



An
Coimisiún
Pleanála

Direction
CD-021967-26
ABP-310844-21

The submissions on this file and the Inspector's report were considered at a meeting held on 27/02/2026.

The Commission decided to serve a notice on the prospective applicant, pursuant to Section 37(B)(4) of the Act, stating that it is of the opinion that the proposed development constitutes a strategic infrastructure development within the meaning of Section 37A of the Act for the reasons and considerations set out below.

Planning

Commissioner:

Eamonn James Kelly

Date: 27/02/2026

Eamonn James Kelly

DRAFT WORDING FOR ORDER

Reasons and Considerations

Having regard to the size, scale and location of the proposed wind farm and related development, and to the policy context, it is considered that the proposed development of 15 No. wind turbines with an estimated generating capacity of 90MW, a 220kV substation, 220kV overhead line connection to the existing 220kV Shannonbridge-Maynooth 220kV transmission line and associated development on a site at Lemanaghan and adjacent townlands, Co. Offaly, constitutes development that falls within the definition of energy infrastructure in the Seventh Schedule of the Planning and Development Act 2000, as amended, thereby satisfying the requirements set out in Section 37A(1) of the Act.

The proposed development is also considered to be of strategic importance by reference to the requirements of sections 37A(2)(a) and 37A(2)(b) of the Planning and Development Act 2000, as amended.

An application for permission for the proposed development must, therefore, be made directly to An Coimisiún Pleanála under Section 37E of the Act. It is recommended that the prospective applicant consult with the prescribed bodies listed in Appendix 1, in respect of any future application for approval. Attached at Appendix 2 is a Schedule of Information which is considered necessary to submit in order to facilitate the undertaking of the Completeness Check under Section 37JA of the Act.

Appendix 1: Prescribed Bodies

- Minister for Housing, Local Government and Heritage
- Minister for Climate, Energy and the Environment
- Minister for Agriculture, Food and the Marine
- Eastern and Midland Regional Assembly
- Offaly County Council
- Commission for Regulation of Utilities
- Transport Infrastructure Ireland
- Uisce Éireann
- Inland Fisheries Ireland
- Irish Aviation Authority
- Health Service Executive
- Office of Public Works
- Environmental Protection Agency
- EirGrid
- ESB Networks
- An Taisce
- Heritage Council
- An Chomhairle Ealaíon
- Fáilte Ireland

Further notifications should also be made, where deemed appropriate.

Appendix 2: Schedule of Information to Inform the Completeness Check

This Schedule of Information seeks to provide details which will facilitate An Coimisiún Pleanála in undertaking the Completeness Check required by Section 37JA of the Planning and Development Act 2000, as amended, in order to process the application. It shall not be construed as comprising an assessment of the application documentation or a consideration of the merits of the proposed development.

Details of Proposed Development at Closure	
Pre-Application Ref.	ABP-310844-21
Prospective Applicant:	Lemanaghan Wind Farm DAC
Date of Final Meeting:	10 th December 2025
Number of Turbines:	15
Design Flexibility opinion:	No
Is Grid Connection Included:	Yes
Is a BESS included:	No
Accommodating works for TDR:	Yes

Information

Plans and Particulars	
Public Notice	<ul style="list-style-type: none"> • Time Period for Consultation and Fee for Submissions • Standalone website address • EIAR and NIS referenced • Reference to RED III and Section 37JA

	<ul style="list-style-type: none"> • All townlands within the site boundary to be correctly referenced. • Copies of notices to be submitted
Prescribed Bodies	Notification of all Prescribed Bodies and a copy of the correspondence sent to same.
Land Ownership	<ul style="list-style-type: none"> • Interest in land • Written consent of all other landowners (Inc. legally binding agreement & land registry map if required)
Design Flexibility	Design flexibility not sought.
Fee	Details of appropriate fee payment
Application Form	Completed form to be submitted
EIA Portal	Letter from Portal
Planning Report	<ul style="list-style-type: none"> • Renewable Energy Designation Policy Statement • Statement outlining compliance with all relevant policies and objectives in the County Development Plan, including a justification for material contravention of same if relevant. • Consultation overview • Community Benefit Fund • Planning history
Drawings	<ul style="list-style-type: none"> • Drawing Schedule • Site location map • Site layout plan • Plans, elevations, sections and cross-sections • Wayleaves shown • Grid Connection Route • Scales appropriate

EIAR	
No design Flex	15 No. wind turbines with a tip height of 220m, hub height of 145m and rotor diameter of 150m
Non-Technical Summary	Provided as a standalone section
Introduction	<ul style="list-style-type: none"> • Legislative context • Scoping Consultation • Community Engagement Report • Methodology/ methodologies for the assessment of the environmental factors and for the description and consideration of the significance of effects • Study Area(s) and justification for same. • Project Team (Author qualifications, experience and expertise) • Technical Difficulties/Limitations
Description of the Proposed Development	<ul style="list-style-type: none"> • Detailed description (all stages) of the characteristics of the proposed development including use of natural resources, production of waste, emissions & disturbances • Construction Environmental Management Plan • Decommissioning Plan • Waste & Resource Management Plan
Consideration of Alternatives	<ul style="list-style-type: none"> • Site selection & design process • Reasonable alternatives considered (Layout, scale, technologies, grid connection, turbine delivery, substation infrastructure, construction methodology etc.)

Population and Human Health	<ul style="list-style-type: none"> • Population & settlement patterns • Economic activity & employment • Tourism & amenities (incl. recreational trails) • Human health & wellbeing (reference up to date studies/research) • Property devaluation/house prices (reference up to date studies/research)
Biodiversity	<ul style="list-style-type: none"> • Derogations (if required) • Ecological Impact Assessment • Terrestrial Surveys (habitats, protected flora, invasive plant species, mammals, amphibians and reptiles as relevant) • Aquatic Surveys (habitats, macroinvertebrate, electro-fishing, fisheries as relevant) • Bat Surveys (to include as relevant): <ul style="list-style-type: none"> ○ Preliminary Roost Assessment Surveys, ○ Bat activity transect surveys, ○ Static bat detector deployments, ○ Emergence/re-entry bat roost, • Extent and location of tree/hedge removal • Biodiversity Enhancement Areas/Management Plan (to clearly address interaction with rehabilitation of IPC licenced site) • Invasive Species Management Plan
Ornithology	<ul style="list-style-type: none"> • Surveys (vantage point, breeding & non-breeding, hinterland, dusk, walkover, roost & winter surveys as relevant)

	<ul style="list-style-type: none"> • Connectivity with European Sites • Collision Risk Model (CRM) Assessment • Monitoring programme • Cumulative assessment
Noise and Vibration	<ul style="list-style-type: none"> • Baseline noise levels • Map of all receptors within 4 x tip of turbines (to include any extant planning permissions) • Predicted noise levels • Proposed noise limits (cumulative) • Operational noise monitoring proposals • Mitigation strategy for operational Amplitude Modulation and Tonal Noises • Cumulative noise assessment
Shadow Flicker	<ul style="list-style-type: none"> • Map of all receptors (to include any extant planning permissions) • Shadow flicker analysis • Wind turbine control measures
Air and Climate	<ul style="list-style-type: none"> • Carbon Impact Assessment including Embodied Energy Assessment and Climate Change Vulnerability Assessment • Dust generation/emissions and management • Vehicle emissions and management
Land, Soils & Geology	<ul style="list-style-type: none"> • Ground Condition Assessment (incl): <ul style="list-style-type: none"> ○ Ground Investigations Report ○ Site Investigations Report ○ Ground and surface water monitoring results ○ Peat Stability Risk Assessment and Report

	<ul style="list-style-type: none"> ○ Slope Stability Analysis • Peat and Spoil Management Plan
Hydrology, Hydrogeology & Water Quality	<ul style="list-style-type: none"> • Hydrological Assessment • Hydrogeological Assessment • Flood Risk Assessment • Surface water/Drainage Management Plan • Standalone Water Framework Directive Compliance Report • Emergency Response Plan • Water Quality Management Plan
Landscape & Visual	<ul style="list-style-type: none"> • Photomontages • ZTV Analysis (min. 20km radius from development site) • Landscape Character Assessment • Viewpoint Assessment
Traffic & Transportation	<ul style="list-style-type: none"> • Turbine Delivery Route & Swept Path Analysis • Haul Route & Swept Path Analysis • Traffic and Transport Assessment • Traffic Management Plan (including Construction traffic) • Stage 1 Road Safety Audit
Material Assets	<ul style="list-style-type: none"> • Gas/ESB networks, as relevant • Telecommunications Impact Study • Aviation Review Statement • Any other relevant material assets identified in consultation process

Cultural Heritage	<ul style="list-style-type: none"> • Heritage Impact Assessment • Archaeological Impact Assessment
Major Accidents and Disasters	<ul style="list-style-type: none"> • Construction Stage • Operational Stage • Impact of Climate Change
Cumulative Assessment	Projects considered should be clearly identified and the location of the cumulative assessment clearly labelled within each Chapter as relevant.
Interactions of the Foregoing	Description of interactions between factors.
Compendium of Mitigation Measures	<ul style="list-style-type: none"> • Intent expressed for the implementation of mitigation measures to be clearly set out as – ‘shall’. • Commitments need to be expressed clearly and be specific.
Appendices	<p>All appendices and sub appendices to be submitted in hard and soft copy. To include:</p> <ul style="list-style-type: none"> • Glossary of Terms • Noise Survey Results & Calibration Certificates • Material Volume Calculations • Statement of Competency • Other relevant documents
AA Screening Report	<ul style="list-style-type: none"> • Author qualifications, experience and expertise • Methodology • Zone of Influence (ZOI) and identification of relevant European Sites to be based on a Source-

	<p>Pathway-Receptor Model using the precautionary principle</p> <ul style="list-style-type: none"> • Must include consideration of: Ferbane Bog SAC, Mongan Bog SPA, River Shannon Callows SAC, Middle Shannon Callows SPA
NIS	<ul style="list-style-type: none"> • Author qualifications, experience and expertise • Methodology • Biodiversity & Ornithology Surveys for QI & SCI species and habitats in accordance with Best Practice • Consideration of relevant Hydrological, hydrogeological & water reports/assessments* • Consideration of relevant Land, soils & geology reports/assessments* • Assessment in view of Conservation Objectives • Compendium of Mitigation Measures (Intent expressed for implementation of mitigation measures – 'shall') • Clear statement on site integrity in view of Conservation Objectives <p>* As stipulated above for EIAR.</p>
Appendices	All appendices and sub appendices to be submitted in hard and soft copy.
Other Documents (To include):	
Civil Engineering Report	<ul style="list-style-type: none"> • Site Entrances • Access Tracks • Wind turbines • Cable routes & connections

	<ul style="list-style-type: none">• Substation (Compound & Buildings)• Meteorological Mast• Temporary construction compounds• Borrow Pits & Deposition Areas• Haul Route• Turbine Delivery Route• Surface Water Design• Wastewater• Potable Water• Decommissioning & Restoration
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