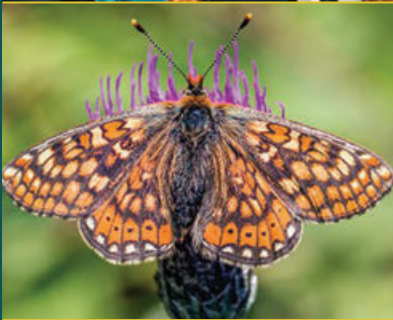




Proposed Bellair Wind Farm

Summer/Autumn 2026



Powering
Green Energy
Together



About BnM

BnM is focused on supporting Ireland's journey to net zero by delivering secure, renewable energy at scale for businesses across the country.

As part of the company's plans for the future, Bord na Móna has updated its brand to BnM, reflecting the company's future focus while also recognising its legacy.

Working with its landbank, strategic partners and local communities, BnM is building a 7.5GW pipeline of sustainable energy systems, including wind, solar and biomass projects – with the aim of enabling industrial and economic growth, while protecting our environment for generations to come.

BnM has been serving communities across Ireland for over 90 years, and today it continues to support business and local communities, not only by safeguarding renewable energy supply, but also through its dedicated social and innovation initiatives including - community benefit funds, amenities, business accelerator programmes and education supports.

For more information about BnM visit: bnm.ie

About SSE Renewables

SSE Renewables is a leading developer and operator of renewable energy generation, focusing on onshore and offshore wind farms, hydro-electric power and flexible storage technologies. It is part of electricity infrastructure company SSE plc, a FTSE-100 company with operations across the UK and Ireland, and a presence in carefully selected international markets.

SSE Renewables delivers clean power assets to increase SSE's operational renewable generation capacity as part of the company's five-year investment plan to 2030. This includes delivery of the world's largest offshore wind farm in construction, the 3.6GW Dogger Bank Wind Farm. SSE Renewables operates some of the leading onshore wind farms in Ireland including the 174MW Galway Wind Park in Connemara and the 73MW Slieve Kirk Wind Park outside Derry City.

Project Overview

In March 2024, BnM and SSE Renewables, two leading low-carbon energy providers, announced their formation of a joint venture to develop a series of onshore wind energy projects. The proposed Bellair Wind Farm will be developed as part of this joint venture and will contribute to the goals set out in Ireland's Climate Action Plan 2025 and offer new economic opportunities across the region. Working together, both companies will leverage their extensive expertise, resources, and presence across Ireland to generate positive outcomes for communities, local economies and climate change.

The proposed Bellair Wind Farm (*launched in May 2025*) is located on the Bellair North and Bellair South Bogs located in Counties Offaly and Westmeath. The proposed development is adjacent to the communities of Ballinahown, Ballycumber, Castledaly, Moate and Tubber. The development of a wind farm on these bogs would continue the area's long tradition of energy production in a new, increasingly sustainable form.

As with other wind farms developed on BnM lands, it is anticipated that less than 5% of the proposed site area will be used for turbine bases, crane hard-standings and access tracks, so much of the land area will not be required by the development. This means it can be utilised for other purposes, such as biodiversity and amenity. The project team is conducting a number

of onsite surveys, including ecology surveys and ornithology surveys. Further ecological surveys, aquatic surveys, heritage surveys and site investigation works will be undertaken over the course of the next few months.

Following the consultation sessions held in mid-2025, the project team has progressed the design of the proposed wind farm and developed a draft layout comprising 12 turbines. The proposed turbines will each have a maximum blade tip height of 220 metres and are positioned to maintain a minimum setback distance of four times the overall blade tip height (880 metres) from the nearest residential property. For further information on the draft design, please see page 5.

It is envisaged that a planning application for the proposed development will be lodged in mid-2027. It is intended to submit the planning permission application directly to An Coimisiún Pleanála, under the provisions of the Planning and Development Act, 2000 (as amended).

Consultation meetings with An Coimisiún Pleanála under the provision of the Planning and Development Act will be conducted to enable a determination in relation to the Strategic Infrastructure Development (SID) status of the proposed wind farm development.





Need for Wind Energy

Wind farms produce renewable electricity and assist in the offset of carbon emissions including those arising from other sectors, such as agriculture. The proposed project will contribute to both Ireland's and the European Union's renewable energy targets. It will also contribute to increasing the security of Ireland's energy supply and will facilitate a higher level of energy generation and self-sufficiency.

The National Development Plan 2021 – 2030 includes commitments to increase the share of renewable electricity up to 80% by 2030. It is acknowledged that wind energy will provide the main component of Ireland's renewable electricity at that time.

The Climate Action Plan 2025 (CAP) was approved by government on 15th April 2025. The CAP sets out an ambitious course of action over the coming years to address the impacts which climate may have on Ireland's environment, society, economic and natural resources. This Plan clearly recognises that Ireland must significantly step up its commitments to tackle climate disruption. The CAP identifies a need for 9GW

of onshore wind generation. The CAP presents clear and unequivocal support for the provision of additional renewable energy generation and presents yet further policy support for increased wind energy.

Site Selection

In selecting a site for a wind farm there are several criteria that must be considered. Based on these criteria, some sites are more suitable for wind farms than others. The main criteria that we consider include:

- Aviation
- Grid Access
- Flooding Risk
- Cultural Heritage
- Proximity to Dwellings
- Supporting Infrastructure
- Cumulative Visual Impact
- County Development Plan
- Telecommunications Links
- Environmental and Ecological Sensitivities

The Proposed Development **Bellair Wind Farm**

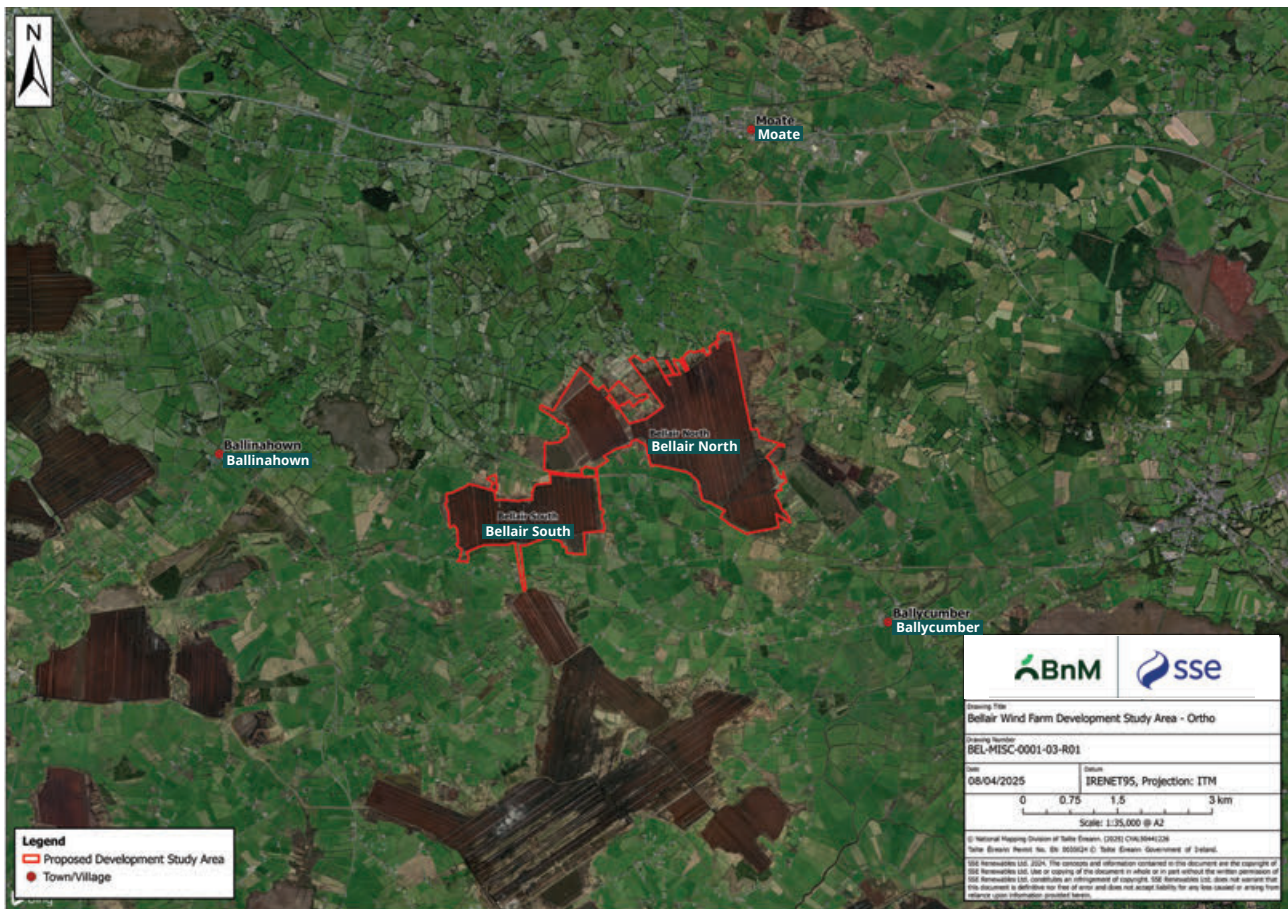


Figure 1: Study Area for proposed Bellair Wind Farm

The proposed Bellair Wind Farm will be located across two bogs: Bellair North and Bellair South. The proposed development site covers an area of c. 795 ha. Approximately 5% of this area will be used for turbine bases, crane hard-standings and access tracks.

Number of Turbines: 12

The draft layout comprises 12 wind turbines. Besides the turbines, the principal components of the wind farm are the foundations to support the turbine towers, access roads and entrances, crane hard standings, underground cables between the turbines, an electricity substation, and an electrical connection to the National Grid (Transmission Network) in line with system operator requirements. Please see pages 6 and 7 for Proximity Map.

Height of turbines: 220m

The proposed turbines will have a maximum blade tip height of 220 metres. The exact make and model of the turbine will be dictated by a competitive tender process post-planning, and it will not exceed the maximum height of 220m.

Setback Distance: 880m

The turbine layout has been designed with a minimum setback distance of 880m between turbines and the nearest residential property. This complies with the Draft Wind Energy Development Guidelines (2019) which proposes a setback distance of four times the tip height. Please see pages 6 and 7 to view the proximity map of homes within 2km of a proposed turbine.

Wind Farm Output: 80–90MW

Preliminary studies indicate that the proposed development site may be capable of producing up to approximately 80-90MW of wind energy.

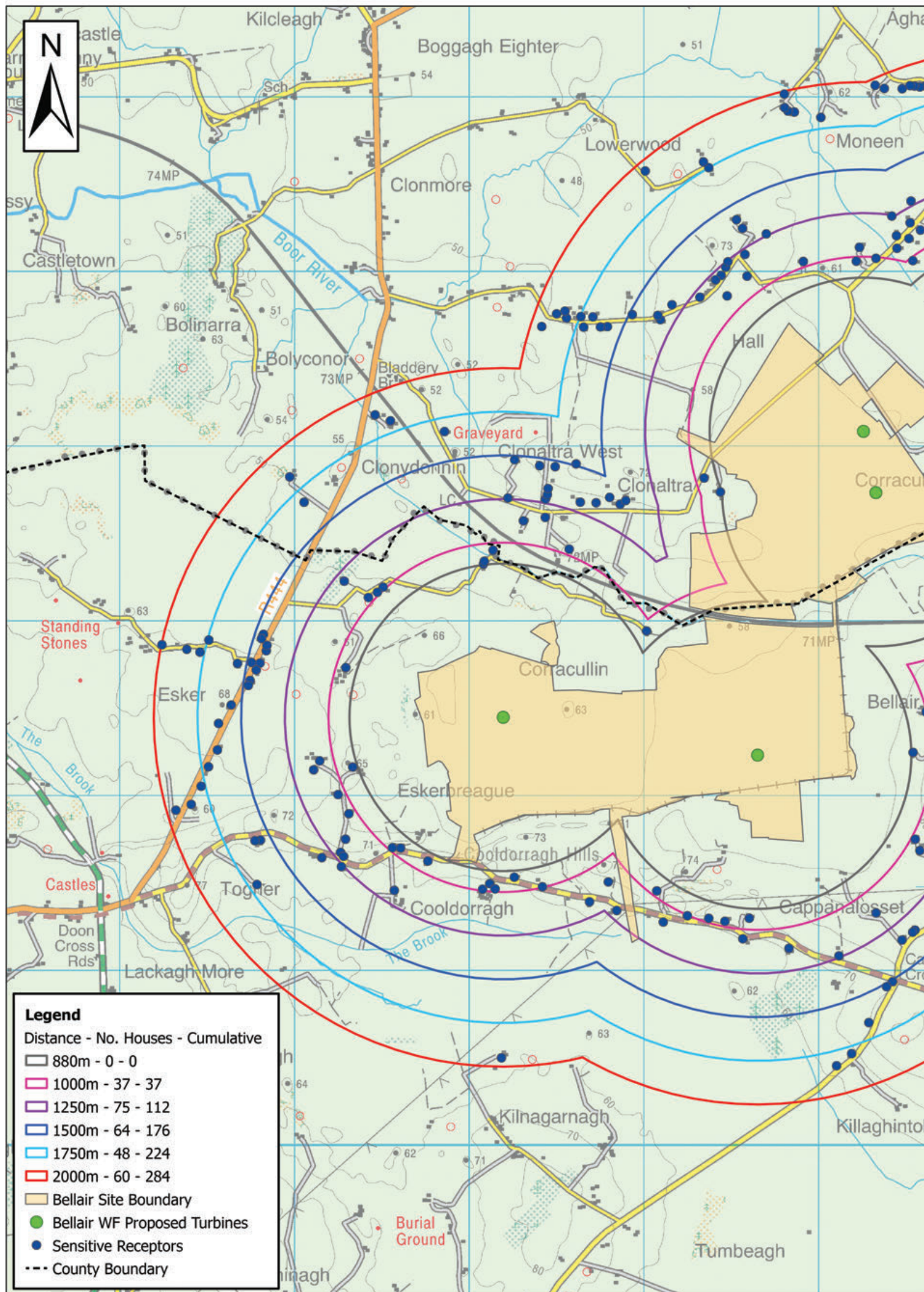
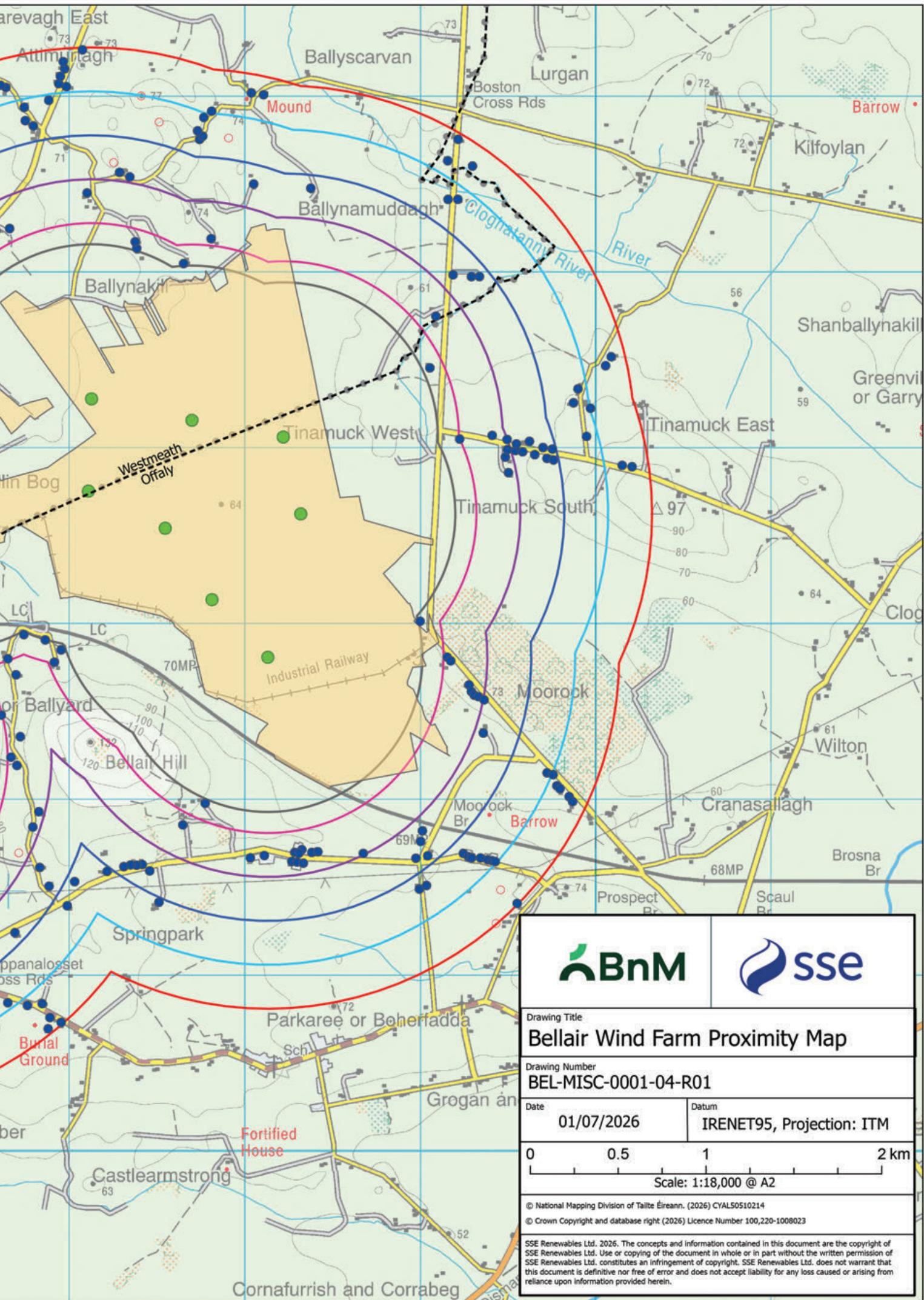


Figure 2: Bellair Wind Farm Proximity Map



Drawing Title

Bellair Wind Farm Proximity Map

Drawing Number

BEL-MISC-0001-04-R01

Date

01/07/2026

Datum

IRENET95, Projection: ITM

0

0.5

1

2 km

Scale: 1:18,000 @ A2

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Irish Government Policy on Renewable Energy

Successive Governments have developed policy to chart a course towards ambitious decarbonisation targets for Electricity, Transport, Built Environment, Industry and Agriculture.

In March 2019, the Joint Oireachtas Committee on Climate Action published its cross-party report entitled, *Climate Change: A Cross-Party Consensus for Action*, which set out 42 priority recommendations in the area of climate action, including a target for 80 percent renewable electricity.

The Programme for Government 2025 details how energy will play a central role in the creation of a strong and sustainable economy over the next decade. The reliable supply of safe, secure and clean energy is essential to deliver a phase-out of fossil fuels. Ireland needs to facilitate the increased electrification of heat and transport. This will create rapid growth in demand for electricity which must be planned and delivered in a cost-effective way.

The National Planning Framework (NPF), first published in February of 2018, forms the top tier of the national

planning policy structure, which establishes the policy context for the Regional Spatial and Economic Strategies (RSES) and local level development plans. The NPF has been revised, and the draft Revised NPF8 approved by Government in April 2025. A key focus throughout the NPF is the fostering of a transition toward a low-carbon, climate-resilient society. In this regard, one of the stated key elements of the NPF is an Ireland that has a secure and sustainable renewable energy supply and facilitates the ability to diversify and adapt to new energy technologies. In relation to peatlands, the NPF states that 'some of Ireland's cutaway bogs are suitable to facilitate the generation of energy, most notably wind/biomass'. In relation to the Eastern and Midland region, it aspires to develop the potential of the region in renewable energy terms, 'focusing in particular on the extensive tracts of publicly owned peat extraction'.

The Irish Government supports the use of Ireland's wind resources to meet our renewable energy targets. Outlined on the following page is some of the most recent relevant Irish Government Policy:



National legislation

- The Climate Action and Low Carbon Development (Amendment) Bill 2021 will support Ireland's transition to Net Zero and achieve a climate neutral economy by no later than 2050. It will establish a legally binding framework with clear targets and commitments set in law, and ensure the necessary structures and processes are embedded on a statutory basis to ensure we achieve our national, EU and international climate goals and obligations in the near and long term.
- The Climate Action Plan 2025 provides a road map for taking decisive action to halve Ireland's emissions by 2030 and reach net zero by no later than 2050. Central to achieving these goals is the strategic increase in the share of renewable electricity to 80% by 2030. This includes ambitious targets of deploying 9GW of onshore wind, 8GW of solar power, and at least 5GW from offshore wind projects. These measures are vital not only for reducing electricity sector emissions but also for enabling the broader electrification of other sectors, thus multiplying the impact on overall emissions.
- Department of Housing, Local Government and Heritage is currently preparing an update to the 2006 Wind Energy Development Guidelines and in December 2019 published revised draft Wind Energy Development Guidelines for consultation. Department of Climate, Energy and the Environment is currently finalising the Renewable Electricity Spatial Policy Framework to support the delivery of increased onshore renewable electricity generation which will provide direct economic benefits to counties and regions across the country.
- The Department of Climate, Energy and the Environment via the Accelerating Renewable Electricity Taskforce is seeking to identify, coordinate, and prioritise the policies required to fast-track and increase deployment of onshore renewable electricity generation and supporting technologies and ensure that barriers to the implementation of those policies are removed or minimised to the greatest extent possible, in order to meet the 2030 Climate Action Plan targets.





Draft Revised Wind Energy Development Guidelines in Ireland

The 2006 Wind Energy Development Guidelines are currently under review, which covers key aspects such as setback distances, shadow flicker, and noise. This review is led by both the Department of Housing, Planning and Local Government and the Department of Climate, Environment and Energy (DCEE). Prior to the publication of new guidelines, a public consultation and strategic environmental assessment must be completed.

In 2019, Revised Wind Energy Development Draft Guidelines were issued for public consultation. Key aspects of these Draft Guidelines included:

1. Noise Limits

Noise restriction limits consistent with World Health Organisation standards are proposed. The noise limits will apply to outdoor locations at any residential or noise sensitive properties.

2. Visual Amenity Setback

A visual amenity setback distance, of 4 times the tip height, between a wind turbine and the nearest residential property is proposed, subject to a mandatory minimum setback of 500 metres, as set out in the 2006 Wind Energy Development Guidelines.

3. Shadow Flicker

It is proposed that technology and appropriate modelling at design stage are adopted to eradicate the occurrence of shadow flicker and must be confirmed in all planning applications for wind energy development.

4. Consultation Obligations

Planning applications must contain a 'Community Report' prepared by the applicant which will specify 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 and demonstrate adherence to community engagement codes of practice.

5. Grid Connection

From a visual amenity aspect, undergrounding of cable connections from wind farms to the transmission and distribution system is the most appropriate solution in general, except where specific ground conditions or technical considerations make this impractical.

6. Community Dividend

Wind farm developers will also be required to take steps to ensure that the proposed development will be of enduring economic benefit to the communities concerned.

There is currently no timetable for the publication of the revised guidelines for their consultation or adoption. This project will be developed in accordance with the applicable guidelines and best practice. Operational noise levels will be within the limits set out in the applicable guidance and in line with any limits specified as a condition of part of the planning consent.



Strategic Infrastructure Development

Planning Process Explained

For most large-scale wind energy projects, a key consideration is whether a development is Strategic Infrastructure Development (SID). Energy infrastructure which is considered SID* includes:

“An installation for the harnessing of wind power for energy production (a wind farm) with more than 25 turbines or having a total output greater than 50 megawatts”

*(as outlined in the Seventh Schedule, Section 1 of the Planning and Development (Strategic Infrastructure) Act 2006).

The Project Team will go through a preplanning consultation process with An Coimisiún Pleanála to determine with certainty that the proposed wind farm is a Strategic Infrastructure Development. Irrespective

of the Consenting Authority, it is our view that an Environmental Impact Assessment Report (EIAR) and a Natura Impact Statement will be required as supporting documentation to the planning application.

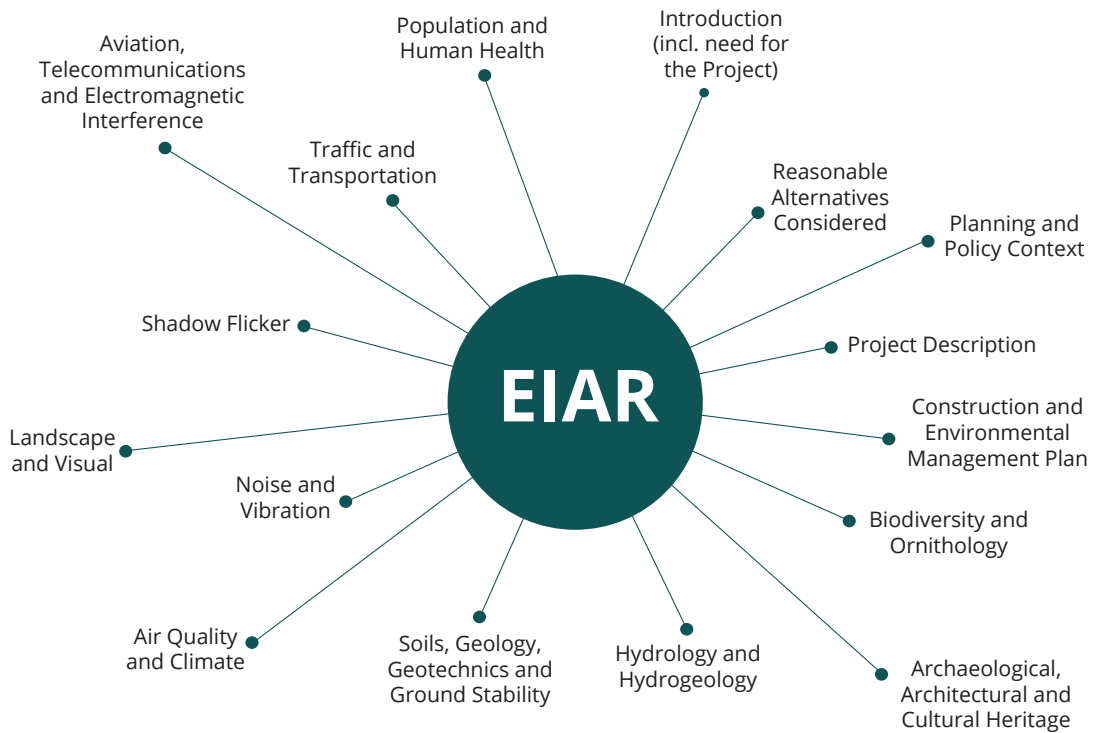
The Proposed Development is covered by the provisions of the Renewable Energy Directive III (Directive (EU) 2023/2413). Under the Renewable Energy Directive III Regulations, developers are required to obtain an opinion from the determining authority on the scope and level of detail to be included in an Environmental Impact Assessment Report (EIAR). To learn more about the SID process please visit: www.pleanala.ie/en-IE/Strategic-Infrastructure-Development-Guide

SID Projects	
Planning application to An Coimisiún Pleanála.	Environmental Impact Assessment mandatory.
Non-SID Projects	
Planning application to local County Council.	Environmental Impact Assessment mandatory in some cases.

What is included in an Environmental Impact Assessment Report (EIAR)?

Due to the nature and scale of the proposed development an Environmental Impact Assessment (EIA) will need to be carried out. As part of this process, an environmental baseline for the proposed development site will be established through fieldwork and other baseline surveys.

All of this information will be described and documented in an Environmental Impact Assessment Report (EIAR) which will accompany the planning application documentation submitted to the appropriate Consenting Authority for consideration. The EIAR will comprise the following as a minimum:



Benefits of the Development

The proposed development will give rise to a range of benefits at different levels including:

- A Community Benefit Fund.
- Amenity and Recreational Facilities.
- 100 to 120 jobs at peak construction, followed by a number of long-term, high quality technical jobs in operations and maintenance.
- Substantial commercial rates paid to the relevant County Council, and investment in the wider economy through tax and exchequer contributions.
- Upgrades to the road infrastructure in the vicinity of the wind farm (as required).
- Indirect employment created through the sub-supply of a wide range of products and services.

Community Benefit Fund

Both BnM and SSE have a long history of delivering local community funds, and have supported a number of strategic initiatives, including scholarships and major projects. Similar to our existing wind farms, it is envisaged that an annual Community Benefit Fund will be set up once the project is operational.

As the project is at an early stage of development, the exact nature and structure of a proposed Community Fund is not yet known. However, we envisage it being similar in type to our existing Community Funds which provide enduring socio-economic benefit to the local communities. Our existing Funds provide financial support for local students, residents and community initiatives, such as scholarship and near neighbour programme, community infrastructure improvements, community services, and tourism and recreational initiatives.



Ballyfore GAA - completed fence around Community Walking Track.

Employment

A large wind farm development of this scale would typically support 100-120 jobs at peak construction. There will also be indirect employment created through the sub-supply of a wide range of products and services including gravel and graded stone for roads and hard stands, concrete and steel for turbine bases, building materials for substations, haulage of components from the ports to the site, accommodation, legal, engineering and financial services. Once complete, the project will also support a number of long-term, high-quality technical jobs in operations and maintenance.

At a Regional Level, the new development will help to supply the rising demand for electricity, resulting from renewed economic growth in the Midlands region. During construction, additional employment may be created in the region through the supply of services and materials to the project.

At a National Level, the new development will play a significant role in contributing to Ireland's national renewable electricity production and carbon emissions reduction targets by 2050, while also supporting a growing economy and population. During operation, the project will eliminate the need to generate the equivalent amount of electricity from fossil fuels, and it will therefore help to reduce total national greenhouse gas emissions. In doing so, it will reduce our dependence on external energy sources and help improve our energy security.



Bunroe – funding for EV charger.

Amenity and Recreational Facilities

A high-level proposed amenity plan will accompany the planning application, and we would welcome any feedback or proposals the community may have with respect to amenity. It is intended to publish a draft amenity plan in the coming months as part of the publication of the final wind farm layout design.

A good example of one of BnM's existing wind farm amenity facilities is Mountlucas Wind Farm in North Offaly. The site consists of over 20km walkway / cycleway around the wind farm in addition to interpretative signage, sensory garden, outdoor exercise equipment and a learning hub which is utilised

by various school and college groups for educational purposes and day trips. It is hoped to incorporate some similar amenities as part of this proposed development.

Another example is SSE Renewables Galway Wind Way, a range of recreational trails at Galway Wind Park. The 48km of trails across six distinct routes through the wind farm include a wheelchair accessible route and take you through the heart of Connemara. While exploring the routes, walkers can learn how the landscape of the Cloosh Valley has changed over hundreds of years.



How You Can Get in Touch



Community Liaison Specialist,
Enda: 087 0579141

The proposed development will benefit from participation by all interested parties during each stage of the development. There are a few ways you can get in touch with us:

Feedback Questionnaire

Should you wish to submit any comments/ suggestions on the proposed development, a feedback questionnaire can also be completed on the project website. For your convenience, we have included a paper-based copy of the questionnaire and a Freepost envelope within the project information pack distributed to homes within 2km.

Call us*

If you wish to make a comment or require further information about the proposed wind farm, please contact the project's Community Liaison Specialist Enda: 087 0579141.

Email us

Email us any comments or queries via: info@bellairwindfarm.ie

Write to us

Bellair Wind Farm Community Relations Team,
BnM, Main Street, Newbridge, Co. Kildare, X12 WR59.

Join our mailing list

Keep informed of all project updates by signing up to our project mailing list. Please visit the dedicated project website to complete the sign-up form: www.bellairwindfarm.ie

**9am to 5pm Monday to Friday excluding bank holidays.*

Community Engagement Sessions

We intend to hold a series of Community Engagement Sessions during September 2026 in the locality of the proposed development as follows:

Tuesday 8th September	5pm-8.30pm	The Carmelite Centre, The Newtown, Moate, Co. Westmeath, N37 AW24
Wednesday 9th September	5pm-8.30pm	Ballinahown Community Hall, Ballinahown, Co. Westmeath, N37 D768
Thursday 10th September	5pm-8.30pm	Ballycumber Community Centre, Moorock, Ballycumber, Co. Offaly, R35 T1H5

Learn more at www.bellairwindfarm.ie

