

*Application to An Coimisiún Pleanála for substitute consent***APPLICATION TO AN COIMISIÚN PLEANÁLA FOR SUBSTITUTE CONSENT****BEFORE FILLING OUT THIS FORM PLEASE NOTE THE FOLLOWING**

Failure to complete this form or attach the necessary documentation, or the submission of incorrect information or omission of required information will lead to the invalidation of your application. Therefore please ensure that each section of this application form is fully completed and signed, entering n/a (not applicable) where appropriate, and that all necessary documentation is attached to the application form.

ADDITIONAL INFORMATION

It should be noted that each planning authority has its own development plan, which sets out local development policies and objectives for its own area. The authority may therefore need supplementary information (i.e. other than that required in this form) in order to determine whether the application conforms with the development plan and may request this on a supplementary application form.

Failure to supply the supplementary information will not invalidate your planning application but may delay the decision-making process or lead to a refusal of permission. Therefore applicants should contact the relevant planning authority to determine what local policies and objectives would apply to the development proposed and whether additional information is required.

OTHER STATUTORY CODES

An applicant will not be entitled solely by reason of a planning permission to carry out the development. The applicant may need other consents, depending on the type of development. For example, all new buildings, extensions and alterations to, and certain changes of use of existing buildings must comply with building regulations, which set out basic design and construction requirements. Also any works causing the deterioration or destruction of the breeding and resting places of bats, otters, natterjack toads, Kerry slugs and certain marine animals constitute a criminal offence unless covered by a derogation licence issued by the Minister for Culture, Heritage and the Gaeltacht (pursuant to Article 16 of the Habitats Directive).

DATA PROTECTION

It is the responsibility of persons or entities wishing to use any personal data on a planning application form for direct marketing purposes to be satisfied that they may do so legitimately under the requirements of the Data Protection Acts 1988 to 2018. The Office of the Data Protection Commissioner states that the sending of marketing material to individuals without consent may result in action by the Data Protection Commissioner against the sender including prosecution.

APPLICATION FORM

1. NAME OF RELEVANT PLANNING AUTHORITY:

Offaly County Council

2. LOCATION OF DEVELOPMENT:

Postal Address or Townland or Location (as may best identify the land or structure in question)

Lemanaghan Bog located in the townlands of Cooldorragh, Kilnagarnagh, Cappanalosset, Tumbeagh, Killaghintoher, Castlearmstrong, Leabeg, Cornafurrish and Corrabeg, Lemanaghan, Kilnagoolny, Straduff, Lisdermot, Derrica More, Rosfaraghan, Rashinagh, Cor Mor and Cor Beg, and Corbane, Co. Offaly.

Ordnance Survey Map Ref No (and the Grid Reference where available) ¹

OS Sheet Numbers:

OS2022, OS2222

Grid Eastings: 616045 Grid Northings: 728126

3. APPLICANT²:

Name(s)

Bord na Móna Energy Limited

Address to be supplied at the end of this form (Question 19)

4. WHERE APPLICANT IS A COMPANY (REGISTERED UNDER THE COMPANIES ACTS):

Name(s) of company director(s)

G Breen, S Culleton Lowry, L Devenney, P Rowland

Registered Address (of company)

Bord Na Móna,
Main Street,
Newbridge
Co. Kildare

Company Registration number

303287

5. PERSON/AGENT ACTING ON BEHALF OF THE APPLICANT (IF ANY):

Name

MKO (Ronan Dunne, Agent)

Address to be supplied at the end of this form (Question 20)

6. PERSON RESPONSIBLE FOR PREPARATION OF DRAWINGS AND PLANS ³ :	
Name	Killian Devereux
Firm/Company	MKO

7. DESCRIPTION OF DEVELOPMENT:	
Brief description of nature and extent of development ⁴	The development for which substitute consent is being sought consists of peat extraction activities and ancillary works including the following: (i) Industrial scale peat extraction (milled peat) at the Application Site from 1988 to June 2020; (ii) Installation, use and maintenance of surface water drainage infrastructure (drains, silt ponds, pumps) at the Application Site to facilitate peat extraction activity from 1988 to present day; (iii) Provision of a welfare facility building and associated septic tank, 2 no. storage containers; (iv) Use and maintenance of pre-existing railway infrastructure to facilitate peat extraction activity from 1988 to present day; (v) Control Measures associated with the above, inclusive of the IPC Licence measures (Ref. P0500-01) which commenced from May 2000 onwards to the present day; and, (vi) All associated site development and ancillary works. The application relates to development which is subject to an existing Integrated Pollution Control Licence (Ref. P0500-01) granted by the Environmental Protection Agency.

8. LEGAL INTEREST OF APPLICANT IN THE LAND OR STRUCTURE:		
Please tick appropriate box	A. Owner ☒	B. Occupier
	C. Other ☒	
Where legal interest is 'Other', please expand further on your interest in the land or structure	The Applicant is the party who carried out the development on the lands which are outside of the Applicant's ownership. These lands were incidental to and supported the peat extraction carried out at Lemanaghan Bog. The Applicant's ownership boundary is indicated on Drawing No. 200804-e-02 submitted with this planning application.	

9. SITE AREA:	
Area of site to which the application relates in hectares	1,111 ha.

10. WHERE THE APPLICATION RELATES TO A BUILDING OR BUILDINGS:	
Gross floor space ⁵ of existing building(s) in square metres	78.4 sq. m
Gross floor space of any demolition in square metres (if appropriate)	N/A

11. IN THE CASE OF MIXED DEVELOPMENT (E.G. RESIDENTIAL, COMMERCIAL, INDUSTRIAL, ETC), PLEASE PROVIDE BREAKDOWN OF THE DIFFERENT CLASSES OF DEVELOPMENT AND BREAKDOWN OF THE GROSS FLOOR AREA OF EACH CLASS OF DEVELOPMENT:	
Class of Development	Gross floor area in square metres
N/A	N/A
N/A	N/A

12. IN THE CASE OF RESIDENTIAL DEVELOPMENT PLEASE PROVIDE BREAKDOWN OF RESIDENTIAL MIX:							
Number of	Studio	1 Bed	2Bed	3 Bed	4 Bed	4+ Bed	Total
Houses	N/A	N/A	N/A	N/A	N/A	N/A	N/A
Apartments	N/A	N/A	N/A	N/A	N/A	N/A	N/A
Number of car-parking spaces to be provided	N/A						N/A

13. DEVELOPMENT DETAILS:		
Please tick appropriate box	Yes	No
Does the development consist of work to a protected structure and/or its curtilage or proposed protected structure and/or its curtilage?		✓
Does the development consist of work to the exterior of a structure which is located within an architectural conservation area (ACA)?		✓
Does the application relate to development which affects or is close to a monument or place recorded under section 12 of the National Monuments (Amendment) Ac, 1994 ⁶ ? Please refer to Ch. 13 Archaeology and Cultural Heritage of the rEIAR	✓	
Does the application relate to work within or close to a European Site or a Natural Heritage Area? Please refer to the rNIS enclosed	✓	
Is the remedial Environmental Impact Assessment Report included with this application? Please refer to rEIAR enclosed	✓	
Does the development require the preparation of a remedial Natura impact statement? Please refer to rNIS enclosed	✓	

Does the application relate to a development which comprises or is for the purposes of an activity requiring a licence from the Environmental Protection Agency other than a waste licence? IPC Licence Ref. P0500-01	✓	
Does the application relate to a development which comprises or is for the purposes of an activity requiring a waste licence?		✓
Do the Major Accident Regulations apply to the development?		✓
Does the application relate to a development in a Strategic Development Zone?		✓
Does the development involve the demolition of any structure?		✓

14. SITE HISTORY:

Details regarding site history (if known)

Has the site in question ever, to your knowledge, been flooded? Yes [] No [✓]

If yes, please give details e.g. year, extent.

Are you aware of previous uses of the site e.g. dumping or quarrying? Yes [✓] No []

If yes, please give details.

[The application site was formerly used for industrial peat extraction](#)

Are you aware of any valid planning applications previously made in respect of this land/structure?

Yes [✓] No []

If yes, please state planning reference number(s) and the date(s) of receipt of the planning application(s) by the planning authority if known:

Planning Ref.	Description	Planning Authority Decision
OCC Ref. 24/75	Continued use of an existing guyed wind monitoring mast, with instruments, 100m in height for a further period of three years. The purpose of the mast is to assess the suitability of the company's adjacent lands for windfarm development. Previous planning application reference numbers: PL16/341	Granted - 17/09/2024
ACP Ref. LS19.313412	Leave to apply for substitute consent for peat extraction and all associated bog development works which forms part of the Boora Bog Group, within Lemanaghan Bog located north east of Ferbane in Co. Offaly	Withdrawn - 15/01/2024
OCC Ref. 16/341	The erection of a guyed wind monitoring mast, with instruments, up to 100m in height. The purpose of the proposed mast is to assess the suitability of the company's adjacent lands for wind farm development	Granted – 09/02/2017
OCC Ref. 06/1812	Construction of a single storey compressor room, extension to the side of an existing light industrial unit, new security fencing and wall to site boundary, on-site vehicle parking, new vehicular entrance, 2 no. vertical advertising signage poles and new company signage to front elevation of light industrial unit.	Granted – 09/05/2007
OCC Ref. 93/367	Temporary level crossing for railway	Granted - 09/11/1993

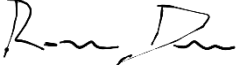
OCC Ref. 93/182	Railway underbridge	Granted - 09/09/1993
OCC Ref. 91/220	3 No. Level Crossings	Granted - 26/11/1991
OCC Ref. 85/57	Single Line Rail Underpass	Granted - 07/06/1985
OCC Ref: 81/375	Erection of harvester repair bay and ancillary works at Lemanaghan	Granted – 15/01/1982

15. SERVICES:
Source of Water Supply
Public Mains ☒ Group Water Scheme ☐ Private Well ☐ Other (please specify): ..N/A.....
Name of Group Water Scheme (where applicable):N/A.
Wastewater Management/Treatment
Public Sewer ☐ Conventional septic tank system ☒
Other on-site treatment system ☐ Please specify: Please see Ch. 4 of the rEIAR and planning drawings for detail.
Surface Water Disposal
Public Sewer/Drain ☐ Soakpit ☐
Watercourse ☐ Other ☒ Please specify: Please see Chapter 8 of rEIAR and planning drawings which detail drainage at the application site.

16. DETAILS OF PUBLIC NOTICE:	
<i>Approved newspaper⁷ in which notice was published</i>	Tullamore Tribune
<i>Date of publication</i>	11/09/2025
<i>Date on which site notice was erected</i>	12/09/2024

17. APPLICATION FEE:			
Fee Payable	€5,837.24		
Basis of Calculation	Class	Calculation	Total
	Class 5(d)	1,111 ha (site area) at €5 per ha	€5,555
	Class 4	€3.60 for each square metre (welfare building + storage containers) – 78.4 sq. m at €3.6 per sq. m	€282.24
	Application fee total:		€5,837.24

18. DECLARATION:
<i>I hereby declare that, to the best of my knowledge and belief, the information given in this form is correct and accurate and fully compliant with the Planning & Development Act 2000, as amended, and the Regulations made thereunder.</i>

Signed <i>(Applicant or Agent as appropriate)</i>	 Ronan Dunne (MKO – Agent)
Date	12/09/2025

CONTACT DETAILS — NOT TO BE PUBLISHED

19. APPLICANT ADDRESS/CONTACT DETAILS:	
<i>Address</i>	Bord Na Móna, Main Street, Newbridge Co. Kildare
<i>Email address</i>	emma.cross@bnm.ie
<i>Telephone number (optional)</i>	C/O MKO

20. AGENT'S (IF ANY) ADDRESS/CONTACT DETAILS:	
<i>Address</i>	MKO, Tuam Road, Galway, H91 VW84
<i>Email address</i>	rdunne@mkoireland.ie
<i>Telephone number (optional)</i>	+353 91 735 611
Should all correspondence be sent to the agent's address? Please tick appropriate box. (Please note that if the answer is 'No', all correspondence will be sent to the applicant's address) Yes [☒] No [☐]	

A contact address must be given, whether that of the applicant or that of the agent.

This form should be accompanied by the following documentation:

Please note that if the appropriate documentation is not included, your application will be deemed invalid.

ALL Applications:

- ☐ The relevant page of newspaper that contains notice of your application
- ☐ A copy of the site notice
- ☐ 6 copies of site location map⁸
- ☐ 6 copies of site or layout plan as appropriate⁸
- ☐ 6 copies of plans and other particulars required to describe the works to which the development relates (include detailed drawings of floor plans, elevations and sections) as appropriate⁸

- ☐ The appropriate Fee

Where the disposal of wastewater for the development is other than to a public sewer:

- ☐ Information on the on-site treatment system and evidence as to the suitability of the site for the system.

Where the application refers to a protected structure/ proposed protected structure/ or the exterior of a structure which is located within an architectural conservation area (ACA):

- ☐ Photographs, plans and other particulars necessary to show how the development affects the character of the structure.

Where an application requires an Environmental Impact Report or a Natura Impact Statement:

- ☐ An Environmental Impact Assessment Report, and
- ☐ A copy of the confirmation notice received from the EIA portal in accordance with article 97B(2) of the permission regulations
- ☐ A Natura Impact Statement

Directions for completing this form

1. Grid reference in terms of the Irish Transverse Mercator.
2. “The applicant” means the person seeking the consent, not an agent acting on his or her behalf.
3. Where the plans have been drawn up by a firm/company the name of the person primarily responsible for the preparation of the drawings and plans, on behalf of that firm/company, should be given.
4. A brief description of the nature and extent of the development, including reference to the number and height of buildings, protected structures, etc.
5. Gross floor space means the area ascertained by the internal measurement of the floor space on each floor of a building, that is, floor areas must be measured from inside the external wall.
6. The Record of Monuments and Places, under section 12 of the National Monuments Amendment Act 1994, is available, for each county, in the local authorities and public libraries in that county. Please note also that if the proposed development affects or is close to a national monument which, under the National Monuments Acts 1930 to 2004, is in the ownership or guardianship of the Minister for Culture, Heritage and the Gaeltacht or a local authority, or is the subject of a preservation order or a temporary preservation order, a separate statutory consent is required, under the National Monuments Acts, from the Minister for Culture, Heritage and the Gaeltacht. For information on whether national monuments are in the ownership or guardianship of the Minister for Culture, Heritage and the Gaeltacht or a local authority or are the subject of preservation orders, contact the National Monuments Section, Department of Culture, Heritage and the Gaeltacht.
7. A list of approved newspapers, for the purpose of giving notice of intention to make a planning application, is available from the planning authority.
8. All plans, drawings and maps submitted to the planning authority should be in accordance with the requirements of the Planning and Development Regulations 2001-2018.

Appendix 1: Schedule of drawings



Schedule of Drawings

Drawing No.	Drawing Title	Scale
200804-e-01	Location Context Map	1: 50,000 @A3
200804-e-02	Site Location Map Key Plan	1: 20,000 @A1
200804-e-02A	Site Notice Location Map Sheet A	1: 2,500 @A1
200804-e-02B	Site Notice Location Map Sheet B	1: 2,500 @A1
200804-e-02C	Site Notice Location Map Sheet C	1: 2,500 @A1
200804-e-02D	Site Notice Location Map Sheet D	1: 2,500 @A1
200804-e-02E	Site Notice Location Map Sheet E	1: 2,500 @A1
200804-e-03	Site Layout Key Plan	1: 10,000 @A1
200804-e-03A	Site Layout Plan Sheet 1 of 5	1: 2,500 @A0
200804-e-03B	Site Layout Plan Sheet 2 of 5	1: 2,500 @A0
200804-e-03C	Site Layout Plan Sheet 3 of 5	1: 2,500 @A0
200804-e-03D	Site Layout Plan Sheet 4 of 5	1: 2,500 @A0
200804-e-03E	Site Layout Plan Sheet 5 of 5	1: 2,500 @A0
200804-e-03F	Existing Welfare Facility Layout	1: 500 @A1
200804-e-04	Peat Extraction Layout Plan 1988	1: 10,000 @A1
200804-e-05	Peat Extraction Layout Plan 1995	1: 10,000 @A1
200804-e-06	Peat Extraction Layout Plan 2004	1: 10,000 @A1
200804-e-07	Peat Extraction Layout Plan 2020	1: 10,000 @A1
200804-e-08	Site Drainage Key Plan	1: 10,000 @A1
200804-e-08A	Site Layout Drainage Plan Sheet 1 of 5	1: 2,500 @A0
200804-e-08B	Site Layout Drainage Plan Sheet 2 of 5	1: 2,500 @A0
200804-e-08C	Site Layout Drainage Plan Sheet 3 of 5	1: 2,500 @A0
200804-e-08D	Site Layout Drainage Plan Sheet 4 of 5	1: 2,500 @A0
200804-e-08E	Site Layout Drainage Plan Sheet 5 of 5	1: 2,500 @A0
200804-e-09	Section A-A & Section C-C	1: 500 @A1
200804-e-10a	Section B-B Sheet 01 of 02	1: 500 @A1
200804-e-10b	Section B-B Sheet 02 of 02	1: 500 @A1
200804-e-11	Section 1-1	1: 500 @A1
200804-e-12a	Section 2-2 Sheet 01 of 02	1: 500 @A1
200804-e-12b	Section 2-2 Sheet 02 of 02	1: 500 @A1
200804-e-13	Welfare Facility & Ancillary Development Details	As shown @A1
200804-e-14	Drainage Details	As shown @A3
200804-e-15	Settlement Pond Detail	1: 100 @A3
200804-e-16	Screw Pump Details	1: 20 @A1
200804-e-17	Existing Rail Track Cross Section	1: 10 @A1

Appendix 2: EIA Portal Notification

Mike Amiel Mekell

From: Housing Eiaportal <EIAportal@housing.gov.ie>
Sent: Wednesday 10 September 2025 10:44
To: Mike Amiel Mekell
Subject: EIA Portal Application Confirmation Number: 2025165

Follow Up Flag: Follow up
Flag Status: Flagged

Caution: This is an external email and may be malicious. Please take care when clicking links or opening attachments.

Dear Mike,

An EIA Portal notification was received on 10/09/2025 in respect of this proposed application. The information provided has been uploaded to the EIA Portal on 10/09/2025 under EIA Portal ID number 2025165 and is available to view at <http://housinggovie.maps.arcgis.com/apps/webappviewer/index.html?id=d7d5a3d48f104ecbb206e7e5f84b71f1>.

Portal ID: 2025165

Competent Authority: An Coimisiún Pleanála

Applicant Name: Bord na Móna Energy Limited

Location: The Application Site is located at Lemanaghan Bog, Co. Offaly, 3.3km to the northeast of Ferbane, 7.8km southwest of Clara, and 8.7km south of Moate.

Description: The development for which substitute consent is being sought consists of peat extraction, welfare facilities and ancillary works and activities. Full description described in public notice provided.

Linear Development: No

Date Uploaded to Portal: 10/09/2025

Kindest Regards,

Hugh Wogan,

EIA Portal team

An Roinn Tithíochta, Rialtais Áitiúil agus Oidhreacht
Department of Housing, Local Government and Heritage

Teach an Chustaim, Baile Átha Cliath 1, D01 W6X0
Custom House, Dublin 1, D01 W6X0

T +353 (0) 1 888 2142

www.gov.ie/housing



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Rialtais Áitiúil agus Oidhreachta
Department of Housing,
Local Government and Heritage