



An
Bord
Pleanála

Record of Meeting ABP-310844-21

Case Reference / Description	Proposed windfarm of between 13 and 17 turbines no. and associated site works. Lemanaghan and surrounding townlands, Co. Offaly.		
Case Type	Pre-application consultation		
1st / 2nd / 3rd / 4th Meeting	2 nd Meeting		
Date	23 January 2025	Start Time	2:15pm
Location	MS Teams	End Time	3:00pm

Representing An Bord Pleanála

Sarah Lynch (Assistant Planning Director) Chair

Ellen Moss (Executive Officer)

Representing the Prospective Applicant

Catherine Johnson (MKO)

Ellen Costello (MKO)

Susan Doran (MKO)

Ronan Dunne (MKO)

John Willoughby (MKO)

Conor McGrath (Lemanaghan Wind Farm DAC)

Muriel Ennis (Lemanaghan Wind Farm DAC)

Paul Bonar (Lemanaghan Wind Farm DAC)

Sean Cunniffe (Lemanaghan Wind Farm DAC)

Introduction

The Board referred to the letter received from the prospective applicant on the 15th July 2021, requesting pre-application consultations under section 37B of the Planning and Development Act 2000, as amended, and the previous consultation meeting held on the 21st September 2021, and advised the prospective applicant that the instant meeting essentially constituted an information-gathering exercise for the Board; it also invited the prospective applicant to outline the nature of the proposed development and to highlight any matters that it wished to receive advice on from the Board. The Board's representatives mentioned the following general procedures in relation to the pre-application consultation process:

- The Board will keep a record of this meeting and any other meetings, if held. Such records will form part of the file which will be made available publicly at the conclusion of the process. The record of the meeting will not be amended by the Board once finalised, but the prospective applicant may submit comments on the record which will form part of the case file.
- The Board will serve notice at the conclusion of the process as to the strategic infrastructure status of the proposed development. It may form a preliminary view at an early stage in the process on the matter.
- A further meeting or meetings may be held in respect of the proposed development.
- Further information may be requested by the Board and public consultations may also be directed by the Board.
- The Board may hold consultations in respect of the proposed development with other bodies.
- The holding of consultations does not prejudice the Board in any way and cannot be relied upon in the formal planning process or in any legal proceedings.

Presentation made by the prospective applicant:

The prospective applicant began their presentation by briefly outlining the meeting agenda. The prospective applicant provided an introduction to the proposed development and applicant. It was noted that the prospective applicant has requested that the applicant's name be updated to reflect "Lemanaghan Wind Farm DAC". The prospective applicant noted that the previous meeting held on the 21st of September 2021 and advised that a separate pre-application meeting for substitute consent (ABP-319374-24) was held in July 2024. Bord na Mona intends to submit the Substitute Consent application prior to the submission of any future application for this proposed wind farm development.

The prospective applicant provided context to the site location and selection. It was noted that the proposed EIAR study site measures 1,250 hectares. The proposed site access is via the N62, R436, L7001 and L7002.

The prospective applicant provided a slide on designated sites and noted the nearest SAC is the Ferbane Bog SAC located approximately 2.3km west of the proposed development site.

The prospective applicant provided information regarding the constraint assessment and design process.

The prospective applicant provided a brief overview of the proposed project, which would include a 220 kilovolt onsite substation and 15 number turbines with a tip height of 220 metres, blade length of 75 metres and hub height of 145 metres. The transport delivery route would include two ports of delivery, the Port of Galway and Shannon Foynes.

The prospective applicant provided a brief overview of EU, National, Regional and Local policy context and local wind energy classification.

The prospective applicant provided a brief overview of the volumes and chapters of the EIAR and the Landscape and Visual Impact Assessment. The prospective applicant provided a number of photomontages.

The prospective applicant provided a brief description of consultations undertaken to date, including public consultations and EIA scoping/Scoping with statutory bodies.

The prospective applicant provided an overview of the 7th Schedule and Section 37A(2) and provided its reasoning for why the proposed development should be considered strategic infrastructure.

Discussion:

The Boards representatives began the discussion by querying if the grid connection was to be included in the proposed application; the prospective applicant advised that any future application would include a 220kV substation.

The Boards representatives queried whether a water framework directive assessment was being prepared; the prospective applicant advised this will be assessed in the EIAR.

The Boards representatives queried public consultation to date. The prospective applicant advised that the feedback received to date has been neutral, however there is a small opposition group. The concerns of the opposition group relate to local heritage at the proposed site. The prospective applicant advised these concerns would be addressed in the EIAR assessment. The prospective applicant advised that there had also been queries in relation to local amenities and benefits

that would be provided, alongside questions about shadow flicker, number of turbines and visual impact.

The Boards representatives queried whether the prospective applicant had identified a single grid connection route as part of any future application. The prospective applicant responded that a single grid connection route will be identified in the application. The Boards representatives reminded the prospective applicant that if a second option were to be sought, a separate pre-application consultation for the grid connection would be required under section 182E alongside a design option consultation under section 182F.

The Boards representatives mentioned that they noted that at the time of the previous meeting, a number of turbines were located in an area that was not suitable for wind energy developments and queried if this had changed or if the turbines had been removed for this reason. The prospective applicant advised that the proposed turbines are now located in an area that was identified as suitable for wind energy development, and the reason for removing these turbines was cultural heritage assessment and residential visual aspects.

The Boards representatives queried what bird species had been recorded at the proposed site. The prospective applicant advised that kestrels and sparrowhawks travel over the proposed site. Whooper swans and a number of other species were also recorded during surveys. It was noted that specific habitat enhancement areas are proposed and are within the development boundary of the application site. The prospective applicant advised they do not intend to seek a follow-up meeting.

Conclusion:

The Board's representatives advised that the onus is on the prospective applicant to either request a further meeting or formal closure of the instant pre-application consultation process. The Board's representatives advised that the record of the instant meeting will be issued in the meantime and that the prospective applicant can submit any comments it may have in writing or alternatively bring any comments for discussion at the time of any further meeting.

The Meeting concluded at 3:00pm.

A handwritten signature in blue ink, appearing to read 'S Lynch', is written over a horizontal line.

Sarah Lynch

Assistant Director of Planning