



An
Coimisiún
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	3 rd Meeting		
Date	10 th December 2025	Start Time	2:30pm
Location	MS Teams	End Time	4:40pm

Representing An Coimisiún Pleanála

Una Crosse (Assistant Planning Director) Chair

Niall Haverty (Senior Planning Inspector)

Finbarr Quigley (Senior Environmental Scientist)

Fiona Patterson (Senior Ecologist)

Paula Kearney (Senior Ecologist)

Ellen Moss (Executive Officer)

Representing the Prospective Applicant

Ronan Dunne (MKO)

Mike Amiel Mekell (MKO)

Catherine Johnson (MKO)

Ellen Costello (MKO)

Jack Workman (MKO)

Dija Mazonaite (MKO)

Sorcha Stanley (MKO)

Padraig Cregg (MKO)
Paul Bonar (SSE)
Sean Cunniffe (SSE)
David Naughton (SSE)
Laura Burke (SSE)
Caitriona Carter (Bord na Mona)
Muriel Ennis (Bord na Mona)

Introduction

The Commission's representatives referred to the correspondence received from the prospective applicant requesting this third meeting, as well as to the first meeting held on 23rd September 2021 and the second meeting held on 23rd January 2025.

The Commission's representatives also mentioned the general procedures for the pre-application consultation process referenced at the first meeting which remain applicable.

Presentation made by the prospective applicant:

The prospective applicant set out their presentation, which is on the file.

Discussion:

Matters including the following were discussed:

General Matters

- Life span of the proposed development and need to be clear on proposed lifespan of elements such as any proposed electrical infrastructure.
- A design flexibility opinion is not being sought.
- Information on the Community Fund proposed to be set out in EIAR.
- Discussion on REDIII requirements held.
- EIAR and NIS to be clear and precise, and experts involved identified.
- All aspects of the proposed development to be outlined in the public notices.

Policy

- Policies such as DMS108 (development on peatlands) and DMS109 (development of windfarms) of the Development Plan to be addressed in addition to other relevant policies.
- Policy pertaining to site of proposed Turbine 5 would require justification.

EPA Licence

- Advised that the process of the IPC licence is to be concluded and does not require an amendment for the development of a wind farm.
- Discussion regarding the baseline for EIAR and whether rewetting and rehabilitation as part of the IPC conditions and substitute consent proposals would change the hydrogeological and biodiversity baseline of the proposed development.
- Clearly address these matters in the application documentation.

Consultations

- Consultations with Offaly County Council Planning Department and Roads Department have been undertaken.
- Concerns raised by the consultees queried.
- Closest dwelling is approximately 896 metres away.

Traffic

- No new entrances have been proposed for the proposed site.
- Three quarries identified to facilitate the proposed development and applicant advised that most appropriate quarries would be utilised.
- Traffic Management Plan should form a standalone appendix for any future application.

Cultural Heritage

- Some monuments have been removed, and a list of those that remain on site is available. Testing was conducted at 62 trial pits, with no findings recorded.
- Onsite archaeologist proposed for the construction phase.
- Cultural heritage constraints to be avoided and envisaged that the railway lines on site would be removed.

Noise

- Methodology approach queried.
- Complaints procedure, comprehensive mitigation measures and separation distances to be provided.
- Mitigation strategy for operational amplitude modulation and tonal sound to be provided.

Hydrology & Hydrogeology

- Methodology for on-site drainage is proposed to be outlined in the EIAR.
- Proposed that Section 50 would be invoked with the OPW at the construction stage.
- Requirements of the Water Framework Directive to be addressed.

Cumulative Impacts

- Cumulative impacts of wind farms in the vicinity of the proposed site.
- New wind farm application for Ballinla Wind Farm received by the Commission (ACP-323579-25).

Biodiversity & Ornithology

- Advised that all documentation should be clear and consistent within the documentation.
- All aspects of the work/project to be addressed.
- Methodologies to be used to inform studies discussed.
- Avoidance rates and SPA distances discussed and adherence to best practice required.
- Last recording of Breeding barn owl was in 2021 at a site not owned by Bord na Mona.
- Observance of bats queried with mitigation measures proposed to be outlined in the EIAR.
- Enhancements should be in place before any impacts occur.
- Marsh fritillary habitat (devils bit scabious) observed at the site but no butterflies observed at the proposed site.
- 300-metre buffer zone proposed from an identified badger set.

Peat Stability

- Stated that site is low-risk due to its heavy modification.
- Process of rehabilitation and any impacts occurring if rewetting of the bog required.
- Bore holes undertaken to inform the design of the proposed development.

SID Status

- Preliminary opinion provided that the proposed development falls within the scope of strategic infrastructure but final determination is a matter for the Commissioners.

Conclusion:

The Commission's representatives advised that the onus is on the prospective applicant to request a further meeting or formal closure of the instant pre-application consultation process. The Commission'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 16:40.

A handwritten signature in black ink, appearing to read 'Una Crosse', is written over a solid horizontal line.

Una Crosse

Assistant Director of Planning