



An Bord Pleanála  
64 Marlborough Street  
Dublin 1  
D01 V902

Our ref: 191137  
Your ref:

Date: 5<sup>th</sup> April 2023

**Re: Section 37E of the Planning and Development Act 2000, as amended - Planning Application to An Bord Pleanála for a Wind Energy Development and Associated Works at the Ballivor Bog Group, County Meath and County Westmeath.**

Dear Sir/Madam,

On behalf of our client, Bord na Móna Powergen Limited (the Applicant), please find enclosed a copy of a planning application for a renewable energy development in Counties Meath and Westmeath.

This application is being made directly to An Bord Pleanála (the Board) as ‘Strategic Infrastructure Development’ (SID) under the provisions of Section 37E of the Planning and Development Act 2000, as amended (the Act). This position was confirmed by An Bord Pleanála in correspondence to the Applicant dated 5<sup>th</sup> April 2022 following pre-application consultations with the Board under Section 37B of the Act (ABP-307471-20 refers, a copy of the noted correspondence is enclosed with this letter for completeness).

The Proposed Development consists of:

- i. The construction of 26 No. wind turbines and all associated hard-standing areas with the following parameters:
  - a. A total blade tip height of 200m,
  - b. Hub height of 115 metres, and
  - c. Rotor diameter of 170 metres.
- ii. 2 No. permanent Meteorological Anemometry Masts with a height of 115 metres and associated hardstanding area and removal of existing meteorological mast.
- iii. 4 No. temporary construction compounds with temporary site offices and staff facilities, in the townlands of Bracklin and Grange More.
- iv. 5 No. temporary security cabins at the main construction site entrances and access points around the site, in the townland of Killagh, Grange More and Coolronan.
- v. 2 No. borrow pits located in the townlands of Grange More and Craddanstown and all works associated with the opening, gravel and spoil extraction, and decommissioning of the borrow pits.
- vi. 1 No. permanent 110 kV electrical substation, which will be constructed in the townland of Grange More. The electrical substation will have 2 No. single storey control buildings, a 36 metre high telecom tower, associated electrical plant and equipment, a groundwater well and a wastewater holding tank.

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MKO, Tuam Road, Galway, H91 VW84  
+353 (0)91 735 611 | mkoireland.ie | info@mkoireland.ie

Dublin - MKO, 9C Beckett Way, Park West Business Park, Dublin, D12 XN9W  
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- vii. All associated underground electrical and communications cabling connecting the turbines and masts to the proposed electrical substation, including road crossings at R156 and local road between Lisclogher and Bracklin Bogs, and all works associated with the connection of the proposed wind farm to the national electricity grid, which will comprise connecting into the existing Mullingar – Corduff 110 kV overhead line that traverses the site.
- viii. Provision of new internal site access tracks with passing bays measuring a total length of c. 28km and provision/upgrade of existing/new pathways for amenity uses measuring a total length of c. 3.3km and associated drainage.
- ix. Temporary accommodating works to existing public road infrastructure to facilitate delivery of abnormal loads at locations on the R156 and R161 in the townlands of Doolystown and Moyfeagher.
- x. Accommodating works to widen existing site entrances off the R156 into Ballivor and Carranstown Bogs and reopen entrances at Lisclogher and Bracklin Bogs for use as construction site entrances and to facilitate delivery and movement of turbine components and construction materials; Entrances will be used for maintenance and amenity access during the operational period.
- xi. Permanent vertical realignment of the R156 in the vicinity of the site entrance to achieve required sight lines.
- xii. Construction of permanent site entrances off a local road into Lisclogher and Bracklin Bogs to facilitate a crossing point for turbine components, construction materials and operation/amenity access.
- xiii. Provision of amenity access and amenity pathways using existing entrances off the R156 and local roads in the townlands of Bracklin, Coolronan, Clondalee More and Craddanstown.
- xiv. 3 No. permanent amenity carparks in Ballivor Bog (50 no. car parking spaces), Carranstown (15 no. car parking spaces) and Bracklin Bog (15 no. car parking spaces) and the provision of bicycle rack facilities at each location.
- xv. All associated site works and ancillary development including access roads, drainage and signage.
- xvi. A 10-year planning permission and 30-year operational life of the wind farm from the date of commissioning of the entire wind farm.

An Environmental Impact Assessment Report (EIAR) and Natura Impact Statement (NIS) have been prepared in relation to the project and accompany this planning application.

As the project requires an Environmental Impact Assessment Report (EIAR) the application has been notified to the EIA Portal. The EIA Portal ID is 2023049 and the project details have been uploaded to the EIA Portal.

The following documents are included in the application pack:

- Planning Application Documentation
  - Planning Application Form
  - Site Notice
  - Newspaper Notices - The Irish Independent, The Westmeath Examiner and The Meath Chronicle
  - EIA Portal Confirmation (ID: 2023049)
- Planning Application Drawings (Drawing Schedule included with Application Form)
- An Bord Pleanála Opinion
- Red Line Boundary in ESRI Shapefile format

- > Letters of Consent
- > Environmental Impact Assessment Report (EIAR)
  - o Volume 1 – Non-Technical Summary (NTS) and Main Report
  - o Volume 2 – EIAR Appendices
- > Natura Impact Statement (NIS)
- > Appropriate Assessment Screening Report

2 no. hard copies and 8 no. soft copies of this planning application pack as outlined above are enclosed with this letter. Meath County Council and Westmeath County Council have received a copy of the application pack. The application will be available for inspection at the offices of both Meath and Westmeath County Council for a period of seven weeks commencing on the 14<sup>th</sup> of April 2023.

All prescribed bodies set out in the Board's formal opinion issued in respect of the Section 37B consultations have been furnished with a copy of the planning application pack.

All documentation (aside from confidential material contained in the EIAR) associated with the application as lodged can also be found at the dedicated project website:

[www.ballivorwindfarmplanning.ie](http://www.ballivorwindfarmplanning.ie)

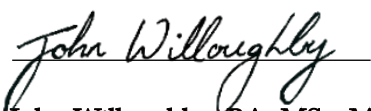
All planning drawings are provided at scales which have previously been agreed with An Bord Pleanála.

Payment of the required fee of €100,000 have been paid to An Bord Pleanála on the 22<sup>nd</sup> of March 2023 with the following details:

Sender's name: BNM Ireland  
Sender's Reference: BNM EFT SEPA  
Payment Reference: 769510

I trust that the above meets the requirements of An Bord Pleanála. If, however, there is anything further or you have any query on any matter please do not hesitate to contact me.

Yours sincerely,



**John Willoughby, BA, MSc, MIPI**  
Project Planner  
MKO



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**MKO, Tuam Road, Galway, H91 VW84**  
+353 (0)91 735 611 | [mkoireland.ie](http://mkoireland.ie) | [info@mkoireland.ie](mailto:info@mkoireland.ie)

**Dublin - MKO, 9C Beckett Way, Park West Business Park, Dublin, D12 XN9W**  
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## APPENDIX I – CONFIRMATION OF PAYMENT

Payment Method	Document Num	Payment Date	GL Date	Void	Payment Amount	Discount Taken	[ ]
Electronic	769510	22-MAR-2023	22-MAR-2023	<input type="checkbox"/>	100000.00		
				<input type="checkbox"/>			
				<input type="checkbox"/>			
				<input type="checkbox"/>			
				<input type="checkbox"/>			

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McCarthy Keville O'Sullivan Ltd t/a MKO. Registered in Ireland No: 462657. VAT No: IE9693052R

## APPENDIX II – LANDOWNER CONSENT

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MKO, Tuam Road, Galway, H91 VW84  
+353 (0)91 735 611 | [mkoireland.ie](http://mkoireland.ie) | [info@mkoireland.ie](mailto:info@mkoireland.ie)

Dublin - MKO, 9C Beckett Way, Park West Business Park, Dublin, D12 XN9W  
McCarthy Keville O'Sullivan Ltd t/a MKO. Registered in Ireland No: 462657. VAT No: IE9693052R



24 March 2023

An Bord Pleanála,  
64 Marlborough Street,  
Dublin 1.

**Re: Planning Application by Bord na Móna Powergen Limited for Ballivor Wind Farm consisting of 26 no. wind turbines and all associated infrastructure within the listed townlands at Ballivor, Co. Westmeath and Co. Meath.**

Dear Sir/Madam,

We, Bord na Mona Energy Ltd. of Main Street, Newbridge, Co. Kildare, hereby confirm that we are the freehold and beneficial owners of the lands delineated by the red line on the map (Drawing no. BnM-re-bwf-lc-01) attached hereto.

All the foregoing lands contained within the townlands of:

Clonycavan, Clondalee More, Derryconor, Robinstown, Coolronan in Co. Meath

And

Riverdale, Craddanstown, Bracklin, Grange More, Clonmorrill, Cockstown, Lislogher Great, Clonleame, Killagh in Co. Westmeath.

We provide herewith our consent to Bord na Mona Powergen Ltd. to include our lands as described above in a planning application pursuant to Section 37E of the Planning and Development Act, 2000 (as amended) for Ballivor Wind Farm “the proposed development” within the listed townlands at Ballivor, Co. Westmeath and Co. Meath.

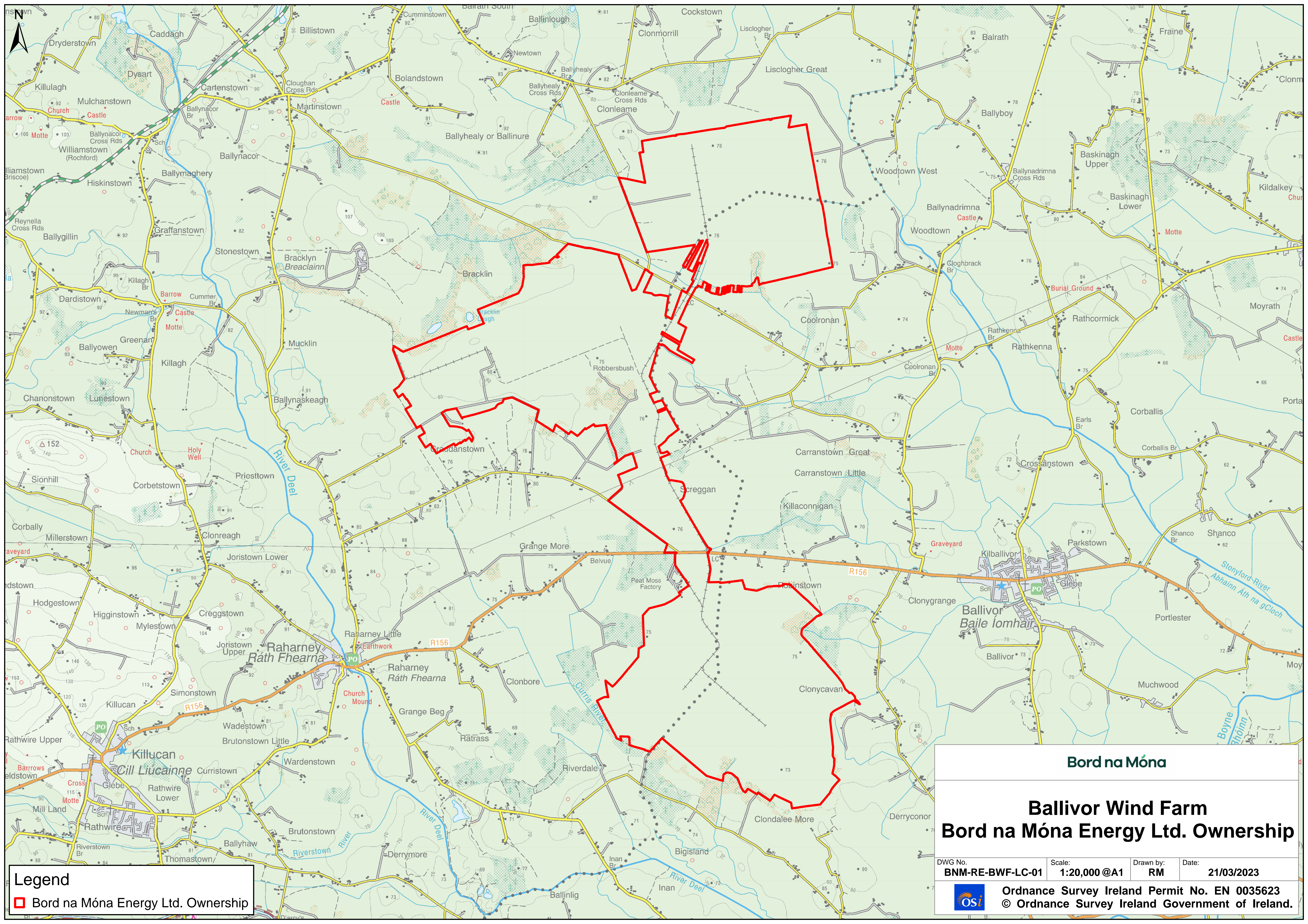
Signed,

DocuSigned by:  
  
\_\_\_\_\_  
C350C5DAC0CF441...  
Company Secretary

Name (Block Letters),

sonya Mallon







**Bord na Móna**

**Ballivor Wind Farm**  
**Bord na Móna Energy Ltd. Ownership**

DWG No. <b>BNM-RE-BWF-LC-01</b>	Scale: <b>1:20,000 @A1</b>	Drawn by: <b>RM</b>	Date: <b>21/03/2023</b>
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 **Ordnance Survey Ireland Permit No. EN 0035623**  
**© Ordnance Survey Ireland Government of Ireland.**

**Legend**

 **Bord na Móna Energy Ltd. Ownership**



Sean Flanagan,  
Craddenstown,  
Raharney,  
County Westmeath

Strategic Infrastructure Development Section,  
An Bord Pleanála,  
64 Marlborough Street,  
Dublin 1.

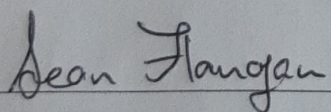
RE: Bord na Móna Powergen Limited  
Planning Application re Wind Farm situated at Ballivor, County Meath and  
County Westmeath

Dear Sir / Madam,

I Sean Flanagan of Craddenstown, Raharney, County Westmeath hereby confirm that I am the freehold owner of the lands edged blue on the attached map (ref. BWF-BNM-HR-DR-0702B) contained in Folio WH1491.

I provide herewith my written consent to Bord na Móna Powergen Limited to include our lands as described above in a planning application pursuant to section 37E of the Planning and Development Act, 2000 (as amended) for a wind farm development consisting of 26 No. wind turbines, and all associated infrastructure at Ballivor and other adjacent townlands in the Counties of Meath and Westmeath.

Yours sincerely,






  
\_\_\_\_\_

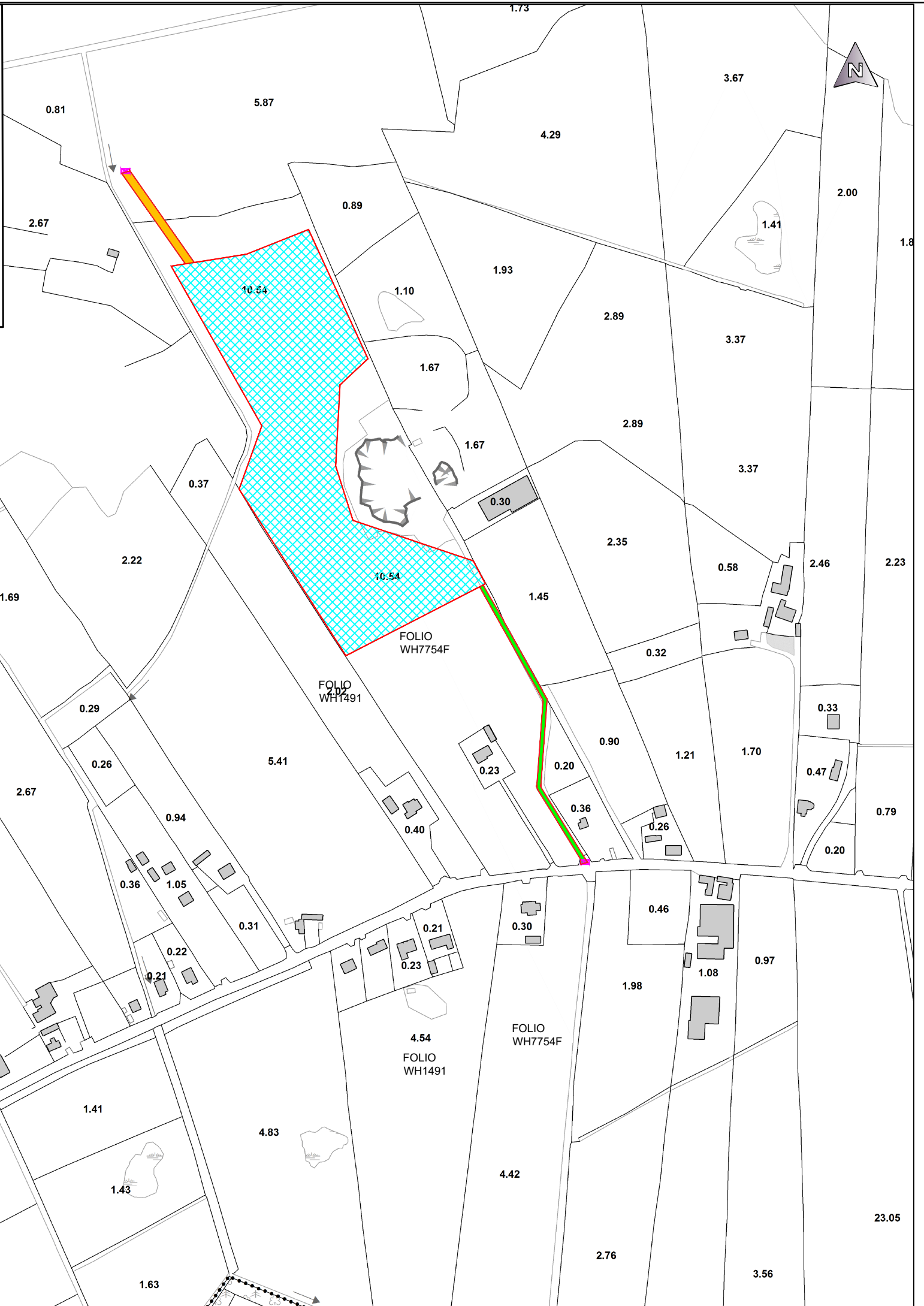
Sean Flanagan

Date: 17 / 11 /2021



**Legend**

-  Demised Property
-  Extents of borrow pit extraction
-  Gate
-  Existing access for initial mobilisation, borrow pit operatives and daily fuel delivery.
-  Temporary access to BNM Land



- Drawing Notes**
1. Site access will be required through the existing gate (marked magenta) via the existing access track (marked green) to the area that will be excavated (hatched cyan) to mobilise and refuel plant and machinery.
  2. Temporary access to the site to draw material will be constructed to the north side of the extraction area (marked orange).
  3. Vehicles moving extracted material will access and exit the borrow pit via this temporary access on the north side of the site.
  4. The plan area of the land take required from folio WH7754F is 4.96 Ha.
  5. The area within the land take will be extracted to a max dig level of 70 mOD.
  6. For decommissioning, the unexcavated face will be profiled to a safe side slope of 3H:1V.
  7. Staff and operatives will also use the existing access track (marked green) initially until site access is established from the north (marked orange).
  8. Staff may continue to use the existing site access (marked green) throughout construction to minimise the interaction between staff vehicles and construction vehicles through the access marked orange.



P1	For issue	18/11/22
P0	First draft	12/08/22
Rev.	DESCRIPTION	DATE

**Bord na Móna**

Main St, Newbridge, Co. Kildare  
 Phone 045 439000  
 www.bnm.ie  
 Email: info@bnm.ie

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Project **Ballivor Windfarm Project**

Client

Drawing Title **Third Party Land Required  
Offsite Borrow Pit  
Folio WH7754F**

Date	Scale (A1)	Drawn by	Checked by	Approved by
18/11/2022		GD	CC	CC

Status	FOR APPROVAL <input type="checkbox"/>	Dwg. No.
PLANNING <input checked="" type="checkbox"/>	FOR CONSTRUCTION <input type="checkbox"/>	BWF-BNM-BP-DR-0707A
TENDER <input type="checkbox"/>	AS BUILT <input type="checkbox"/>	

Bernard McGrath,  
Doolistown,  
Trim,  
County Meath

Strategic Infrastructure Development Section,  
An Bord Pleanála,  
64 Marlborough Street,  
Dublin 1.

RE: Bord na Móna Powergen Limited  
Planning Application re Wind Farm situated at Ballivor, County Meath and  
County Westmeath

Dear Sir / Madam,

I Bernard McGrath of Doolistown, Trim, County Meath hereby confirm that I am the freehold owner of the lands hatched in red and blue on the attached map (ref. BWF-BNM-HR-DR-0706) contained in Folio MH57171F.





I provide herewith my written consent to Bord na Móna Powergen Limited to include my lands as described above in a planning application pursuant to section 37E of the Planning and Development Act, 2000 (as amended) for a wind farm development consisting of 26 No. wind turbines, and all associated infrastructure at Ballivor and other adjacent townlands in the Counties of Meath and Westmeath.

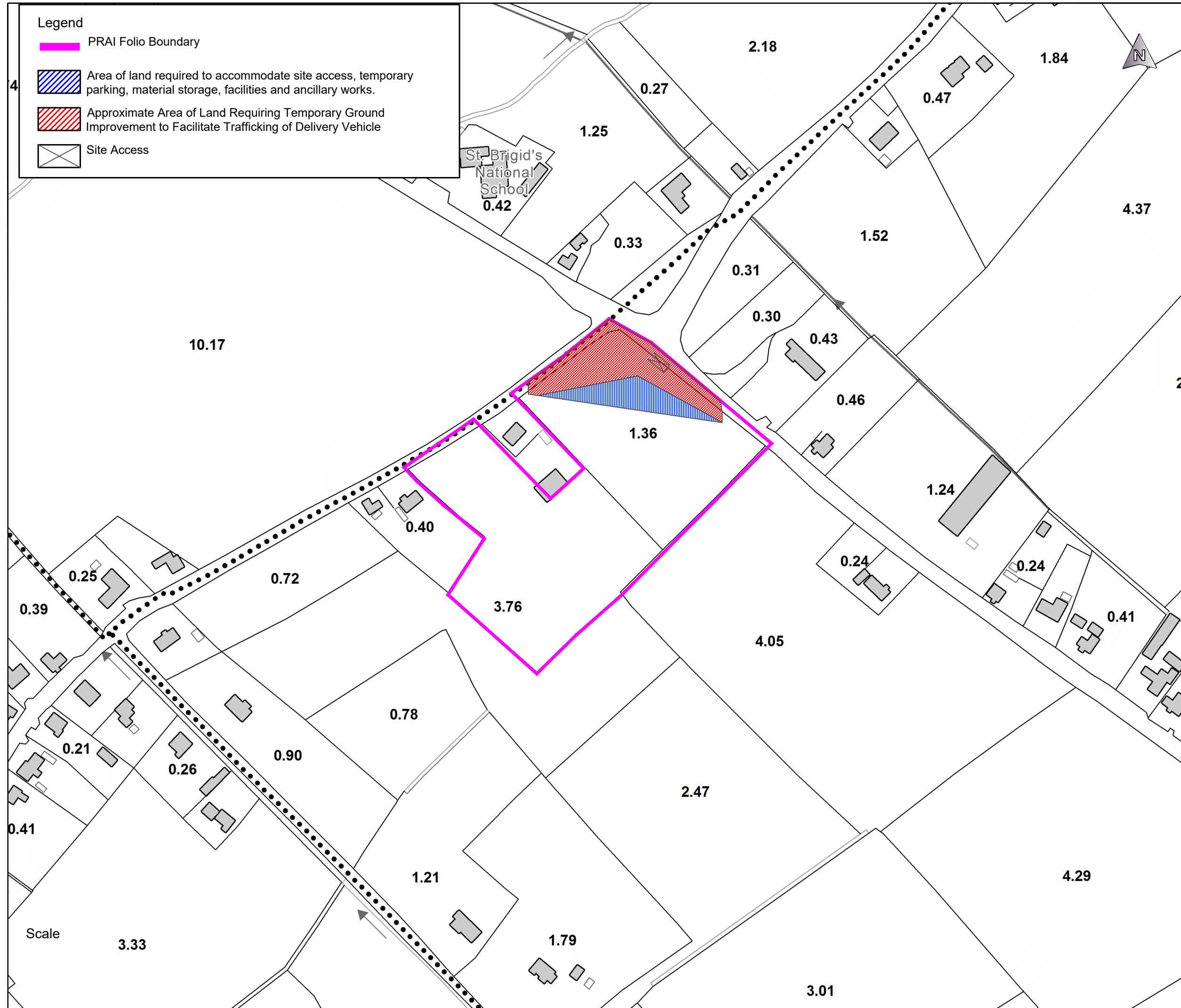
Yours sincerely,



Bernard McGrath  
Date: 13 / 1 / 2023

Legend

-  PRAI Folio Boundary
-  Area of land required to accommodate site access, temporary parking, material storage, facilities and ancillary works.
-  Approximate Area of Land Requiring Temporary Ground Improvement to Facilitate Trafficking of Delivery Vehicle
-  Site Access



Drawing Notes

1. Site access will be required through the existing gate along the north east boundary.
2. Clearance of vegetation is required inside the areas shown red and blue.
3. A temporary fence may be erected to prevent pedestrians or livestock from entering the working areas.
4. Ground improvement works are required primarily inside the area shown red but may also be needed in part of the area shown blue. Typically this will comprise removal and storage of topsoil, placement of a geotextile separator and placement of imported stone to create a level surface which will permit trafficking by the loaded vehicles.
5. Upon completion, the stone and geotextile will be removed and the topsoil and any drains reinstated.
6. Reinstatement of vegetation/fences/walls.
7. Land take area = 5400m<sup>2</sup>

PO		03/03/22
Rev.	DESCRIPTION	DATE



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Project Ballivor Windfarm Project				
Client				
Drawing Title Third Party Land Required For Haul Route Option A Folio MH57171F				
Date 03/03/22	Scale (A1)	Drawn by HO	Checked by GD	Approved by BP
Status	FOR APPROVAL <input type="checkbox"/>		Dwg. No.	
PLANNING <input checked="" type="checkbox"/>	FOR CONSTRUCTION <input type="checkbox"/>		BWF-BNM-HR-DR-0706	
TENDER <input type="checkbox"/>	AS BUILT <input type="checkbox"/>			

Daniel Spaight,  
Moyfeigher,  
Ballivor,  
Co. Meath  
C15 CK7R

Strategic Infrastructure Development Section,  
An Bord Pleanála,  
64 Marlborough Street,  
Dublin 1.

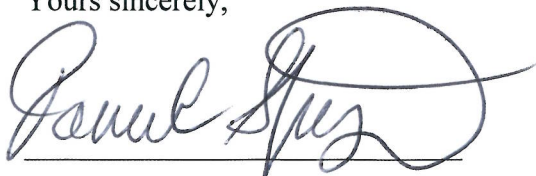
RE: Bord na Móna Powergen Limited  
Planning Application re Wind Farm situated at Ballivor, County Meath and  
County Westmeath

Dear Sir / Madam,

I Daniel Spaight of Moyfeigher, Ballivor, County Meath hereby confirm that I am the freehold owner of the lands hatched in red and blue on the attached map (ref. BWF-BNM-HR-DR-0701B Rev. P1) contained in Folio MH22532F.

I provide herewith my written consent to Bord na Móna Powergen Limited to include our lands as described above in a planning application pursuant to section 37E of the Planning and Development Act, 2000 (as amended) for a wind farm development consisting of 26 No. wind turbines, and all associated infrastructure at Ballivor and other adjacent townlands in the Counties of Meath and Westmeath.

Yours sincerely,





A handwritten signature in cursive script, appearing to read 'Daniel Spaight', written over a horizontal line.

Daniel Spaight

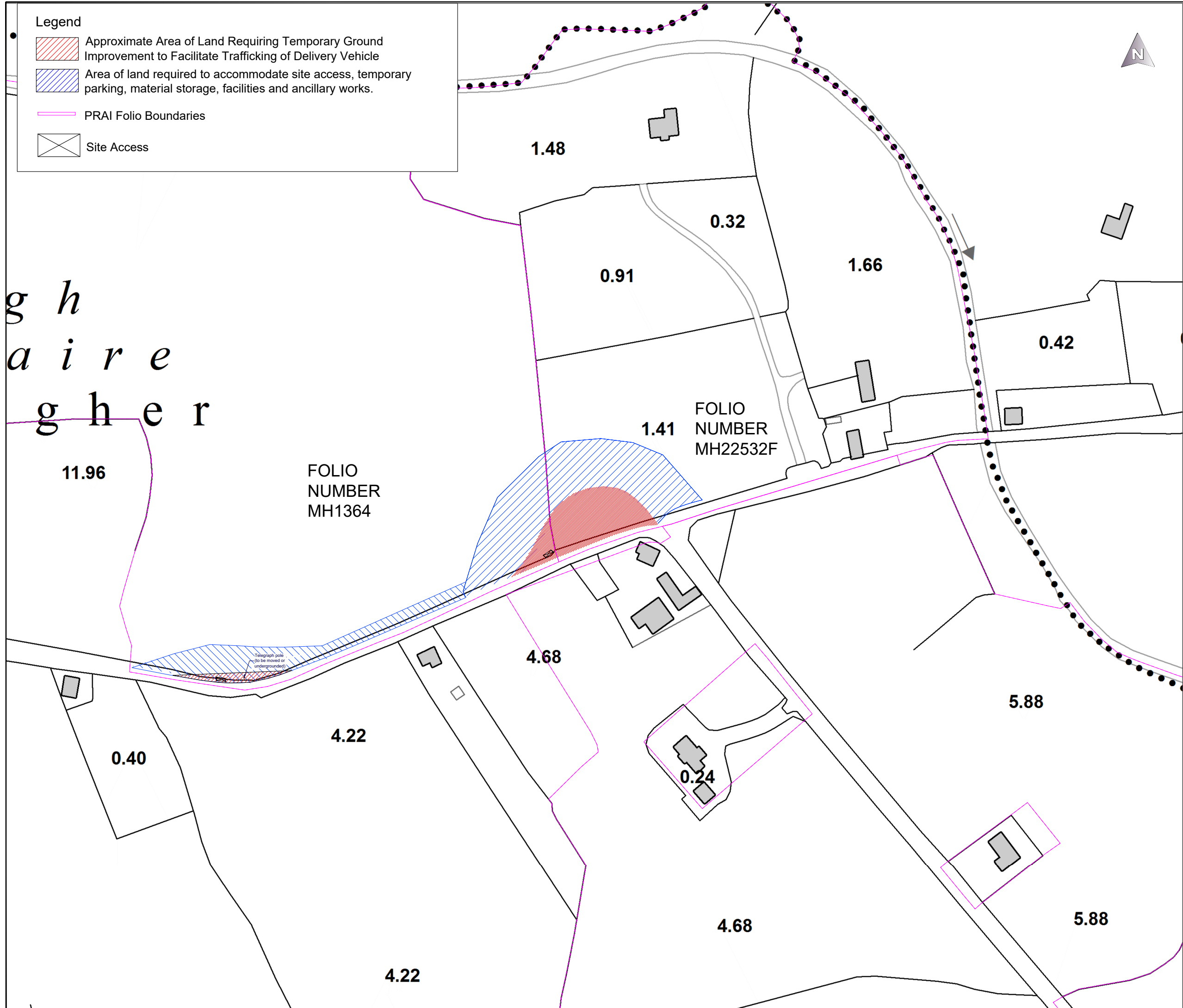
Date: 17/6 /2021



**Legend**

-  Approximate Area of Land Requiring Temporary Ground Improvement to Facilitate Trafficking of Delivery Vehicle
-  Area of land required to accommodate site access, temporary parking, material storage, facilities and ancillary works.
-  PRAI Folio Boundaries
-  Site Access

gh  
aire  
gher



**Drawing Notes**

1. Site access to Folio MH22532F will be required via the existing gate on to the public road of folio number MH1364.
2. Clearance of vegetation required along public road and also between the folios MH1364 and MH22532F inside the areas shown red and blue.
3. A temporary fence may be erected to prevent pedestrians or livestock from entering the working areas.
4. Ground improvement works are required primarily inside the area shown red but may also be needed in part of the area shown blue. Typically this will comprise removal and storage of topsoil, placement of a geotextile separator and placement of imported stone to create a level surface which will permit trafficking by the loaded vehicles.
5. Any drains or ditches will be culverted unless a bridge is required due to environmental constraints.
6. Upon completion, the stone and geotextile will be removed and the topsoil and any drains reinstated.
7. Reinstatement of vegetation/fences/walls along boundaries to be agreed.
8. Total Land Take of folioMH22532F = 0.41 Ha

P1	For issue	04/05/21
P0	First draft	09/04/21
Rev.	DESCRIPTION	DATE



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Phone 045 439000  
www.bnm.ie  
Email: info@bnm.ie

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Project <b>Ballivor Windfarm Project</b>				
Client				
Drawing Title <b>Third Party Land Required For Haul Route Option A Folio MH22532F</b>				
Date 04/05/21	Scale (A1)	Drawn by GKD	Checked by BP	Approved by CC
Status PLANNING <input checked="" type="checkbox"/> TENDER <input type="checkbox"/>	FOR APPROVAL <input type="checkbox"/> FOR CONSTRUCTION <input type="checkbox"/> AS BUILT <input type="checkbox"/>	Dwg. No. BWF-BNM-HR-DR-0701B		

Niall Bagnall,  
Carnisle,  
Ballivor,  
Co. Meath

Strategic Infrastructure Development Section,  
An Bord Pleanála,  
64 Marlborough Street,  
Dublin 1.

RE: Bord na Móna Powergen Limited  
Planning Application re Wind Farm situated at Ballivor, County Meath and  
County Westmeath

Dear Sir / Madam,

I Niall Bagnall of Carnisle, Ballivor, County Meath hereby confirm that I am the freehold owner of the lands hatched in red and blue on the attached map (ref. BWF-BNM-HR-DR-0701C Rev. P1) contained in Folio MH1364.

I provide herewith my written consent to Bord na Móna Powergen Limited to include our lands as described above in a planning application pursuant to section 37E of the Planning and Development Act, 2000 (as amended) for a wind farm development consisting of 26 No. wind turbines, and all associated infrastructure at Ballivor and other adjacent townlands in the Counties of Meath and Westmeath.





Yours sincerely,

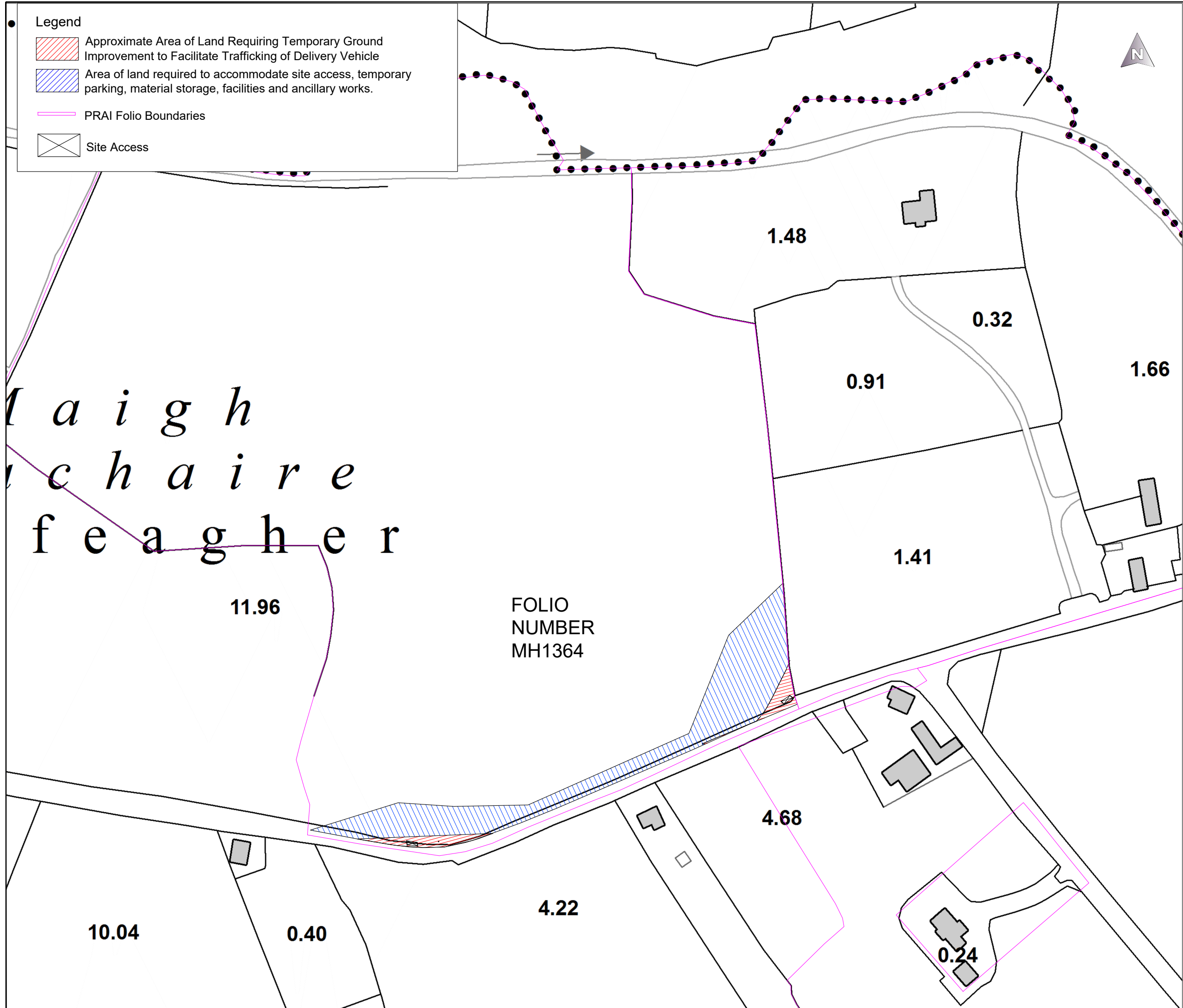


Niall Bagnall

Date: 10 / 06 / 2021

**Legend**

-  Approximate Area of Land Requiring Temporary Ground Improvement to Facilitate Trafficking of Delivery Vehicle
-  Area of land required to accommodate site access, temporary parking, material storage, facilities and ancillary works.
-  PRAI Folio Boundaries
-  Site Access



P2	Update After Review	01/09/21
P1	For issue	04/05/21
P0	First draft	09/04/21
Rev.	DESCRIPTION	DATE



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 www.bnm.ie  
 Email: info@bnm.ie

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Project: **Ballivor Windfarm Project**

Client:

Drawing Title: **Third Party Land Required For Haul Route Option A Folio MH1364**

Date	Scale (A1)	Drawn by	Checked by	Approved by
01/09/21		LC	GD	BP

Status	FOR APPROVAL <input type="checkbox"/>	Dwg. No.
PLANNING <input checked="" type="checkbox"/>	FOR CONSTRUCTION <input type="checkbox"/>	BWF-BNM-HR-DR-0701C
TENDER <input type="checkbox"/>	AS BUILT <input type="checkbox"/>	