context to Community Report

Brittas Wind Farm Limited ('the Applicant') is a subsidiary of Ørsted Onshore Ireland Midco Limited. The Description of the Proposed Development can be found in Chapter 2 of this EIAR.

While it is not a mandatory requirement to undertake active consultation with communities prior to submitting a planning application, it is strongly recommended. Brittas Wind Farm Limited has carried out extensive consultation in relation to the proposed development with members of the public, including local residents, elected representatives and sought to support local groups during the development process. The objective of these consultations is to ensure that the views and concerns of all are taken into account in the Environmental Impact Assessment (EIA) process.

All of this activity has been carried out in accordance with the Code of Practice for Wind Energy Development in Ireland Guidelines for Community Engagement (2016)¹ and the Draft Revised Wind Energy Development Guidelines (2019)².

This report outlines the consultation and community engagement initiatives taken by Brittas Wind Farm prior to the planning application and the main issues identified during this process. It also specifies how the final proposal reflects community consultation, and the steps taken to ensure that the proposed development will be of enduring economic benefit to the communities concerned.

1.2 Background to Brittas Wind Farm Community Engagement

Having initially introduced the project to the community in June 2022, constraints were identified through desk study, site survey and analysis. Feedback from the community was also taken into consideration during the iterative design process. As a result of this process, the Applicant has revised the design of the scheme to the current, optimised proposal forming this Planning Application.

The public engagement has been undertaken with the intention of providing the local community with opportunities to view, discuss in detail and comment on the proposals. The Applicant has offered direct developer communication with community residents and provided opportunities to engage with the project at various stages of the development process.

¹ <https://assets.gov.ie/109110/b419a104-e6df-4a3e-a7ef-172166932bee.pdf>

² <https://www.gov.ie/en/publication/9d0f66-draft-revised-wind-energy-development-guidelines-december-2019/>

2. Consultation activities

The following sets out the consultation activities organised consecutively from the beginning of the planning and design process up to planning submission.

2.1 Appointment of Community Liaison Officers

In accordance with the Code of Practice for Wind Energy Development in Ireland Guidelines for Community Engagement, Community Liaison Officers (CLOs) were appointed to represent the project in the local community, ensure that queries were responded to, and ensure regular liaison with the community as the project progressed through various design iterations.

The main CLO was appointed prior to the initial introduction of the project to the community in early 2022. A second CLO was introduced to the project in January 2023 to assist with project communications. In addition, Ørsted's project manager was also available throughout the engagement process to discuss the project with the local community.

Community Liaison Officer – Aidan Stakelum

Aidan is the lead CLO for the Brittas Wind Farm Project. Aidan has significant experience in dealing with a wide range of stakeholders for the development of renewable energy projects. He has been appointed CLO on a wide range of projects and sites throughout Ireland and has a depth of knowledge on the renewable energy sector as well as agriculture and forestry activities. Aidan lives in the wider locality of the Brittas Wind Farm Site and was available throughout the planning and assessment process, within and outside of regular working hours, to discuss the project with members of the local community.

Assistant Community Liaison Officer – Alan Barry

Alan is the assistant CLO on the Brittas Project. Alan has consultancy and developer experience in community consultation and land negotiation. Alan joined Ørsted during the planning and assessment process for the Brittas Project and immediately began work on communications and consulting with members of the public at the Brittas site, in coordination with Aidan.

Project Manager – Eamon Hutton

Eamon Hutton is Ørsted's project manager for the Brittas Wind Farm project. Eamon has worked across a range of renewable energy projects over the past decade with consultancy and developers, focused on wind energy development. Eamon has worked as CLO on previous projects and has extensive experience in preparation and coordination of community events, communication materials and has significant experience of on-the-ground consultation. Eamon also has wide experience in planning and environmental assessment for similar wind energy projects.

2.2 Project Newsletters

The CLOs and Project Manager have visited homes within 1.5km of the proposed development on a number of occasions to ensure they are informed about the project, as summarised below and outlined further in this community report:

- June 2022 - To provide residents with a copy of the initial project newsletter to inform the public that a potential wind energy project was being investigated. This was carried out by MKO consultants.
- April 2023 - To provide residents with a project update and a map of the potential developable area of the project, as well as to invite local residents to the initial community information event held in Thurles Sarsfields in April 2023. This was carried out by the project CLOs and Ørsted's Project Manager.
- October 2023 - To provide residents with a copy of the third project newsletter which presented the initial turbine layout and also invited the community members to the second community information event which was held in Thurles Sarsfields and Loughmore GAA Club in October 2023. This was carried out by the project CLOs and Ørsted's Project Manager.
- June 2024 - To provide residents with a copy of the fourth project newsletter and invite community members to the third community information event at Rahealty Community Hall. This was carried out by the project CLOs and Ørsted's Project Manager.

2.3 Newsletter 1 - Introduction of the project to the local community

In advance of engagement in the local community prior to the design or environmental assessment commencing, the Applicant prepared a newsletter containing information outlining Ørsted's intention to investigate the possibility of a wind energy development at the Brittas Site. This was distributed to the immediate population whose properties are within 1.5km of the boundary of the proposed development site.

The newsletter was delivered in early June 2022, and completed by a consultant contracted by the applicant. The purpose of the newsletter was to introduce the project to the community and provide contact details for the CLO should any community members have any queries. It contained the following information:

- Introduction to the Ørsted organisation (who at the time were new to the Irish Market), an outline of the company's experience and Irish presence.
- A description of Ørsted's intent to explore the opportunity for a potential wind farm project in the area.
- Outline of potential community benefits.
- An outline of the environmental assessment of a typical wind farm project.
- An introduction to Ørsted's Project Manager.
- An introduction to the Project's CLO.
- Contact details for the CLO.

A copy of Newsletter 1 can be found in Appendix B.

2.4 Newsletter 2 – Commencement of Environmental Assessment

To mark the initial advancement of the project towards planning and environmental assessment, a second newsletter was distributed to the local community in April 2023. Newsletter 2 was distributed to all residences within 1.5km of the boundary of the proposed development site. The newsletter identified the developable area of the Brittas Wind Farm site which was the subject of detailed environmental assessment which would likely be the area where turbines could be located, taking into account initial environmental constraints.

The newsletter was delivered by the project CLOs and the project manager via door knocks in order to get the opportunity to converse with locals regarding the project. The Newsletter provided information about an upcoming community event that would take place in Thurles Sarsfields Gaelic Athletic Associated Clubhouse, Townparks, Thurles on Monday the 17th of April 2023. Members of the community were encouraged to attend the event for further discussion of the proposal.

The newsletter also contained information on the following:

- Information on the Developer, Ørsted.
- Outline of the project principles.
- Project overview including elements of the project, the constraints led approach to identify the developable area and a map of the initial developable area.
- Outline of the initial intended timeline for planning.
- Information on a potential community benefit fund in line with the Renewable Energy Support Scheme.
- Introduction to the environmental assessment and the consultants carrying out the assessment.
- Contact details of the CLOs, contact phone numbers, email and website

A copy of Newsletter 2 can be found in Appendix B.

2.5 Public Consultation Session 1 – Introduction to the Project

The first community consultation event for the proposed Brittas Wind Farm was held in Thurles Sarsfields GAA club on the 17th of April 2023 from 4pm to 8pm. The event was hosted by Ørsted's project CLOs, Project Manager and a member of to Ørsted's development team. The intention of the event was to introduce attendees to the project, discuss the planning, engineering and environmental assessment of the project and present the developable area.

Knowledge of the local area was welcomed and the potential effects and benefits of wind farm projects were discussed with community members. A range of queries and concerns were raised including potential shadow flicker effects, noise, water management, effects on property values and potential effects on agricultural practices. The key issues raised by visitors to the event were visual effects and concerns of ecological effects on the broadleaf woodland within Brittas Castle Demesne, known locally as Knox Wood.

Benefits of the project were queried and representatives of local groups were in attendance with queries in relation to the Renewable Energy Support Scheme's Community Benefit Fund.

Large maps showing the developable area of the project were presented and local residents were able to identify their dwellings in relation to the site. The event was attended by approximately 60 individuals from the local community.

Following this event, correspondence was received via the project email address:

info@brittaswindfarm.com

Phone calls were also received by the CLO and follow up correspondence and house visits were issued and organised respectively.

2.6 Project website

A project website was set up www.brittaswindfarm.com to allow members of the public to view project updates as well as access the latest project newsletters and contact info. The website includes general information about the project including location and potential capacity, latest project updates, information about Ørsted in Ireland, information on the local community benefits in line with the Renewable Energy Support Scheme (RESS), an indicative project timeline and frequently asked questions on wind energy development.



Figure 1: Screenshot from the Brittas Wind Farm Website

Screenshots of the project website are included in Appendix D. The website also includes a link to the virtual online exhibition.

2.6.1 Virtual Consultation Room

A virtual exhibition room was prepared for the project which allows anyone to view the latest project information online. The exhibition room includes interactive material and was kept up to date throughout the environmental impact assessment and design process. The information presented on the exhibition room includes the following:

- Introduction page explaining the exhibition, providing contact information and introducing the Community Liaison Officers and Project Manager.
- An outline of the proposed project, site selection and the background for the need for the project.
- A map of the proposed project (updated over the design process).
- Outline of the Environmental Impact Assessment process.
- Information on the Landscape and Visual Impact Assessment.
- An interactive Photomontage Viewer where a selection of the latest photomontages of the proposed project can be viewed from 360 degrees.
- Information on the noise and ecology assessments.
- An outline of the provisions for the community benefit fund in line with the Renewable Energy Support Scheme (RESS).
- Information outlining the planning process and expected programme for submission.
- A collection of all of the previous Project Newsletters available for download.

The exhibition room went live on the 11th of October 2023, ahead of the second community engagement event, as detailed in Section 2.8. It was subsequently updated with the latest project details prior to the final community engagement event of June 2024, as detailed in Section 2.11.

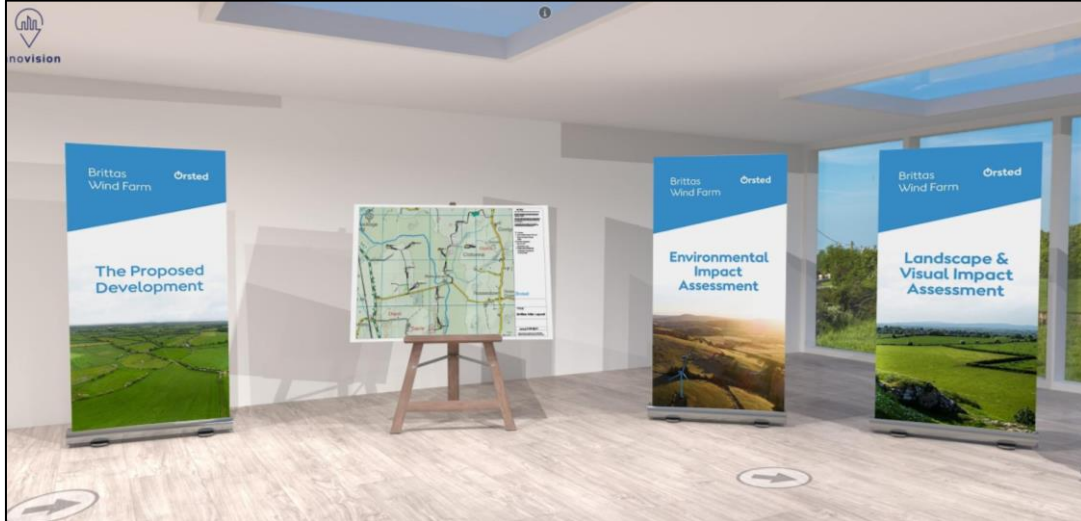


Figure 2: Screenshot from the Brittas Online Exhibition Room



Figure 3: Screenshot from the Photomontage Viewer on the Online Exhibition Room

Copies of the exhibition materials on display in the June 2024 virtual consultation room are included in Appendix C and Screenshots of the exhibition room are included in Appendix E.

2.7 Newsletter 3 – Initial Turbine Layout

Following the identification of on-site constraints, a preliminary design was produced showing the first design iteration of the turbine layout of the proposed Brittas Wind Farm. This consisted of an 11-turbine layout. A third project newsletter was then prepared to distribute to all houses within 1.5km of the proposed project site. The main focus of this newsletter was to inform the local community of the initial layout.

The third newsletter included a map of the initial layout and a map of the proposed turbine delivery route for transport of the turbine components to the site. The newsletter also included the following details:

- Landscape and visual assessment and introduction to photomontages;
- An outline of ecology assessment taking place for the project;
- Protection of residential amenity and setback distances to be applied from proposed turbines to nearby dwellings;
- Community benefit details;
- Details on the Strategic Infrastructure Development (SID) planning process;
- An indicative project timeline for planning submission; and
- Contact details for the project CLOs.

Newsletter 3 also included details of two upcoming community events where information would be presented to members of the public for discussion. The events were advertised to take place on the 10th and 11th of October, the first at Thurles Sarsfields GAA Club and the Second at Loughmore Castleiney GAA Club.

The newsletter was distributed by the project CLOs and the Project Manager to all dwellings within 1.5km of the site via a door-knock which took place on the 2nd of October 2023. The updates for the project were discussed with members of the public who were encouraged to attend the upcoming events.

A copy of Newsletter 3 can be found in Appendix B.

2.8 Public Consultation Session 2 – Initial Turbine Layout

Two community events were organised in October 2023 to provide members of the community at the proposed wind farm an opportunity to view the initial turbine layout and discuss the latest project updates with the project team. The events were held in Thurles Sarsfields GAA Club on Tuesday 10th of October and Loughmore Castleiney GAA Club on Wednesday 11th of October. The venues were chosen in order to encourage the wider community to attend, with one venue located south of the site and the second venue located north of the site.

The event was hosted by Ørsted's project CLOs, Project Manager and a member of lead EIAR consultants team from Malachy Walsh and Partners. The following information was presented at the events:

- Maps showing the initial turbine layout consisting of an 11-turbine wind farm;
- Information on various environmental assessment methodologies including:
 - Ecology Assessments
 - Landscape and Visual Assessments
 - Noise Assessments
- Photomontages showing computer generated images of the proposed wind turbines; and
- Details of the SID planning process and an indicative project timeline for planning submission.

Both events were well attended with over 40 members of the public visiting each event. Main concerns raised by members of the public included the following:

- Concerns around noise and visual impact and the potential negative effects this would have on property values.
- Concerns around potential health impacts from living near wind turbines.
- Concerns around shadow flicker effects on immediate neighbouring properties.
- Concerns around traffic impacts during the construction phase.
- Concerns that benefits of the project would not be seen by locals in proximity to the project.

The concerns raised at the events were addressed by the project team and where requested, further information was forwarded to members of the public following the event.

Some members of the public were concerned around the visual effects seen from their homes. Two separate members of the public requested a photomontage from their property to better understand what the project would look like from their point of view. These photomontages were commissioned and presented to the households following the second community event.

The project's Virtual Consultation Room, as detailed in Section 2.6.1, went live following these events. Members of the public were informed about this during the event, where the photomontages presented would be available in a 360-degree online viewer, along with a map of the initial turbine layout and various other project and environmental details as described in Section 2.6.1.

One key issue raised by members of the public during the event was the permitting of a new house near the project. This was important local information which the project team were not aware of at the time. Therefore, following the community event, the permitted dwelling location was investigated and the design of the project was reconsidered to allow for appropriate setbacks to all dwellings.

Following the second event, correspondence was received via the project email address, info@brittaswindfarm.com, phone calls were received by the CLOs and follow up correspondence and house visits were organised for members of the public unable to attend the events.



Figure 4: Photograph from Event no. 2 at Thurles Sarsfields GAA



Figure 5: Photograph from Event no. 2 at Loughmore Castleiney GAA

2.9 Newsletter 4 – The Proposed Project

The final newsletter prior to planning submission for the Brittas Wind Farm Project was distributed to all dwellings within 1.5km of the project site on the 4th of June 2024. The newsletter was delivered door-to-door by the project CLOs and the Project manager.

The main purpose of Newsletter 4 was to present the layout that would be the subject of the planning application for the proposed project. This included a reduced footprint of the proposal with a final 10-turbine layout, the substation location, lidar unit location and borrow pit location. The newsletter outlined the considerations that were taken into account in the design process including avoidance of ecological sensitivities setback from dwellings to maintain residential amenity, and considerations of noise, flood risk and archaeology.

The newsletter presented a map of the finalised grid connection route from the site to the existing Thurles 110kV substation and a map of the turbine delivery route. Also presented was an updated timeline for planning which had changed from the previous newsletter due to delays in the design process as a result of the newly consented dwelling identified by members of the community, as mentioned in Section 2.8 above.

The newsletter provided an invitation to the upcoming community information event which was to take place in Rahealty Community Hall on the 12th of June 2024. Community members who were met at during the door-to-door newsletter drop were encouraged to attend the event where design material and environmental materials would be presented.

A copy of Newsletter 4 is included in Appendix B.

2.10 Public Consultation Session 3 – The Final Project Layout

The third and final community consultation event for the proposed Brittas Wind Farm was held in Rahealty Community Hall on Wednesday the 12th of June 2024. The venue was chosen following a request from local residents who highlighted this venue as appropriate as it is in proximity to the eastern section of the Brittas Site where a cluster of dwellings are located. The event was hosted by Ørsted's project CLOs, Project Manager and two member of the EIAR consultants team from Malachy Walsh and Partners.

Materials presented at the event include the finalised layout of the project which would be the subject of a planning application to An Bord Pleanála. Large maps of the proposed grid route and turbine delivery were presented as well as environmental information including:

- Information on the noise assessment and a noise contour map of the proposed wind farm.
- Information on the ecological assessment and a habitat sensitivity map.
- Updated project timeline and information on the application process.
- Results of the shadow flicker assessment were also available and members of the public could identify their dwelling and see what potential shadow flicker effect could occur at their property.

- The finalised photomontage booklet (Volume 4 of this EIAR) was presented at the event so members of the public could view the proposed turbines from various view points across the site and wider area. Personalised photomontages for community members who requested them were also presented to the individuals.

Some of the main concerns raised by the attendees in relation to the finalised wind farm layout and environmental information presented include the following:

- Visual effects on individuals' properties.
- Flood risk effects on site and potential displacement of flood water and ground water.
- Potential effects on local wells.
- Potential nuisance effects from construction activities.
- Potential noise and traffic issues along the proposed grid route as a result of construction works.
- Concerns that a community benefit fund would not benefit the community directly in proximity to the project.

The concerns raised by community members at the event were addressed by the project team. Project Newsletter 4 was available for any attendees who did not receive one and the maps presented at the event were given to attendees on request. Over 60 members of the public attended the event.

The event also coincided with an 'Open Day' at the nearby operational Lisheen Wind Farm where members of the public could visit the wind farm to understand the benefits and potential effects. A shuttle bus regularly stopped outside the venue throughout the day where members of the public could travel to and from the Open Day for free.

Follow up queries were received by email and the CLOs received phone calls from members of the public who were unable to attend the event, in order to follow up with project information.

The material presented at the Event is included in Appendix C of this report.



Figure 6: Photograph from Event no. 3 at Rahealty Community Hall



Figure 7: Photograph from Event no. 3 at Rahealty Community Hall

2.11 Project Website and Virtual Consultation Room - Update

To allow maximum opportunity for interested parties to view, discuss, and comment on the proposals, the exhibition materials on display at the exhibition events were replicated in a virtual consultation room displaying the final project design for planning.

The updates to the project website and virtual consultation room went 'live' on 24th of June 2024 following the final community event. All photomontages on the online viewer were update with the optimised layout, the wind farm layout map was updated and environemtnal information replaced with the latest information.

2.12 Direct Correspondence and Meetings

Throughout the pre-planning stage the Brittas Wind Farm team continued to engage with the community on an ongoing basis though written communications (via the dedicated project email address), discussions over the phone (via the CLOs).

At the request of individuals, the Applicant also facilitated a number of meetings with individual residents to discuss the proposed project and their queries.

Representatives from Brittas Wind Farm have met with and maintained an open dialogue with local groups, organisations and clubs throughout the pre-planning process.

2.13 Dedicated Contact Details

Since the project was first introduced to the community in June 2022, the Applicant has provided dedicated contact details for the proposed project, including a dedicated phone number, email address and postal address and dedicated CLO phone numbers. All enquiries fielded through these contact streams have been addressed by the dedicated CLOs and/or another member of the Brittas Wind Farm project team.

2.14 Engagement with Community Groups

As recommended in the Draft Revised Wind Energy Development Guidelines (2019), in addition to circulating information pertaining to the proposal to the immediate population nearby to the wind farm site, the developer should also circulate information to community groups within approx. 10km radius.

As such, Brittas Wind Farm contacted groups and organisations in the area to raise awareness of the project and who may benefit from a future project with regard to the Renewable Energy Support Scheme's community benefit fund. These groups and organisations have been communicated with via email and phone calls from the project CLOs as well as direct engagement at the organised community events.

Those groups and organisations are listed as follows:

- Thurles Sarsfields GAA Club, Thurles
- Loughmore Castleiny GAA Club, Loughmore
- Loughmore Ladies Walking Club, Loughmore
- Thurles Crokes Athletic Club, Thurles
- Thurles Sarsfield Camogie Club, Thurles
- Christian Brothers Secondary School, Thurles
- Rahealty Community Centre, Rahealty

3. Impact of community engagement on the proposed project

3.1 Number of turbines and setback distance

Further to the initial series of public consultation in 2023, the feedback received was that the proximity of turbines to local residents was a cause for concern.

The initial layout of the proposed development was revised from 11 to 10 turbines following the first series of public consultation and identification of additional residential receptors from members of the community. A number of changes were also made to turbine placement at this stage to maximise setback from dwellings, while maintaining an optimised layout for wind energy generation on the site.

3.2 Environmental Concerns

Other actions were also taken to reduce visual effects at this stage. This included the replacement of a permanent met mast with a Lidar unit which would reduce visual effects of the proposed development across the greater area.

Following the initial round of public consultation where important ecological features were identified by members of the community and flood risk was also cited as a concern, greater emphasis on the protection of broadleaf forestry at the south of the site was committed to and a detailed flood risk assessment was prepared to assure major elements of the project were placed outside of areas prone to flooding.

4. Enduring Economic Benefit

The Applicant recognises that the Code of Practice for Wind Energy Development in Ireland Guidelines for Community Engagement (2016) and the Draft Revised Wind Energy Development Guidelines (2019) stipulate that wind farm developers should identify enduring economic benefit to the communities

concerned from the proposed development, and should also highlight short term economic benefits to the communities concerned.

4.1 Short Term Economic Benefits

It is estimated that at peak construction approximately 60 jobs will be created. This in turn will have a knock-on effect on the local economy through the supply of services to the workforce. This will be in addition to regional-level procurement of services and materials for the wind farm construction.

Additionally, the payment of a development contribution to Tipperary County Council in respect of public infrastructure and facilities will provide benefits to the local community (such as refurbishment, upgrading, enlargement or replacement of roads, car parks, sewers, waste water facilities, drains or water mains, the provision of open spaces, parks, community facilities and amenities and landscaping works in the county).

4.2 Long Term Economic Benefits

The proposed project will provide many long-term benefits to the communities surrounding the proposed development.

4.2.1 Community Benefit Fund

In accordance with the government-led Renewable Electricity Support Scheme (RESS), the project will deliver a substantial and long-term community benefit fund throughout the period that Brittas Wind Farm is operational.

This fund is expected to be approximately €250,000 for the first 15 years of the project, depending on final turbine specification, and will include a near neighbour scheme, in line with the conditions of the Renewable Energy Support Scheme.

Throughout the pre-planning consultation the Applicant has confirmed that it will enable and empower the community to decide how any future community benefit fund will be distributed, and that the Applicant will provide whatever support is required to ensure the community is able to direct the fund towards local needs, amenities and priorities.

5. Conclusion

This community report has provided an account of the pre-planning consultation undertaken by the Applicant for the proposed Brittas Wind Farm.

The consultation process has been an extremely valuable exercise and has provided a detailed and enhanced understanding of the key issues and concerns of the local community, which has ultimately shaped the final project proposal.

The Applicant has committed to active engagement, consultation and dialogue with the local community from an early stage and is committed to continuing with this throughout the planning, construction and operational process for the proposed Brittas Wind Farm Project.

Appendices

Appendix A - Site Layout Maps

Appendix B - Project Newsletters

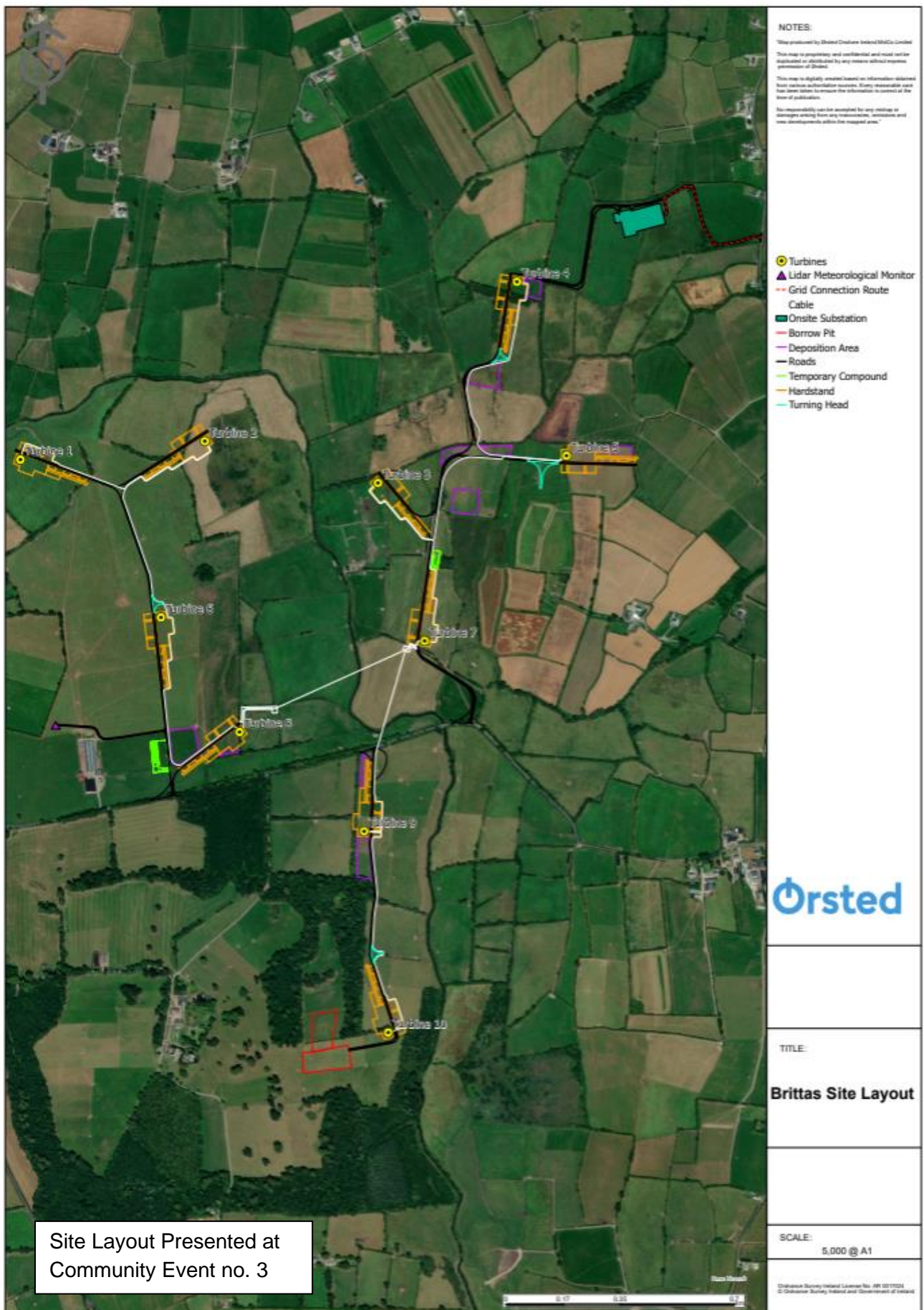
Appendix C – Exhibition Materials for Consultation Events

Appendix D – Screenshots from Project Website

Appendix E – Screenshots from the Online Exhibition

Appendix A - Site Layout Maps





Appendix B – Project Newsletters

Project Newsletter 1 – June 2022

Brittas Wind Farm Project



Fighting climate change with
Green Energy Solutions

ABOUT ØRSTED

The Ørsted vision is a world that runs entirely on green energy

Ørsted develops, constructs, and operates offshore and onshore wind farms, solar farms, energy storage facilities, renewable hydrogen and green fuels facilities, and bioenergy plants. Moreover, Ørsted own and operate 19 wind farms across Ireland providing 327MW to the national grid.

Ørsted is the only energy company in the world with a science-based net-zero emissions target as

validated by the Science Based Targets initiative (SBTi). Ørsted ranks as the world's most sustainable energy company in Corporate Knights' 2022 index of the Global 100 most sustainable corporations in the world and is recognised on the CDP Climate Change A-List as a global leader on climate action.



WHAT WE HOPE TO DO

Ørsted are exploring the potential for developing a wind farm in the townlands of Brittas, Rossestown and Clobanna Co. Tipperary.

Detailed environmental studies are underway to understand whether this area might be suitable for the submission of a planning application for a wind farm development. These environmental studies, along with feedback from the local community and other stakeholders, will be used to inform the design of the project.

Our wish is to carry out inclusive engagement with the local community throughout the lifetime of this proposed project and your collaboration on what a future Brittas Wind Farm project could look like is very much encouraged.

The Irish Government also recently published 'Project Ireland 2040: National Development Plan 2018 – 2027', which outlines the need for an additional 3,000 - 4,500 MW of renewable energy as an investment priority. The climate action plan 2021 aims to have ~8 GW of onshore wind energy to the national grid by 2030 and a 51% reduction in greenhouse gas emissions by 2030. The further development of renewable energy projects is a vital component of Ireland's strategy to tackle the challenges of combating climate change and ensuring a secure supply of our future energy needs. The proposed Wind Farm project is being explored, in part, as a response to these challenges and we feel it has the potential to contribute greatly to this national and indeed, global cause.

- Ørsted develops energy systems that are green, independent, and
- One of the world's largest green electricity producers
- Global no. 1 in offshore
- Global top 10 in onshore
- A globally recognised sustainability leader
- Strong presence in the United States and Europe
- Develop, own and operate, onshore wind, solar PV and storage projects
- Ambition to reach ~17.5 GW installed capacity globally by 2030



COMMUNITY BENEFIT

We seek to be good neighbours in the communities in which we develop and operate projects. Engagement with the local community will be a key activity for the Project Team.

The Project Team will be meeting with the local community to ensure that information is made available and that queries are responded to in a transparent and efficient manner.

We are committed to ensuring that local communities share in the economic opportunity that this potential project can bring and will offer a community benefit fund to support community development, in line with government policy and guidelines, should the development become an operational wind farm.

ENVIRONMENTAL ASSESSMENT

Wind Energy Development Projects undergo rigorous environmental analysis under a series of headings:



- Population and Human Health
- Biodiversity
- Land
- Soil
- Water
- Air
- Climate
- Material Assets
- Cultural Heritage
- Landscape

Ørsted will work with an experienced and dedicated environmental consultant to ensure a robust assessment is carried out.



Meet the team

Eamon Hutton

- Eamon is a planning and environmental specialist with Ørsted. Eamon is the project manager who will be leading the development of the proposed Brittas Wind Farm.
- Eamon has significant experience in the planning and environmental assessment of wind energy projects.



Aidan Stakelum

- Aidan is responsible for leading the teams on the ground community engagement processes through consultation with key stakeholders in the community
- Aidan is responsible for developing community engagement strategies and stakeholder management plans to engage with new communities on Greenfield projects
- Draft communications material with the project development teams including drafting of leaflets, booklets, websites, social media etc. including communications updates a projects progress



CONTACT US

We welcome all engagement and interaction on all aspects of the proposed Brittas Wind Farm Project.

You can contact us by email: astak@orsted.com

Or call a member of the project team on: **0861037437**

Or write to us at: **Floor 5, City Quarter, Lapps Quay, Cork City, Ireland**

www.Orsted.ie



Project Newsletter 2 – April 2023

Newsletter update April 2023

Brittas Wind Farm Project

Fighting climate change with
Green Energy Solutions



ABOUT ØRSTED

The Ørsted vision is a world that runs entirely on green energy

Ørsted is a renewable energy company taking action to create a world that runs entirely on green energy. We develop, construct, own and operate onshore and offshore wind farms, solar farms, energy storage facilities, renewable hydrogen and green fuels facilities, and bioenergy plants. Ørsted is ranked the world's most sustainable electricity utility company in Corporate Knights Global 100 index for 2023.

Ørsted owns and operates 19 wind farms across Ireland providing 327MW of electricity to the national

grid, with additional renewable projects in the construction and planning phases. It is our ambition to grow our capacity significantly over the next decade to support the Irish Government's emission reduction targets. To achieve this, we aim to develop new onshore assets, repower existing assets, and grow our presence in Ireland's nascent energy storage market.

WHAT WE HOPE TO DO

As outlined in our last newsletter, we are exploring the potential to develop a wind energy project in the townlands of Brittas, Rossestown and Clobanna, near Thurles, Co. Tipperary. We are aiming to complete environmental surveys, prepare the project design and to submit a planning application in December 2023. The project aims to supply clean and sustainable electricity to the national grid, supporting Ireland's objective to achieve 80% renewable electricity by 2030.

PROJECT OVERVIEW

The project will consist of a wind farm of between 9 and 11 wind turbine generators. The turbines will be linked by new and upgraded access tracks. The project will include a new onsite electricity substation and a grid connection connecting the project to the national electricity grid. The project will also include a turbine delivery route which is the route chosen to transport large turbine components from the port of entry to the project site.

The project is currently at its initial design stage. We have identified environmental constraints across the site and are currently designing a first draft layout of the project. This process involves the examination and mapping of a range of sensitive environmental constraints along with requirements set out in the Wind Energy Development Guidelines. This process will result in the mapping of a developable area where wind turbines can be located. The current developable area being considered for the project is illustrated in this newsletter.

Constraints considered at this stage included the following:

- Setback from residential dwellings.
- Setback from rivers and streams.
- Setback from public roads.
- Setback from registered archaeological monuments.
- Avoidance of sensitive ecological habitat.



COMMUNITY

Ørsted is committed to engaging inclusively with the whole community and developing a responsible project that is good for society and for our neighbours. As part of the project, we want to help bring forward sustainable, long-term community initiatives that meet local priorities, needs and objectives.

In accordance with the government-led Renewable Electricity Support Scheme (RESS), the project, if consented, will deliver a substantial and long-term community benefit fund during the operational period of the Wind Farm. In line with government guidance, this fund is expected to provide €2 per MW hour for the first 15 years of the project and will include a near neighbour scheme. For a 50MW project, the community benefit fund could amount to €280,000 per annum.

The community benefit fund must be used for the wider economic, environmental, social and cultural well-being of the local community. The distribution of the fund will ultimately be for the community living in proximity to the project to decide in partnership with the Ørsted team. Details of the Renewable Electricity Support Scheme and community benefit can be found on the Sustainable Energy Authority of Ireland's website.

UPCOMING COMMUNITY EVENT

Ørsted's Brittas Wind Farm development team will be hosting an information event in Thurles Sarsfields Gaelic Athletic Association Clubhouse, Townspark, Thurles on Monday the 17th of April 2023. The purpose of the event is to invite members of the local community to view the progress of the proposed project and to speak to the project team. The event will take place between 4pm and 8pm. If you cannot attend the event, please contact our team and will send you an information pack.

ENVIRONMENT

Environmental studies are underway at the site. Ecology studies began in 2021 and are being conducted by Woodrow Sustainable Solutions. Ecology studies include bird surveys, habitat surveys and aquatic ecology surveys.

Malachy Walsh and Partners have begun the environmental impact assessment of the site. This will include detailed assessments of noise, shadow flicker, traffic, hydrology, soils and geology and landscape and visuals. These studies, along with feedback from the local community and other stakeholders, will be used to inform the design of the project.



Meet the team

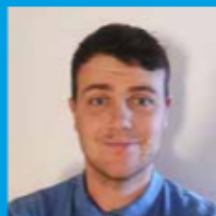
Eamon Hutton

Eamon is Ørsted's project manager for the Brittas Wind Farm project. Eamon is responsible for bringing renewable energy projects from initial conception, through the Environmental Impact Assessment and planning process to consent.



Aidan Stakelum and Alan Barry

Aidan and Alan are the community liaison representatives for the project. They are responsible for developing community engagement strategies and stakeholder management plans to engage with communities on Greenfield projects. Aidan and Alan are available to discuss the proposed project with the local community.



CONTACT US

We welcome all engagement and interaction on all aspects of the proposed Brittas Wind Farm Project.

You can contact us by email: info@brittaswindfarm.com

Or call a member of the project team on:

Aidan: 0861037437, Alan: 0861030464

Or write to us at: **Brittas Wind Farm, Floor 5, City Quarter, Lapps Quay, Cork City, Ireland.**

Visit the project website at: www.brittaswindfarm.ie



Project Newsletter 3 – October 2023

Newsletter update October 2023

Brittas Wind Farm Project



ABOUT ØRSTED

The Ørsted vision is a world that runs entirely on green energy

Ørsted is a renewable energy company taking action to create a world that runs entirely on green energy. We develop, construct, own and operate onshore and offshore wind farms, solar farms, energy storage facilities, renewable hydrogen and green fuels facilities, and bioenergy plants.

Ørsted owns and operates 20 wind farms across Ireland providing 360MW of electricity to the national grid, with additional renewable projects in the construction and planning phases. It is our

ambition to grow our capacity significantly over the next decade to support the Irish Government's emission reduction targets. To achieve this, we aim to develop new onshore assets, repower existing assets, and grow our presence in Ireland's nascent energy storage market.





Introduction

As outlined in our last newsletter, we are exploring the potential to develop a wind energy project in the townlands of Brittas, Rossestown and Clobanna, near Thurles, Co. Tipperary. Since our last project update was distributed, we have progressed the initial design of the wind farm and are continuing the environmental assessment of the project.

In putting together this design we have considered your feedback from the previous community consultation event, and that of the planning and statutory consultees including Tipperary County Council, An Bord Pleanála and the National Parks and Wildlife Service.

Project Overview

The proposed project design currently consists of an 11-turbine wind farm. The turbines will have a tip height of up to 180m. The turbines will be linked by new access tracks. The project will include a new onsite electricity substation and a grid connection connecting the project to the national electricity grid. The project will also include a turbine delivery route which is the route chosen to transport large turbine components from the port of entry to the project site.



The initial turbine layout has considered various environmental factors and sensitivities and aims to comply with the Government's Wind Energy Development Guidelines. The design has considered the following:

Landscape and visual

Landscape and visual impacts have been considered throughout the design process. Initial layout designs were modelled by the landscape consultants Innovision, who modelled the theoretic visibility of the wind farm throughout the wider landscape. The consultant has also produced some visual representations of what the proposed wind farm will look like from various representative viewpoints. A landscape and visual assessment of the final design layout will be included in the planning application, accompanied by a series of visualisations known as photomontages. These will present the wind farm against the existing landscape, allowing the reader and decision makers to fully understand how the wind farm will look within the landscape.

Ecology

Ecological data has been collected through a variety of surveys, including:

- Terrestrial and aquatic habitat surveys
- Bat surveys
- Bird surveys
- Mammal surveys

Data collected from these surveys strongly influenced the wind farm design. Some areas of sensitive habitat were detected within the site boundary. Careful consideration has been taken to limit or avoid any impacts on these areas, and instead improving the overall quality of habitats within the area as part of the Habitat Management Plan. Care was taken with the siting of the current infrastructure layout to protect the flora and fauna on site.

Residential Amenity

The turbine locations have been positioned to maintain a setback from nearby houses of at least 720m. This is in line with the requirements set out in the Draft Wind Energy Development Guidelines which requires a setback of 4x the tip height of the proposed turbines. This aims to reduce potential impacts from visuals, noise and shadow flicker.

Other design considerations

There were many other topics considered during the design of the wind farm including:

- Setback from rivers and streams to avoid siltation during construction.
- Setback from public roads.
- Setback from registered archaeological monuments.

Turbine Delivery and Site Access

The site is accessed from the L8017 local road, 'The Dark Road' which connects to the N62. It is proposed to deliver turbine components to the site from the Port of Foynes, County Limerick. The components will be transported from the port via the M7 to Nenagh, where the route turns onto the R498 regional road southeast to Thurles passing through Borrisoleigh. The route will cross the outskirts of Thurles before turning north on the N62 towards the site. The delivery route has been designed to reduce disruption to local roads and traffic.



Benefits to the Local Community

The Brittas Wind Farm Project will offer a number of benefits to the local community

Community benefit fund

The current government guidelines for the Renewable Energy Support Scheme (RESS) requires that a community benefit fund is put in place for all renewable energy projects contracted through RESS. The community benefit fund is valued at €2/MWH per year from the first year of operation of the new wind farm. This means that for every megawatt hour the wind farm produces, €2 is contributed to the fund. This would result in a substantial benefit fund being made available. For example, a 50MW project would provide approximately €280,000 per annum to the community benefit fund.

When qualifying for RESS, a project's community benefit fund is usually managed by an independent organisation, who set up a local committee which decides on how and to whom the funds are distributed.

Job and Contracting/Supply Chain Opportunities

The construction and operation of the wind farm will create jobs and contracting opportunities. As part of the tender for the wind farm construction, successful bidders will have to commit to holding a "Meet the Suppliers" event for local businesses and contractors, informing them of how they can bid to provide goods and services for the construction and operation of the wind farm.

Habitat Conservation and Management

As part of the planning application, Ørsted will submit information outlining our plans to protect and restore important habitats around the wind farm and our measures to enhance biodiversity. At Ørsted, we avoid, mitigate and address our impact on biodiversity to build and operate in harmony with nature. Our ambition is to deliver a net positive biodiversity impact from new projects commissioned from 2030.





The Planning Process

We are currently on schedule to submit the planning application in December of this year, provided we don't encounter any delays outside of our control. This application will be submitted to An Bord Pleanála as a Strategic Infrastructure Development (SID) application. An Bord Pleanála is the national body that makes a decision to grant permission or refuse permission for major infrastructure projects that are important to either Ireland, the region or the local area. Examples include motorways, hospitals and wind farms with an output greater than 50MW. SID applications are made for developments which:

- Contribute significantly to meeting any of the objectives of the National Planning Framework, or
- Contribute significantly to meeting any regional spatial and economic strategy for an area, or
- Have a significant effect on the area of more than one planning authority.

Once the application is lodged, members of the public will be free to submit observations to the planning authority, which will be considered as a part of the decision-making process. The application documents will be available online, and physical copies will be available at the offices of An Bord Pleanála and Tipperary County Council.

Further information will be provided to the public prior to the planning submission.

Upcoming Community Event

Ørsted's Brittas Wind Farm development team will be hosting an information event at the following locations:

- Thurles Sarsfields Gaelic Athletic Association Clubhouse, Townspark, Thurles on Tuesday 10th of October 5pm to 8pm.
- Loughmore Castleiney GAA Club, Coogulla on Wednesday 11th of October 5pm to 8pm.

The purpose of the event is to invite members of the local community to view the progress of the proposed project and to speak to the project team. The event will take place between 4pm and 8pm (TBC). If you cannot attend the event, please contact our team and we will send you an information pack.



Project Programme



Brittas Wind Farm Project, Newsletter 3

Meet the Team

Eamon Hutton

Eamon is Ørsted's project manager for the Lisheen 4 project. Eamon is responsible for bringing renewable energy projects from initial conception, through the Environmental Impact Assessment and planning process to consent.



Aidan Stakelum and Alan Barry

Aidan and Alan are the community liaison representatives for the project. They are responsible for developing community engagement strategies and stakeholder management plans to engage with communities on greenfield projects. Aidan and Alan are available to discuss the proposed project with the local community.



Contact Us

We welcome all engagement and interaction on all aspects of the proposed Brittas Wind Farm Project.

You can contact us by email: info@brittaswindfarm.com

Or call a member of the project team on:

Aidan: **0861037437**

Alan: **0861030464**

Or write to us at: **Brittas Wind Farm, Floor 5, City Quarter, Lapps Quay, Cork City, Ireland.**

Visit the project website at: www.brittaswindfarm.ie



Project Newsletter 4 – June 2024

Newsletter 4, June 2024

Brittas Wind Farm Project



ABOUT ØRSTED

Ørsted is a world leading renewable energy company and our vision is a world that runs entirely on green energy

In Ireland, Ørsted employs over 100 people in our Cork office and across our wind farms nationwide. We have invested over €700m in Ireland to date and operate 21 wind farms powering the equivalent of 250,000 homes. Our development pipeline is multi technology, including onshore and offshore wind, solar, hybrid, repower and storage. As such we offer a balanced, renewable, multi-technology view that we believe will contribute to a resilient energy mix.

Ørsted is recognised on the CDP Climate Change A-List as a global leader on climate action and was the first energy company in the world to have its science-based net-zero emissions target validated by the Science Based Targets initiative (SBTi). Headquartered in Denmark, Ørsted employs approx. 8,000 people globally.

Introduction

As outlined in our last newsletter, we are exploring the potential to develop a wind energy project in the townlands of Brittas, Rossestown, Brownstown and Clobanna, near Thurles, Co. Tipperary. Since our last project update was distributed, we have updated the design of the proposed wind farm, progressed the civil design and completed environmental assessments.

In preparing the updated design we have considered the communities feedback from the previous consultation visits and events, as well as the views and opinions of the planning authority and statutory consultees including Tipperary County Council, An Bord Pleanála and the National Parks and Wildlife Service.

Project Overview

The proposed project design currently consists of a 10-turbine wind farm. We have removed one turbine from our previous design following feedback from community consultation and revision of environmental constraints. The proposed turbines will have a tip height of up to 180m. The turbines will be linked by new access tracks with 3 new site entrances on the L8017 local road (Dark Road). The project includes a new onsite electricity substation and a grid connection connecting the project to the national electricity grid. The project also includes accommodation works along the turbine delivery route which is the route chosen to transport large turbine components from the port of entry to the project site. The project will produce between 57MW and 65MW of renewable electricity.



Constraint Led Design Approach

A constraints led approach is best practice when designing a wind farm and that is how the Proposed Brittas Wind Farm has been designed. Various environmental sensitivities within the project study area are identified and from that, suitable areas are chosen where turbines and roads may be located. The project's design has considered a wide range of environmental sensitivities and has taken account of provisions of the Government's Wind Energy Development Guidelines. Examination of environmental constraints resulted in the removal of one wind turbine from the previous design of the project.

Residential Amenity

The turbine locations have been positioned to maintain a setback from nearby houses. The Draft Wind Energy Development Guidelines (2019) require a setback of 4x the tip height of the proposed turbines. This aims to reduce potential effects from visuals, noise and shadow flicker. A setback of 720m has been applied between nearby houses and turbine locations where possible.

Ecology

Ecological studies have been progressing on the site for the past three years. This has included extensive ornithology (bird) surveys, bat surveys, terrestrial and aquatic ecology surveys and mammal surveys. Extensive site walkovers have taken place, conducted by qualified ecologists, and an assessment of the potential effects on ecology has been prepared. The findings of the ecology surveys had a significant influence on the design of the project where avoidance of sensitive features and habitats was given high priority.

Landscape and visual

Landscape and visual impacts have been considered throughout the design process and each iteration of the design has been closely examined in terms of landscape and visual effects. The early layouts of the project were modelled by the landscape consultants Innovision, who examined the theoretic visibility of the proposed wind farm throughout the wider landscape. The consultant has also produced some visual representations of what the latest proposal for the wind farm will look like from various representative viewpoints.

A landscape and visual assessment of the final design layout will be included in the planning application, accompanied by the series of visualisations known as photomontages. These will present the wind farm against the existing landscape, allowing the reader and decision makers to fully understand how the wind farm will look within the landscape.

Other design considerations

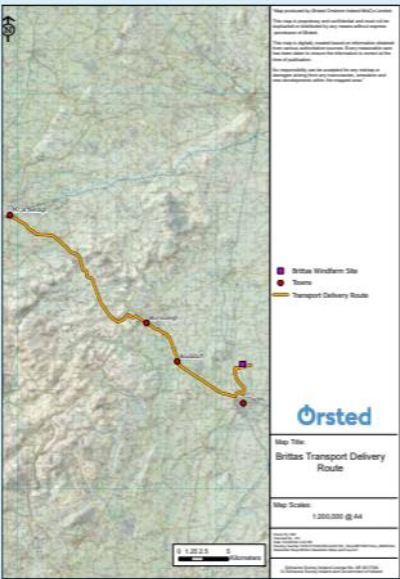
There were many other topics considered during the design of the wind farm including:

- Noise surveys and assessments
- Setback from public roads and safe access to public roads
- Setback from rivers and streams to protect water quality
- Flood risk assessment
- Avoidance of impacts on registered archaeological monuments where possible



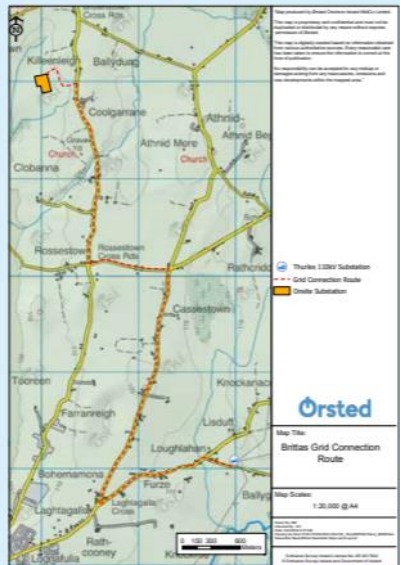
Turbine Delivery
and Site Access

The site is accessed from the L8017 local road, 'The Dark Road' where three new site entrance are proposed. This road connects directly to the N62 to the west of the site. It is proposed to deliver turbine components to the site from the Port of Foynes, County Limerick. The components will be transported from the port via the M7 to Nenagh, where the route turns onto the R498 regional road southeast to Thurles passing through Borrisoleigh. The route will cross the outskirts of Thurles before turning north on the N62 towards the site. The delivery route has been designed to reduce disruption to local roads and traffic. Temporary accommodation works will be required along the route at various points prior to delivery.



Grid Route

It is proposed to connect the project to the national grid via an underground cable located within the public road. This is the preferred option as set out in the Wind Energy Development Guidelines and avoids any additional overhead lines. The proposed point of connection is the Thurles 110kV substation in the townland of Ballygammane. The grid route measures approximately 7km from the site entrance to the Thurles 110kV substation. The grid route and point of connection are subject to agreement with the system operator EirGrid.



Benefits to the
Local Community

The Brittas Wind Farm Project will offer a number of benefits to the local community

Community Benefit Fund

The current government guidelines for the Renewable Energy Support Scheme (RESS) requires that a community benefit fund is put in place for all renewable energy projects contracted through RESS. The community benefit fund is valued at €2/ MWH per year from the first year of operation of the new wind farm. This means that for every megawatt hour the wind farm produces, €2 is contributed to the fund. This would result in a substantial benefit fund being made available. The proposed project will produce between 57MW and 65MW, therefore an approximate community benefit fund of between €290,000 and €340,000 could be made available annually.

When qualifying for RESS, a projects community benefit fund is overseen by a fund committee consisting of volunteer community representatives, a representative of the project developer and an administrator. The primary decisions on fund spending is in the hands of the local community.

If the project does not enter into or qualify under a future RESS process, Ørsted remain fully committed to facilitating an annual Community Benefit Fund.

Brittas Wind Farm Project, Newsletter 4

Jobs and Contracting/Supply
Chain Opportunities

The construction and operation of the wind farm will create jobs and contracting opportunities. As part of the tender for the wind farm construction, successful bidders will have to commit to holding a "Meet the Suppliers" event for local businesses and contractors, informing them of how they can bid to provide goods and services for the construction and operation of the wind farm.

Habitat Conservation and
Management

As part of the planning application, Ørsted will submit information outlining our plans to protect and restore important habitats around the proposed wind farm site and our measures to enhance biodiversity. At Ørsted, we avoid, mitigate and address our impact on biodiversity to build and operate in harmony with nature. Our ambition is to deliver a net positive biodiversity impact from new projects commissioned from 2030.





The Planning Process

Since our last project update was issued, the project team experienced some delays in finalising the design and environmental assessment. We are currently on track to submit planning permission in the coming month. The project was recently issued Strategic Infrastructure Development status by An Bord Pleanála as the project is considered to consist of development which is of strategic economic or social importance to Ireland, the region or the local area.

Therefore, the planning application will be submitted directly to An Bord Pleanála who are the national body that makes a decision to grant permission or refuse permission for major infrastructure projects. Once the application is lodged, members of the public will be able to view the full proposal, drawings and environmental assessments online or view a physical copy at the offices of An Bord Pleanála and Tipperary County Council. Once the planning application is submitted, members of the public are free to submit observations to the planning authority, which will be considered as a part of the decision-making process.

Upcoming Community Event

Ørsted's Brittas Wind Farm development team will be hosting an information event at the following location on Wednesday the 12th of June:

- Rahealty Community Centre, Rahealty, E41 DE62 on the 12th of June, 4pm to 8pm

The purpose of the event is to invite members of the local community to view the proposed project and to speak to the project team. The event will take place between 4pm and 8pm. If you cannot attend the event, please contact our team and we will send you an information pack or organise a visit.



Project Programme



Meet the Team

Eamon Hutton

Eamon is Ørsted's project manager for the Brittas Wind Farm project. Eamon is responsible for bringing renewable energy projects from initial conception, through the Environmental Impact Assessment and planning process to consent.



Aidan Stakelum and Alan Barry

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Alan: **086 103 0464**

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Visit the project website at: www.brittaswindfarm.ie



Appendix C – Exhibition Materials for Consultation Events

Brittas Wind Farm



The Proposed Wind Farm

Ørsted is developing this project to supply renewable electricity to the National Grid in line with Government Targets to decarbonise our energy supply and increase energy security and independence on the island of Ireland. The proposed wind farm is located in the townlands of Brittas, Rossestown, Clobanna, Brownstown, Tooreen and Killeenleigh, approximately 2km north of Thurles. The project currently consists of 10 wind turbines. We are proposing a maximum height of 180m from the ground to the highest tip of the turbine blades.

The layout design process commenced after initial environmental studies were completed. We identified constraints such as sensitive habitats and designed the layout to avoid these sensitivities. We also took on board feedback received from the community at previous events, door to door visits in the area of the site and through phone calls and emails. The design process was iterative with important inputs from environmental studies, engineering studies, landscape considerations, planning policy considerations, commercial studies and engagement with local communities and stakeholders. The design of the project is presented with the proposed turbine locations, hardstanding areas and road layout. The latest design of the project has reduced the number of turbines from 11 to 10 following community consultation and further environmental studies.

Why have we selected this site?

We have a history of operating renewable energy projects in County Tipperary including the Lisheen Wind Farm and Garrocmur Wind Farm which have been operational since 2009 and 2013 respectively. Ørsted are continually reviewing sites for potential new renewable energy projects across Ireland. The Site at Brittas was identified due to its broad area with a large setback from houses, good wind resource, and wind energy policy which is open for consideration for new wind energy development.

Once identified, we then began ecology surveys to confirm the ecological sensitivities and we have completed water quality surveys, drainage surveys, ground condition surveys and archaeological surveys across the site. Survey information gathered has been used to inform best practice measures to protect existing habitats, species and important features throughout the site.

The project will allow the good wind resource on-site to contributing towards renewable energy targets with the benefit of an increased overall generating capacity and output, contributing to the local economy while adhering to all planning, policy and environmental guidelines and regulations.

Climate Change

At Ørsted, we want to be a global catalyst for systemic change through helping countries, communities and companies speed up their green transformations, meet science-based emissions reduction targets, and keep average global temperature increase within 1.5°C. Reducing carbon emissions helps mitigate the impacts of a warming climate on species and ecosystems, and an accelerated build-out of global green energy is among the most powerful ways to halve carbon emissions by 2030. The Brittas Wind Farm will contribute to global decarbonisation efforts as well as help Ireland to reach its 80% renewable electricity targets by 2030.



Brittas Wind Farm



Environmental Impact Assessment

The planning application for the wind farm will be accompanied by an Environmental Impact Assessment Report (EIAR). The EIAR sets out the baseline environmental conditions for the site and predicts the potential effects of the construction, operation, and decommissioning of the wind farm. The assessment has informed the wind farm design, dictating where turbines and associated infrastructure may be located in order to minimise the potential environmental effects of the project.

The potential effects of the full wind farm project are assessed in the EIAR which presents effects across a range of topics. The EIAR sets out mitigation measures where effects are predicted. Each environmental subject area has undertaken a cumulative assessment to understand the potential effects of the wind farm in combination with other projects nearby.

The project's Environmental Impact Assessment Report covers the following topics:

- Landscape & Visual Assessment
- Ornithology (Birds)
- Ecology
- Soils & Geology
- Hydrology & Water Quality
- Archaeology & Cultural Heritage
- Noise
- Traffic & Transport
- Human Health & Safety
- Shadow Flicker; and
- Air Quality & Climate



Brittas Wind Farm



Noise

Noise considerations are important throughout the wind farm design process. There are stringent guidelines on wind turbines and noise emissions to ensure the protection of local residents. Wind turbines will either be located sufficiently away from noise sensitive receptors, such as residential properties, to ensure noise levels are within the allowed limits, or reduced turbine noise modes will be employed to comply with the noise limits.

An assessment of noise levels, in accordance with best practice, has been undertaken throughout the design process of the project. Noise impacts are examined for the entire wind farm project including construction, operation, and decommissioning. This allows us to design a project which will comply with all current planning policies and best practice guidelines. The design of the project has included sufficient setback from dwellings in line with the Wind Energy Development Guidelines, which will reduce noise levels during the construction and operational phase of the proposed project. It is predicted that the proposed project will comply with noise limits at nearby properties.

The noise impact assessment forms a part of the Environmental Impact Assessment Report which will be submitted alongside the planning application. Should the project be permitted and constructed, the wind farm will be subject to compliance with noise limits. Noise monitoring will take place post construction to assure the limits are adhered to.

Shadow Flicker

Shadow Flicker is the effect of light levels in a sunlit room noticeably varying as a result of the shadow of a turbine blade passing a window, causing a nuisance. It only occurs at certain times of the year and under certain conditions.

For shadow flicker to occur:

- There must be a sufficient level of sunlight shining at a low angle in the sky
- The turbine needs to be directly between the sun and the dwelling, and
- The blades must be turning with nothing obscuring the view

Current guidance states shadow flicker effects should not exceed a maximum of 30 minutes a day or 30 hours per year. If it is determined that shadow flicker will impact a property for longer periods of time than this, the wind farm operation will be adjusted to reduce it (i.e. the turbines causing the problem will be turned off during instances of shadow flicker).

A shadow flicker assessment has been carried out on the latest design of the proposed wind farm. This assessment has predicted potential occurrences of shadow flicker on nearby dwellings in proximity to the wind farm site, in line with national guidance. Where shadow flicker has been identified to occur at a dwelling, control measures will be implemented to reduce the potential occurrence.

The shadow flicker assessment will be presented in the Environmental Impact Assessment Report which will be submitted alongside the planning application.



Brittas Wind Farm



Ecology

Ecology surveys have been ongoing on site since 2021. A variety of survey data has been collected in line with best practice guidance. The surveys include:

- Habitat surveys
- Bird surveys
- Bat surveys
- Mammal surveys
- Aquatic habitat surveys

The data that has been collected from these surveys has been considered as the basis of the ecological impact assessment contained within the project's Environmental Impact Assessment Report. The survey methodology is based on the latest best practice guidance and has been discussed and verified with the National Parks and Wildlife Service.

The assessment has considered the potential direct, indirect and cumulative effects that the construction and operation of the wind farm development could have on birds, bats, mammals, habitats and aquatic habitats. An Appropriate Assessment (AA) is being carried out, as required by the Habitats Directive (92/43/EEC), to determine if there will be any potential effects on nearby Natura 2000 Sites. These are Special Areas of Conservation (SACs) and Special Protected Areas (SPAs) that are protected under EU and National Law.

Habitats & Vegetation

The wind farm site mainly consists of agricultural fields and plantation forestry as well as river habitat. The habitat survey has mapped and classified all habitats within the site, with a particular focus on Annex I habitats or habitats with specific sensitivities. Detailed botanical surveys were carried out of the areas around the proposed turbine locations and other proposed infrastructure. The findings of the habitat surveys had a significant influence on the design of the project where avoidance of sensitive features and habitats was given high priority.



Brittas Wind Farm



Birds

Bird populations have been surveyed within the site and surrounding areas, extending up to 6km outside the wind farm site. Best practice survey methods were used to assess populations of sensitive species, including vantage point surveys to assess patterns of flight activity across the wind farm site.

Disturbance and displacement effects have been predicted using best knowledge from relevant scientific research, and making precautionary assumptions where evidence is limited. Collision risk modelling has been used to predict the potential number of collisions per year based on the patterns of flight activity recorded in the vantage point surveys, using the proposed wind turbine parameters (height and blade diameter).

Bats

Static surveillance has been undertaken across the wind farm site in accordance with wind farm survey guidelines to determine bat species present and activity level at static stations. This is where electronic detectors are placed at certain locations at the site to monitor bat activity. The data collated has been analysed using the Bat Eco Tool and bat activity has been mapped across the site.

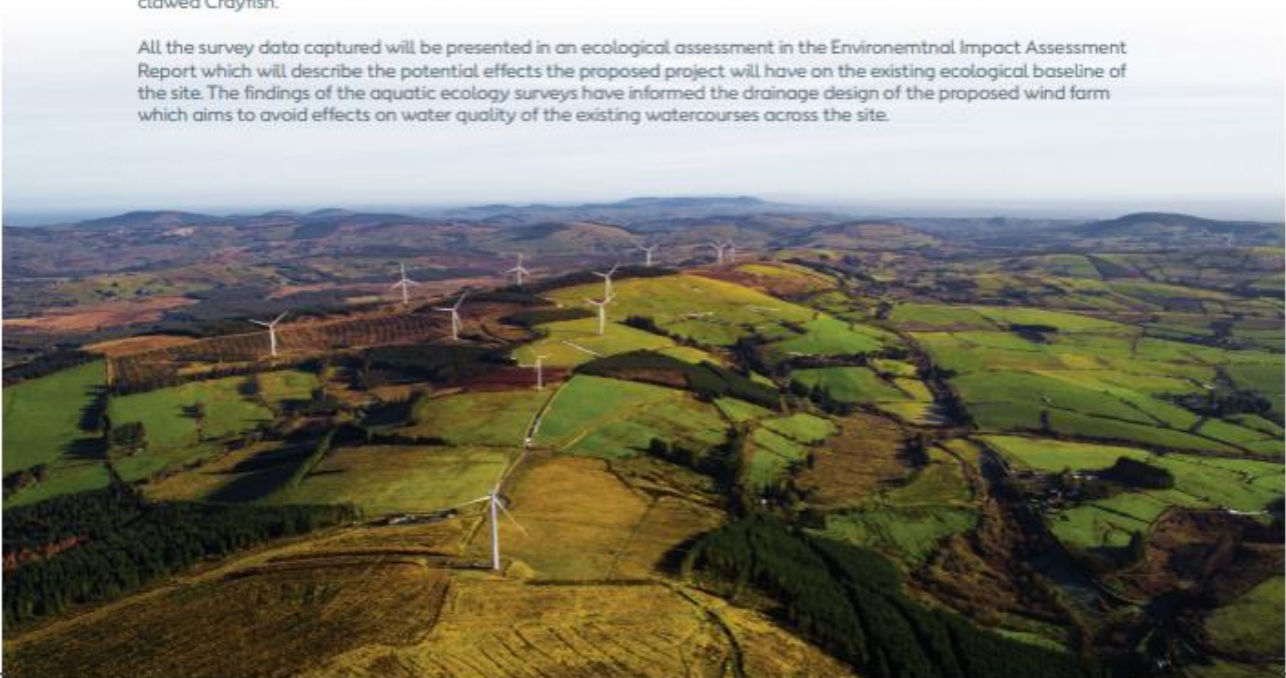
Walking transects have been undertaken along fields and forestry within the site area and along the local road network to document the local bat populations in relation to commuting and foraging habitats. We have also undertaken dusk and dawn surveys of buildings and structures within and adjacent to the wind farm site to document bat roosts. All of the transect works has been undertaken in accordance with the most up-to-date scientific guidance.

Aquatic Biodiversity

The wind farm site includes small watercourses and drainage ditches. As the watercourses in the wind farm site drain to the River Suir, special care must be taken to avoid effects on water quality which has potential to impact on important species and habitat within the river corridor.

Aquatic habitat assessments were carried out using the methodology based on the 'Guidelines for Ecological Impact Assessment in the UK and Ireland' (CIEEM, 2019) and the Environmental Protection Agency's EIAR Guidelines (2022). Aquatic surveys included kick sampling (for benthic macroinvertebrates, where suitable habitat exists) to establish a baseline water quality rating at suitable locations and a review of habitat suitability for Annex II species such as White-clawed Crayfish.

All the survey data captured will be presented in an ecological assessment in the Environmental Impact Assessment Report which will describe the potential effects the proposed project will have on the existing ecological baseline of the site. The findings of the aquatic ecology surveys have informed the drainage design of the proposed wind farm which aims to avoid effects on water quality of the existing watercourses across the site.



Brittas Wind Farm



Benefit to the Local Community

Wind Farms offer a number of benefits to the local community including community benefit funds, job and contracting opportunities, and habitat conservation and management.

Community Benefit Fund

The current government guidelines for the Renewable Energy Support Scheme (RESS) requires that a community benefit fund is put in place for all renewable energy projects contracted through RESS. The community benefit fund is valued at €2/Megawatt Hour (MWH) per year from the first year of operation of the new wind farm. This means that for every megawatt hour the wind farm produces, €2 is contributed to the fund. This would result in a substantial benefit fund being made available. For example, a 50MW project would provide approximately €280,000 per annum to the community benefit fund.

When qualifying for RESS, a projects community benefit fund is usually managed by an independent organisation, who set up a local committee which decides on how and to whom the funds are distributed.

The current conditions of the Renewable Energy Support Scheme (RESS) require the community benefit fund to be used for not-for-profit community enterprises whose primary focus or aim is the promotion of initiatives towards the delivery of the UN Sustainable Development Goals, including education, affordable and clean energy, sustainable communities and climate action. A near neighbour scheme is also included which allocates funding to houses within 1km of the wind farm.

Job and Contracting/Supply Chain Opportunities

The construction and operation of the wind farm will create jobs and contracting opportunities. As part of the tender for the wind farm construction, successful bidders will have to commit to holding a "Meet the Suppliers" event for local businesses and contractors, informing them of how they can bid to provide goods and services for the construction and operation of the wind farm.

Habitat Conservation and Management

As part of the planning application, Ørsted will submit information outlining our plans to protect and restore important habitats around the wind farm and our measures to enhance biodiversity. At Ørsted, we avoid, mitigate and address our impact on biodiversity to build and operate in harmony with nature. Our ambition is to deliver a net positive biodiversity impact from new projects commissioned from 2030.

Brittas Wind Farm



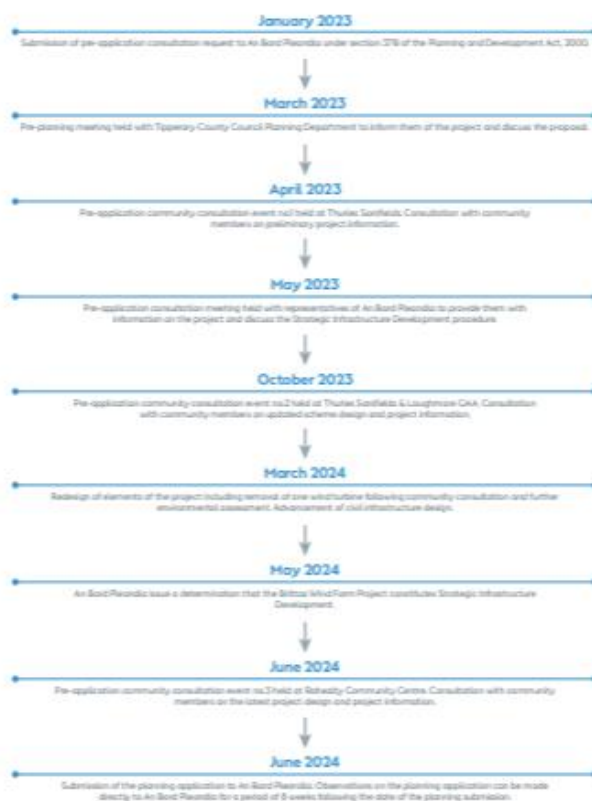
Planning Application Process

The planning application for the proposed Brittas Wind Farm will be submitted to An Bord Pleanála as a Strategic Infrastructure Development (SID) application. An Bord Pleanála is the national body that makes decisions to grant or refuse permission for major infrastructure projects that are important to either Ireland, the region or the local area. Examples include motorways, hospitals or wind farms (with an output greater than 50MW). SID applications are made for developments which:

- Contribute significantly to meeting any of the objectives of the National Planning Framework, or
- Contribute significantly to meeting any regional spatial and economic strategy for an area, or
- Have a significant effect on the area of more than one planning authority

Once the application is lodged, members of the public will be free to submit observations to the planning authority, which will be considered as a part of the decision-making process. The application documents will be available to view online, and physical copies will be available at the offices of An Bord Pleanála in Dublin and at the offices of Tipperary County Council. After experiencing some delays in preparing the planning submission, we are currently on schedule to submit the planning application over the coming month.

Overview of Planning Application Process



We are here

Brittas Wind Farm



Project Timeline



Brittias Wind Farm

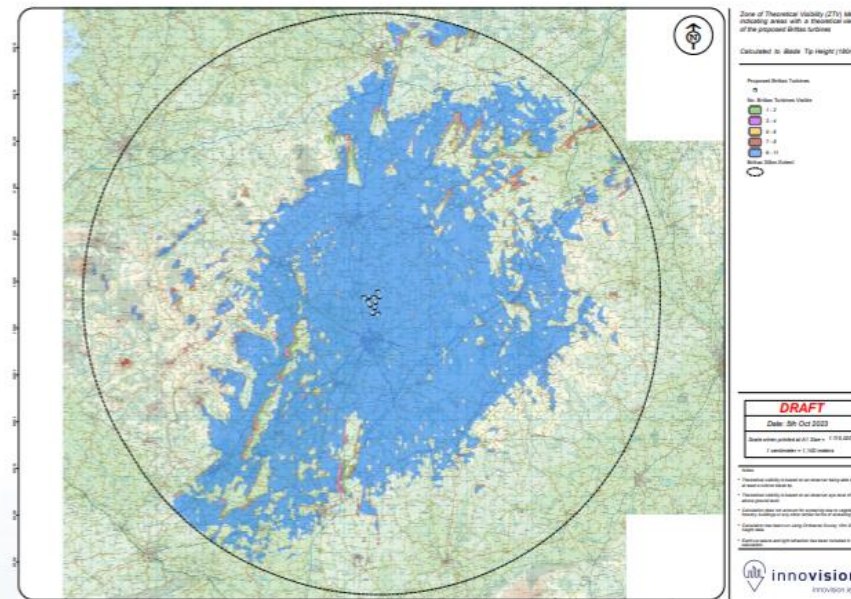


Landscape and Visual Impact Assessment

A Landscape and Visual Impact Assessment (LVIA) is currently underway and will be presented in the Environmental Impact Assessment Report (EIAR) to be submitted with the planning application. It will identify the effects of the wind farm on the surrounding landscape, as well as views from certain important, and agreed, viewpoints. The LVIA will also identify visual effects from receptors such as nearby residential properties.

A zone of theoretical visibility (ZTV) is first produced outlining which project elements will be visible from various areas of the local landscape within a 30km radius of the site (see image below). Note this is a worst-case scenario and in reality, visibility will be lower from many locations as intervening landscape features, such as trees, hedgerows, and buildings, all reduce the visibility of turbines. The ZTV does not account for these landscape features, however, the photomontages provide an accurate representation of what the project may look like.

Photomontages are produced from key areas identified in the ZTV to show what the proposed project will look like from local towns and villages as well as other points of interest. Photomontages have computer generated images of wind turbines accurately placed into actual photography that has been taken from agreed viewpoint locations surrounding the proposed wind farm. These photomontages will present the wind farm against the existing landscape, allowing the reader and decision makers to fully understand how the wind farm will look within the landscape.



Appendix D – Screenshots from Project Website

www.brittaswindfarm.com



About the project

Ørsted is exploring the potential to develop a wind energy project in the townlands of Brittas, Rossestown and Clobanna, near Thurles, Co. Tipperary. The project aims to supply clean and sustainable electricity to the national grid, supporting Ireland's objective to achieve 80% renewable electricity by 2030. Environmental studies have commenced at the site. These studies, along with feedback from the local community and other stakeholders, will be used to inform the design of the project.

You can view our online exhibition which includes the latest project information, environmental information and photomontages of the proposed Brittas Wind Farm.

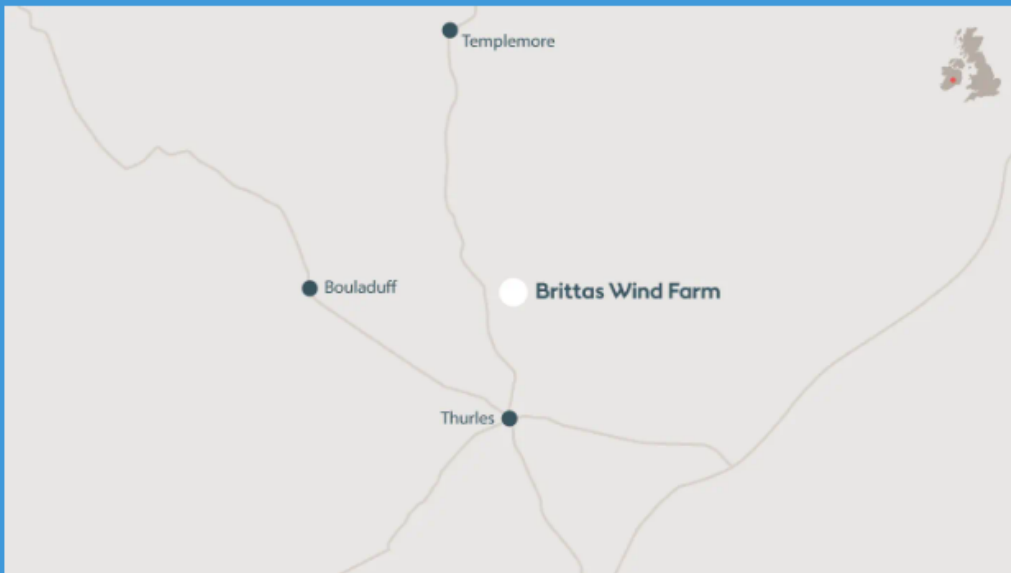
[Go to our online exhibition →](#)

About Ørsted in Ireland

Ørsted is a renewable energy company taking action to create a world that runs entirely on green energy. We develop, construct, own and operate onshore and offshore wind farms, solar farms, energy storage facilities, renewable hydrogen and green fuels facilities, and bioenergy plants. Ørsted owns and operates 21 onshore wind farms across the island of Ireland providing 378MW of green electricity to the grid, with additional renewable projects in the construction and planning phases.

It's our ambition to grow our capacity significantly over the next decade to support the Irish Government's emission reduction targets. To achieve this, we aim to develop more than 1,000 MW new onshore assets, repower existing assets, enter into the Irish offshore market, and grow our presence in Ireland's nascent energy storage market.

Facts about the project



Name: Brittas Wind Farm

Location: County Tipperary

Capacity: 57MW to 66MW

Target to Submit Planning Application: Q2 2024

Target to Enter Commercial Operation: 2028

Latest updates and news

The Ørsted team have met Tipperary County Council, An Bord Pleanála and the National Parks and Wildlife Services to discuss the proposed Brittas Wind Farm project. Public consultation events were held in April 2023 and October 2023 where the Ørsted team met local residents. Since we last met the community, the design of the project has been progressed and environmental studies completed. In May 2024, the project was issued Strategic Infrastructure Status by An Bord Pleanála. Further community consultation will take place over the coming months prior to the planning submission which will be submitted directly to An Bord Pleanála.

[Newsletter June 2022 →](#)

[Newsletter April 2023 →](#)

[Newsletter October 2023 →](#)

[Newsletter June 2024 →](#)

Local community

Ørsted is committed to engaging inclusively with the whole community and developing a responsible project that is good for society and for our neighbours. As part of the project, we want to help bring forward sustainable, long-term community initiatives that meet local priorities, needs and objectives.

In accordance with the government-led [Renewable Energy Support Scheme \(RESS\)](#), the project, if consented, will deliver a substantial and long-term community benefit fund during the operational period of the Wind Farm. In line with government guidance, this fund is expected to provide €2 per MW hour for the first 15 years of the project and will include a near neighbour scheme. For a 50MW project, the community benefit fund could amount to €280,000 per annum.

The community benefit fund must be used for the wider economic, environmental, social and cultural well-being of the local community. The distribution of the fund will ultimately be for the community living in proximity to the project to decide in partnership with the Ørsted team.

If you would like to speak to us about the community benefit opportunities, please get in touch - we are keen to hear from you. Details of the Renewable Energy Support Scheme and community benefit can be found on the Sustainable Energy Authority of Ireland's [website](#).

Project timeline

Autumn 2021

Ecology studies commence on site.

Autumn 2022

Environmental consultants Malachy Walsh & Partners are appointed to commence environmental assessment.

Spring 2023

Initial community consultation event took place at Thurles Sarsfields.

Summer 2023

First design iteration completed.

Autumn 2023

Second community consultation event took place in Thurles Sarsfields and Loughmroe GAA. Newsletter 3 distributed to nearby houses.

Spring 2024

Finalise design and complete environmental assessments.

Summer 2024

Third community consultation event in Rahealty Community Centre. Newsletter 4 distributed to nearby houses.

Summer 2024

Planning submission.

Frequently Asked Questions:

Is Onshore Wind a Reliable Source of Electricity? →

Can Wind Turbines be Recycled? →

What is the Carbon Footprint of Onshore Wind? →

Are Wind Turbines Noisy? →

Are Wind Turbines Dangerous to Human Health? →

Are Wind Turbines Dangerous to Bird Species? →

Contact us

The project team for the proposed Brittas Wind Farm has extensive experience in the design, construction and operation of wind energy projects. We are committed to mobilising our experience to ensure we meet our stated aim of creating wind projects which are good for Ireland, good for the local communities and good for the environment.

Our Community Liaison Officer, Aidan Stakelum, is available to speak with local residents and community members to make sure information is readily available. All queries or questions are recognised and responded to in a transparent and efficient manner.

Please get in contact if you have any suggestions as to how you feel we can best facilitate or tailor the proposed project's communications to suit you best.

Email: info@brittaswindfarm.com

Telephone: (021) 4223692

Post: Brittas Wind Farm Project, Floor 5, City Quarter, Lapps Quay, Cork City, Ireland

Appendix E – Screenshots from the Online Exhibition

<https://tours.innovision.ie/v/y2qmnKQD1wO>



innovision



Click banners
to learn more



Brittas
Wind Farm



Welcome



Brittas
Wind Farm



The Proposed
Development











Appendix 1G

TABLE OF SMALL PLANNING APPLICATIONS

Appendix 1G: Small Planning Applications

#	Planning Application Reference	Application Status	Decision Code	Development Address	Development Description	Decision Date Granted	Road	Location
1	2235	Granted	Conditional	No.5 Brittas Thurles Co. Tipperary	Carry out alterations and extension to existing dwelling including the repositioning of existing site entrance and all associated site works	03/08/2022	N62	Not on grid route
2	2360548	Granted	Conditional	Rossestown, Thurles Co. Tipperary	a) Construction of a new single storey detached dwelling, b) new detached garage, c) new site entrance. d) new waste-water treatment system and percolation area, e) new connections to existing utilities, f) all associated site boundary and site development works.	15/09/2023	L-8017	Adjacent to site but not on grid route
3	17600539	Granted	Conditional	Rossestown, Thurles, Co. Tipperary	Demolish existing milking parlour/dairy and calving pens adjacent to existing cubicle shed and to construct new milking parlour/dairy with collecting yard and handling facilities meal silo, new outdoor cow cubicles and adjustments to layout of existing cubicle shed and all other necessary associated site development works.	06/07/2017	L-8017	On grid route
4	20645	Granted	Conditional	Rossestown, Thurles, Co. Tipperary	Construction of livestock underpass, effluent holding tank and all associated site works.	17/12/2020	L-4120	On grid route
5	21861	Granted	Conditional	Rossestown, Thurles, Co. Tipperary	A detached domestic storage shed and including all associated site works.	04/08/2021	L-4120	On the grid route
6	17601100	Granted	Conditional	Rossestown, Thurles, Co. Tipperary	New single storey and two storey extensions to existing dwellings. New single storey garage, alterations to existing dwelling and all associated site works.	24/11/2017	L-4120	On grid route

#	Planning Application Reference	Application Status	Decision Code	Development Address	Development Description	Decision Date Granted	Road	Location
7	19600047	Granted	Conditional	Rossestown, Thurles, Co. Tipperary	Applications to previously approved planning register reference 17601100. The alterations relate to a revised design for the new single storey and two storey extensions to existing dwelling, new single storey garage, alterations to existing dwelling and all associated site works.	18/06/2019	L-4120	On grid route
8	2360152	Granted	Conditional	Clobanna, Thurles, Co. Tipperary	A new extension to the side and rear of existing dwelling, new garage and decommissioning of an existing septic tank and Planning Permission for a new septic tank and percolation and all associated site works.	17/07/2023	L-41203	On the grid route
9	16600579	Granted	Conditional	Athnid More, Thurles, Co. Tipperary	Extension of existing dwelling, stable and associated site works	29/09/2016	L-4120	West of site. Not on GR
10	16600638	Granted	Conditional	Clobanna, Thurles, Co. Tipperary	Of existing garage and associated works.	14/03/2017	L-4120	More than 5 yrs and on grid route
11	16600850	Granted	Conditional	Killeenleigh, Loughmore, Co. Tipperary	Construct a single storey dwelling house, septic tank, entrance together with all associated site works.	07/11/2016	L-4120	Not on Grid route. (well north of site)
12	201021	Granted	Conditional	Killeenleigh, Loughmore, Thurles, Co. Tipperary	1)The removal of an existing uncovered concrete slurry storage tank and calf shed. 2) The construction of a new cow cubicle house with slatted waste storage, 3) The construction of a new loose housing shed and all other associated works.	30/10/2020	L-4120	Not on Grid route. (well north of site)
13	17600744	Granted	Conditional	Ballyduag, Loughmore, Co. Tipperary	Construction of a dwelling house with garage entrance, effluent treatment system together with all associated site works.	02/02/2018	L-8022	Not on Grid route. (well north of site)

#	Planning Application Reference	Application Status	Decision Code	Development Address	Development Description	Decision Date Granted	Road	Location
14	20916	Granted	Conditional	Brownstown, Loughmore, Templemore, Co. Tipperary	a) Construction of a 2-storey detached dwelling, b) new detached garage, c) new site entrance, d) new bored well, e) new wastewater treatment system and percolation area, f) all associated site works.	30/11/2020	L-71001	Not on Grid route
15	2260510	Granted	Conditional	Brownstown, Loughmore, Templemore, Co. Tipperary	a) Construction of a single storey detached dwelling, b) new detached garage, c) new site entrance, d) new bored well, e) new waste-water treatment system and percolation area, f) all associated site works.	16/11/2022	L-71001	Not on Grid route
16	21479	Granted	Conditional	Brownstown, Loughmore, Templemore, Co. Tipperary	Relocated vehicular entrance to existing farmland and retention of existing farm access roadway and all associated works.	12/10/2021	L-71001	Not on Grid route
17	211256	Granted	Conditional	Kilrush, Thurles, Co. Tipperary	a) Construction of a new single storey detached dwelling, b) new detached garage, c) new site entrance, d) new bored well, e) new wastewater treatment system and percolation area, f) all associated site works.	14/10/2021	L-8026	Not on Grid route
18	2360778	Granted	Conditional	Lough National School, Lewagh More, Thurles, Co. Tipperary	A secure all weather playing area, sports hall and including all sites associated	21/11/2023	L-4121	Not on Grid route
19	19600839	Granted	Conditional	Lewagh More, Thurles, Co. Tipperary	Change of location of garage and wastewater treatment system granted under planning reference number 18601107.	16/09/2019	L-4121	Not on Grid route
20	2360474	Granted	Conditional	Racecourse, Thurles, Co. Tipperary	a) Construction of a new part 2-storey, part single-storey detached dwelling, b) new detached garage, c) new site entrance, d) new connection to existing public utilities, e) new	21/08/2023	L-4121	Not on Grid route

#	Planning Application Reference	Application Status	Decision Code	Development Address	Development Description	Decision Date Granted	Road	Location
					waste-water treatment system and percolation area, f) all associated site works.			
21	19601092	Granted	Conditional	Knockauns, Thurles, Co. Tipperary	To construct a dwelling house, garage, wastewater treatment system, entrance driveway along with all ancillary site works.	29/01/2020	N62	Old and main rd
22	19600866	Granted	Conditional	Piermount, Bohernamona, Thurles, Co. Tipperary	An unauthorized shed and associated works to the rear of dwelling house.	19/09/2019	L-41206	Not on Grid route
23	22440	Granted	Conditional	Bohernamona, Thurles, Co. Tipperary	a) Demolition of previously constructed sheds, b) construction of equestrian arena with floodlights, c) extension to existing stables including canopy, d) erection of horse walker and e) change of use from industrial sheds to agricultural sheds.	15/03/2023	L-41206	Not on Grid route
24	20882	Granted	Conditional	Bohernamona, Thurles, Co. Tipperary	Construction of a new dwelling with garage, entrance and septic tank and percolation area with all associated site work and permission to demolish existing dwelling structures on same site.	29/03/2021	L-4120	Not on Grid route
25	19600311	Granted	Conditional	Bohernamona, Thurles, Td of Farranreigh Co. Tipperary	Upgrade and renovation work to existing two storey dwelling, part demolition of single storey structures to side and rear and construction of two storey extension to rear and single storey extension to side, modifications to existing site entrance, new septic tank and percolation area and all associated site works.	21/05/2019	L-4120	Not on Grid route
26	20902	Granted	Conditional	Tooreen and Farranreigh, Thurles, Co. Tipperary	Construction of livestock underpass, effluent holding tank and all associated site works.	22/04/2021	L-4120	Not on Grid route

#	Planning Application Reference	Application Status	Decision Code	Development Address	Development Description	Decision Date Granted	Road	Location
27	20668	Granted	Conditional	Tooreen, Thurles, Co. Tipperary	New two storey dwelling, domestic garage, new site entrance, new septic tank and percolation area and all associated site works.	30/09/2020	L-4120	Not on Grid route
28	20847	Granted	Conditional	Casestown, Thurles, Co. Tipperary	New single storey extension to north, south, east and west of existing single storey dwelling, raising height of front boundary wall, new treatment plant and polishing filter and all associated site works.	22/09/2020	L-4119	Not on Grid route
29	23144	Granted	Conditional	Dromard More, Clonmore, Templemore, Co. Tipperary	open new field entrance from public road L3246 and construction of a new culvert on an open watercourse which runs alongside the road and all associated site works	17/07/2023	L-3246	Not on Grid route
30	248651	Granted	Conditional	Coláiste Mhuire, Warrenstown, Johnstown, Co. Kilkenny	Construction of a special needs unit extension to the front, side and rear of the building.	08/05/2017	R639	Not on Grid Route
31	249107	Granted	Conditional	Ballydavid, Thurles Road, Littleton, Co. Tipperary	Relocation of clubhouse previously granted (planning ref: 15600207) to new location within the confines of the existing site with all associated site works.	12/03/2018	L-4152	Not on Grid Route
32	313238	Granted	Conditional	Drumgower, Horse and Jockey, Thurles, Co. Tipperary	Relocation of existing agricultural entrance	27/06/2023	N62	Not on Grid Route
33	301834	Granted	Conditional	Whitefield, Loughmore, Templemore	Construction of a two-storey house, domestic garage, joint entrance, waste water treatment and disposal system and all associated site works	14/12/2018	N62	Not on Grid Route

#	Planning Application Reference	Application Status	Decision Code	Development Address	Development Description	Decision Date Granted	Road	Location
34	21241	Granted	Conditional	Barnane National School, Barnane, Templemore, Co. Tipperary	To construct an extension to the rear and alterations to existing school, including all associated site works	23/08/2021	L-6878	Not on GR
35	20802	Granted	Conditional	Longfordpass South, Urlingford, Co. Tipperary	The erection of a guyed wind monitoring mast, with instruments, up to 100m in height - the purpose of the proposed mast is to assess the suitability of the company's adjacent lands for wind farm development	16/09/2020	N62	Not on Grid Route