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## Uisce Éireann observations

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**From** Aine Rowan(C) <aine.rowan@water.ie>  
**Date** Tue 5/26/2026 5:17 PM  
**To** SIDS <sids@pleanala.ie>; Bord <bord@pleanala.ie>

 1 attachment (322 KB)

ACP SID UE Submission Lemanaghan WF Offaly 1.Unknown pre-app ref-310844-21.pdf;

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Dear Sir/Madam,

In response to a referral for Unknown; pre-app ref: 310844-21 [310844](#) | [An Coimisiún Pleanála -](#)

Please find attached Uisce Éireann's observations.

I hope you find this information helpful. If you have any queries please do not hesitate to contact me.

**Aine Rowan**

*Planning Application Specialist*

**Uisce Éireann**

Teach Colvill, 24–26 Sráid Thalbóid, Baile Átha Cliath 1, D01 NP86, Éire

**Uisce Éireann**

Colvill House, 24–26 Talbot Street, Dublin 1, D01 NP86, Ireland

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Is don duine amháin nó don eintiteas amháin ainmnithe ar an seoladh an fhaisnéis agus d'fhéadfadh ábhar faoi rún, faoi phribhléid nó ábhar atá íogair ó thaobh na tráchtála de a bheith mar chuid den fhaisnéis. Tá toirmeasc ar aon daoine nó aon eititis; nach dóibh siúd an fhaisnéis-aon athbhreithniú a dhéanamh, aon atarchur a dhéanamh nó aon athdháileadh a dhéanamh, nó aon úsáid eile a bhaint as an bhfaisnéis, nó aon ghníomh a bhraithfeadh ar an bhfaisnéis seo a dhéanamh agus d'fhéadfaí an dlí a shárú dá ndéanfaí sin. Séanann Uisce Éireann dliteanas as aon ghníomh agus as aon iarmhairt bunaithe ar úsáid neamhúdraithe na faisnéise seo. Séanann Uisce Éireann dliteanas maidir le seachadadh iomlán agus ceart na faisnéise sa chumarsáid seo agus séanann Uisce Éireann dliteanas maidir le haon mhoill a bhaineann leis an bhfaisnéis a fháil. Má tá an ríomh-phost seo faighte agat trí dhearmad, déan teagmháil leis an seoltóir más é do thoil é agus scríos an t-ábhar ó gach aon ríomhaire. D'fhéadfadh ríomhphost a bheith so-ghabhálach i leith truaillithe, idircheaptha agus i leith leasuithe neamhúdraithe. Séanann Uisce Éireann aon fhreagracht as athruithe nó as idircheapadh a rinneadh ar an ríomhphost seo nó as aon dochar do chórais na bhfaighteoírí déanta ag an teachtaireacht seo nó ag a ceangaltáin tar éis a sheolta. Tabhair faoi deara go bhféadfadh monatóireacht a bheith á dhéanamh ar theachtaireachtaí chuig

Uisce Éireann agus ó Uisce Éireann d'fhonn ár ngnó a chosaint agus chun a chinntiú go bhfuiltear ag teacht le beartais agus le caighdeáin Uisce Éireann. Is cuideachta gníomhaíochta ainmnithe é Uisce Éireann atá faoi theorainn scaireanna, a bunaíodh de bhun fhorálacha na n-Achtanna um Sheirbhísí Uisce 2007-2022, a bhfuil a bpríomh-ionad gnó ag Teach Colvill, 24-26 Sráid na Talbóide, BÁC 1.

Go raibh maith agat as d'aird a thabhairt.

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Thank you for your attention.

Uisce Éireanns Ref: PN26000039676

ACP Planning Ref: Unknown; pre-app ref: 310844-21

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Oifig Sheachadta na  
Cathrach Theas  
Cathair Chorcaí

Uisce Éireann  
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South City  
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[www.water.ie](http://www.water.ie)

### Proposed Development:

**Re: Section 37E of the Planning and Development Act 2000, as amended – Notification of a Planning Application to An Coimisiún Pleanála for a Renewable Energy Development at Lemanaghan and surrounding townlands, Co. Offaly. Lemanaghan Wind Farm Strategic Infrastructure Development (SID) application for a renewable energy development comprising 15 no. wind turbines, a permanent 220kV on-site substation, and associated infrastructure and works. The SID application relates to lands within the townlands of Cooldorragh, Kilnagarnagh, Cappanalosset, Tumbleagh, Killaghintoher, Castlearmstrong, Leabeg, Cornafurrish and Corrabeg, Lemanaghan, Kilnagoolny, Straduff, Lisdermot, Derrica More, Rosfaraghan, Rashinagh, Cor Mor and Cor Beg, Corbane, and Ballindown, Co. Offaly.**

**Date: 26/05/2026**

A Chara,

The proposed windfarm development and associated infrastructure is located in the drinking water abstraction catchment for the three public water supplies:

- Banagher Water Supply, which abstracts from SHANNON (LOWER)\_010
- Nenagh RWSS, which abstracts from Lough Derg; and
- Limerick City Water Supply, which abstracts from SHANNON (LOWER)\_060

The closest abstraction point is located approximately 20 km downstream of the proposed windfarm development, where the Banagher RWSS abstracts from the Shannon (lower)\_010. UÉ has undertaken a review of the proposed development and the associated documents, with particular reference to Chapter 9 of the EIAR, the Construction and Environmental Management Plan (CEMP) and Surface Water Management Plan (SWMP), submitted as part of the application. These documents outline good mitigation measures to protect surface water quality, specifically in Section 9.5.2.10 of the EIAR (Potential Effects on Surface Water Drinking Supplies) which considers the Banagher Public Water Supply abstraction and concludes that no significant effects are predicted following the implementation of mitigation measures.

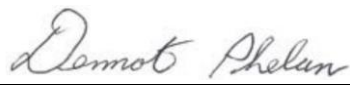
Notwithstanding this, it is noted that the assessment is qualitative and mitigation-led and does not incorporate operational safeguards linked to drinking water protection, such as trigger levels or notification procedures.

Given the distance to the abstraction point and the proposed mitigation measures, the overall risk is considered low, however, Uisce Éireann respectfully requests that the following conditions be attached to any grant of permission to ensure appropriate safeguards are included to protect the downstream drinking water receptors:

1. Drinking Water Risk Assessment (Pre-Commencement): Prior to commencement, the Applicant / Developer shall submit for written agreement with Uisce Éireann, a Drinking Water Risk Assessment addressing the downstream Banagher abstraction, including the following:
  - Source–pathway–receptor linkage to the Shannon (Lower)\_010 and assessment of potential risks (e.g. Suspended solids, Hydrocarbon, cement risks)
  - High-level consideration of attenuation over the downstream pathway
  - Confirmation that residual risk to the abstraction is negligible following mitigation
2. Water Quality Trigger Levels and Response Measures: The Applicant / Developer shall implement the surface water trigger levels set out in Appendix B of the Surface Water Management Plan. This shall include a clearly defined response actions associated with each trigger level exceedance, including escalation measures, deployment of additional mitigation, and cessation of high-risk construction activities where appropriate.
3. Notification Protocol – Uisce Éireann: The Emergency Response Plan (Section 6 of the CEMP) shall include procedures for notifying Uisce Éireann in the event of any incident with potential to impact downstream water quality (e.g. significant sediment release, hydrocarbon / chemical spill), given the presence of the downstream abstractions.
4. High-risk construction activities (including earthworks, peat disturbance, and excavation) shall be restricted during periods of heavy rainfall or adverse weather advised by the Met Éireann weather warnings (yellow, orange and red rainfall warnings), and in accordance with agreed site procedures.

Queries relating to observations above should be directed to [planning@water.ie](mailto:planning@water.ie).

Yours sincerely,



**Dermot Phelan**  
**Connections and Developer Services**