

OPW Letter of observation ACP- PAX19.324161 Lemanaghan Windfarm

From Roisin Walsh <Roisin.Walsh@opw.ie>

Date Tue 5/26/2026 5:06 PM

To SIDS <sids@pleanala.ie>

Cc Gretta Doyle <gretta.doyle@opw.ie>; Conor Allen <Conor.Allen@opw.ie>; Anthony Read <Anthony.Read@opw.ie>; Terri Sweeney Meade <terri.sweeney@opw.ie>; Rebecca Mullin <rebecca.mullin@opw.ie>

 1 attachment (233 KB)

ACP PAX19.324161 OPW letter of observation Lemanaghan Windfarm published.pdf;

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A Chara,

Please see attached the OPW letter of observation on the Lemanaghan Windfarm Planning Application.

The An Coimisiún Pleanála case reference number is ACP- PAX19.324161

I would be grateful if you could acknowledge receipt of this email.

Kind regards

Róisín

Roisin Walsh

State/Principal Architect's Office

Oifig na nOibreacha Poiblí

Office of Public Works

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Roisin Walsh

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Case Reference ACP PAX19.324161
Administrative Officer
Strategic Infrastructure Development Section,
An Coimisiún Pleanála,
64-67 Marlborough Street,
Dublin 1
D01 V90

26th May 2026

ACP- PAX19.324161: proposed renewable energy development which will comprise 15 no. wind turbines, a permanent 220kV on-site substation, and associated infrastructure and works located within the townlands of Cooldorragh, Kilnagarnagh, Cappanalosset, Tumbleagh, Killaghintober, Castlearmstrong, Leabeg, Cornafurrish and Corrabeg, Lemanaghan, Kilnagoolny, Straduff, Lisdermot, Derrica More, Rosfaraghan, Rashinagh, Cor Mor and Cor Beg, Corbane, and Ballindown, Co. Offaly.

A Chara,

1.0 INTRODUCTION

The Office of Public Works (OPW) is a central Government Office operating under the Minister for Public Expenditure, NDP Delivery and Reform with particular responsibility for Flood Risk and Estate Management, including Heritage. The Office of Public Works (OPW) has responsibility for the care, operation and maintenance of all National Monuments in State Care. Our principal objective is to protect, conserve, maintain and present these sites and to facilitate appropriate public access where possible. In this regard, OPW works in partnership with the National Monuments Service at the Department of Housing, Local Government and Heritage (DHLGH).

This submission outlines observations from the OPW on the 'Strategic Infrastructure Development' (SID) application by Lemanaghan Wind Farm Designated Activity Company, for a proposed renewable energy development which will comprise 15 no. wind turbines, a permanent 220kV on-site substation, and associated infrastructure and works located within the townlands of Cooldorragh, Kilnagarnagh, Cappanalosset,



Tumbeagh, Killaghintober, Castlearmstrong, Leabeg, Cornafurrish and Corrabeg, Lemanaghan, Kilnagoolny, Straduff, Lisdermot, Derrica More, Rosfaraghan, Rashinagh, Cor Mor and Cor Beg, Corbane, and Ballindown, Co. Offaly.

This submission is made specifically with regard to the Heritage Services portfolio. Further submissions on the project may be made by the OPW with regards to other areas of responsibility.

2.0 PROPOSED WORKS (ACP - PAX19.324161)

The proposed development will consist of the following:

1. 15 no. wind turbines with the following dimensions:
 - A total tip height of 220m;
 - Rotor diameter of 150m;
 - Hub height of 145m.
2. Permanent turbine foundations, hard-standing and assembly areas;
3. Underground electrical and communications cabling connecting the 15 no. wind turbines to the proposed 220kV onsite electrical substation;
4. A new permanent 220kV electrical substation compound (c. 9611m²) in the townland of Cooldorrigh consisting of 1 no. Gas Insulated Substation (GIS) building, 1 no. Independent Power Producer (IPP) control building, 2 no. gantry structures, all associated electrical and communications plant and equipment, welfare facilities, 2 no. foul water holding tank, 2 no. bored wells, access roads, security fencing and gates, lightning masts, signage, landscaping, drainage infrastructure and all other ancillary works;
5. A permanent telecommunications tower with a height of 36m and associated foundation and hard - standing area;
6. The permanent installation of c. 800m of 220kV overhead line, 4 no. new steel masts, temporary tower build areas, temporary tower crane pads and associated hard -standing areas to facilitate the new 'loop-in/loop-out' connection into the existing 220kV Shannonbridge to Maynooth line;
7. The new permanent overhead line grid connection will require the decommissioning / removal of 1 no. existing steel mast and c. 75m of existing 220 kV line;
8. A meteorological mast with a height of 145 metres and associated foundation and hard –standing area;



9. The permanent upgrade of c.1.14km of existing internal site roads/tracks and the provision of c.17.1 km of new permanent internal site access roads, passing bays and a layby area;
10. The permanent upgrade of c.1.8km of existing tracks and the provision of c.3.9km of new permanent tracks for the purposes of amenity, seating areas, and amenity signage;
11. The provision of temporary access track off the L7001 local road during the construction phase;
12. Removal of an existing agricultural shed to accommodate the new temporary access track off the L7001 local road;
13. 2 no. new gated site entrances off the L7002 local road;
14. Upgrade of 3 no. existing site entrances off the N62 national road, R436 regional road and L7001 local road;
15. A temporary access track from the N52 national road to the N62 national road at Kennedy's Cross in the townland of Ballindown to facilitate the delivery of turbine components and other abnormal loads;
16. 5 no. temporary construction compounds with temporary offices, containers and staff facilities;
17. 3 no. permanent amenity car parks each including 15 no. spaces for private vehicles, 3 no. spaces for accessible parking, parking for buses and bicycle rack facilities;
18. 4 no. temporary borrow pits;
19. 5 no. temporary security cabins;
20. 2 no. clear span watercourse crossings;
21. Peat and Spoil Management;
22. Site Drainage;
23. Removal of c.1.02ha of immature woodland and c.0.64 hectares of scrub;
24. Biodiversity management and enhancement measures;
25. Operational stage site signage; and
26. All ancillary apparatus and site development works above and below ground, including hard and soft landscaping and drainage infrastructure.

A 10-year planning permission and a 35-year operational life of the wind farm from the date of full commissioning is sought.



3.0 OBSERVATION

The OPW has reviewed the proposed development and has the following observations:

The OPW requests that the impact on the view in photomontage no. 2 & map legend view point 1.02, is assessed with regard to the view from the L7013 local road in the townland of Clonascra, located approximately 9.8km west of the nearest proposed turbine (T01). This viewpoint is also located at designated scenic view 3 in the *Offaly County Development Plan 2021-2027* and on the ‘Pilgrim’s Road to Clonmacnoise’ walking trail.”

The distance of the wind turbines from the following monuments is an indicator of a possible visual impact on them:

- Gallen Abbey (NM 504) and associated monuments is located c. 4.1km south-west of the nearest proposed turbine, T3 and the ZTV demonstrates theoretical visibility of 11-15 proposed turbines from this location.
- The National Monument at Rahan (NM 82) and the churches associated with it are located in an area in which the ZTV demonstrates theoretical visibility of 11-15 proposed turbines.
- The National Monument Clonfinlough Rock Art, is situated just over 10km from the nearest proposed turbine, T01, in an area in which the ZTV suggests theoretical visibility of 11-15 proposed turbines.

The OPW considers that the presence of forestry screening is not an absolute guarantee or a permanent assurance against visual impact.

4.0 CONCLUSION

The OPW requests that An Coimisiún Pleanála take into consideration the concerns raised in this letter.

Yours sincerely,

Anthony Read
Principal Officer
Heritage Policy & UNESCO World Heritage Unit