

Addendum 3 – Response to Q18 of SID Application Form

Pre-Application Consultation

Pre-Planning Meetings

Offaly County Council

First Pre-Application Meeting (Section 247)

Members of the project team and the Applicant met with representatives from Offaly County Council (OCC) in accordance with Section 247 of the Planning Act via Microsoft (MS) Teams on the 30th of June 2021. Those in attendance were:

On behalf of Offaly County Council:

- Andrew Murray
- Carroll Melia
- Willie Ryan
- Joe Dunican
- John McNally
- Una McCafferkey

On behalf of Agent and Applicant:

- Caitriona Carter – BnM
- Lorraine Meehan – MKO
- Jimmy Green - MKO
- Paul Sweeney - MKO

The project team gave an overview of the Proposed Project in the form of a PowerPoint presentation which set out the following information:

- A high-level overview of the Proposed Project and the subject site.
- An introduction to the Applicant.
- Overview of relevant planning policy including compliance with local wind energy policy.
- Provided specific details of the scheme relating to LVIA and Ecology.
- Discussed scoping and pre-application/public consultation undertaken to date.
- Set out the scope of the Environmental Impact Assessment Report to be undertaken.
- Set out the projected project timelines.

Following this presentation, there was further discussion held between the project team and the representatives of Offaly County Council. Matters discussed included:

- Archaeological heritage relevant detailed archaeological assessment.
- Requested inclusion of photomontages from locations used previously (e.g., Lough Boora).
- Emphasis on clear explanations of photomontage locations for layperson understanding.

- The need for detailed recreation and amenity proposals, including connections to the midland cycling route.
- Community benefits ought to be a strong component of the application.
- Haul routes for turbine and material delivery should be identified and align with standard road approaches.
- Grid connection cabling should minimise road network impacts.

Second Meeting

Members of the project team and the Applicant met with representatives from Offaly County Council to provide an update on the project and to discuss certain aspects of the Proposed Project. The meeting was held via Microsoft (MS) Teams on the 12th June 2025. Those in attendance were:

On behalf of Offaly County Council:

- Lorraine Mitchell (Acting Senior Planner)
- Edward Kelly (Town Planner)
- Ben McArdle (Senior Executive Engineer)
- Joe Dooley (Senior Executive Engineer)
- Brian Keenaghan (Area Engineer)

On behalf of Agent and Applicant:

- Sean Cunniffe - Lemanaghan Wind Farm DAC
- Paul Bonar – Lemanaghan Wind Farm DAC
- Caroline Donnelly - Lemanaghan Wind Farm DAC
- Emma Cross - Lemanaghan Wind Farm DAC
- Conor McGrath – Lemanaghan Wind Farm DAC
- Ronan Dunne - MKO
- Catherine Johnson - MKO
- Kate Mahony - MKO

The project team gave an overview of the Proposed Project in the form of a PowerPoint presentation which set out the following information:

- Overview of the site layout and site constraints
- Wind energy policy and zoning
- Amenity infrastructure and connections
- Landscape and visual impact assessment including photomontage viewpoint locations
- Site entrance to facilitate each stage of the Proposed Project
- Archaeological assessment
- Consultations to date
- Project timeline update

Following this presentation, there was further discussion held between the project team and the representatives of Offaly County Council. Matters discussed included:

- Public consultation response
- Peatland rehabilitation
- Car park provisions post construction
- Wind Farm signage

- EIAR layout
- Haul routes, road conditions and reinstatement

An Coimisiún Pleanála

Section 37B Consultation

The Applicant engaged with An Coimisiún Pleanála (ACP), then An Bord Pleanála, under the provisions of Section 37B of the Planning and Development Act 2000 (as amended), as to whether the Proposed Project would meet the thresholds of the Seventh Schedule of the Planning and Development Act, 2000, as amended. The Applicant opened consultations with the Coimisiún in September 2021 in relation to a Proposed Project of between 13 and 17 no. wind turbines with an overall ground to blade tip height of up to 220m and all associated works including, associated hardstands, electrical cabling, site development works, and permanent extension to the grid connection, with the potential for the wind farm to generate greater than 50 Megawatts (MW) of electricity to the National Grid.

A SID meeting under the provisions of Section 37B was held with the ACP on the 23rd of September 2021. Those in attendance were:

On behalf of An Coimisiún Pleanála:

- Ciara Kellet
- Sarah Lynch
- Sarah Caulfield

On behalf of Agent and the Project Team:

- Caitriona Carter – BnM
- Sean Creedon – BnM
- David Naughton – MKO
- Jimmy Green - MKO
- Meabhann Crowe - MKO

The design team gave an overview of the Proposed Project in the form of a PowerPoint presentation which set out the following information:

- A High-level overview of the Proposed Project and the Subject Site.
- Introduction to the Applicant.
- Overview of planning policy including compliance with local wind energy policy.
- Provided specific details of the scheme relating to LVIA, Ecology and Aviation.
- Set out the scope of the Environmental Impact Assessment Report to be undertaken.
- Discussed scoping & pre-application/public consultation undertaken to date.
- Set out the projected project timelines.
- Discussed the relevant Strategic Infrastructure Development criteria as set out in the 7th Schedule of the Planning Act.

Following this presentation, there was further discussion held between the project team and the representatives of ACP. Matters discussed included:

- Surveys carried out to date
- Turbine foundations and the impact on hydrology
- EPA licencing and rehabilitation plans
- Risk of peat slippage
- Landownership

Second Meeting

A Second pre-application meeting was held with ACP (then An Bord Pleanála) via Microsoft (MS) Teams on 23rd January 2025. Those in attendance were:

On behalf of ACP:

- Sarah Lynch
- Ellen Moss

On behalf of Agent and Applicant:

- Conor McGrath - Lemanaghan Wind Farm DAC
- Muriel Ennis - Lemanaghan Wind Farm DAC
- Paul Bonar - Lemanaghan Wind Farm DAC
- Sean Cunniffe - Lemanaghan Wind Farm DAC
- Ronan Dunne – MKO
- John Willoughby – MKO
- Catherine Johnson - MKO
- Ellen Costello – MKO
- Susan Doran - MKO

The design team gave an update of the Proposed Project in the form of a PowerPoint presentation which set out the following information:

- An introduction to Proposed Project, the site, and the Applicant
- An overview of designated sites surrounding the site
- A description of the design process and the constraints assessments carried out to date
- Details of the turbine delivery route
- An overview of the planning policy context
- The scope of the Environmental Impact Assessment Report being undertaken
- Consultation to date and the Proposed Project timeline
- The relevant Strategic Infrastructure Development criteria as set out in the 7th Schedule of the Planning Act.

Following this presentation, there was further discussion held between the project team and the representatives of ACP. Matters discussed included:

- The grid connection
- Public consultation
- Changes to the wind farm design
- Ornithology and the results of surveys to date
- Closure of the SID pre-application process

Third Meeting

Following the transposition of some of the provisions of RED III into national law through the European Union (Planning and Development) (Renewable Energy) Regulations 2025 (S.I. No. 274 of 2025) in August 2025, a third pre-application meeting was held with ACP via Microsoft (MS) Teams on the 10th December 2025. Those in attendance were:

On behalf of ACP:

- Una Crosse
- Naill Haverty
- Fiona Petterson
- Finbar Quigley
- Paula Kearney
- Ellen Moss

On behalf of Agent and Applicant:

- Caitríona Carther - Lemanaghan Wind Farm DAC
- Laura Burke - Lemanaghan Wind Farm DAC
- Muriel Ennis - Lemanaghan Wind Farm DAC
- Paul Bonar - Lemanaghan Wind Farm DAC
- Sean Cunniffe - Lemanaghan Wind Farm DAC
- David Naughton – Lemanaghan Wind Farm DAC
- Ronan Dunne – MKO
- Mike Amiel Mekell – MKO
- Catherine Johnson - MKO
- Ellen Costello – MKO
- Sorcha Shanley – MKO
- Edel Mulholland – MKO
- Jack Workman – MKO
- Dija Mazonaite – MKO
- Pdraig Cregg- MKO
- Miriam Carroll – Tobar Archaeology

The design team gave a PowerPoint presentation based on the agenda set by ACP which set out the following information:

- Proposed Project Update
- Planning and EPA Status
- Policy Context
- Consultation with Statutory Bodies & the Public
- Consideration of Connectivity to European Sites
- Environmental Considerations with particular reference to:
 - Baseline Environment
 - Biodiversity
 - Ornithology
 - Hydrology and Hydrogeology and Peat Stability
 - Noise & Shadow Flicker
 - Landscape & Visual Impact
 - Cultural Heritage
 - Other Material Assets
 - Cumulative Impacts

- Grid Connection and TDR
- Planning Application Documents and Lodgement Timeline

Following this presentation, there was further discussion held between the project team and the representatives of ACP. Matters discussed included:

- Presentation of the planning application, EIAR and NIS.
- Wind energy designations
- Lemanaghan substitute consent application and IPC licence
- Consultation with the Local Authority and other relevant bodies
- Consultation with the community and the community benefit fund
- Residential amenity
- Cultural heritage
- Noise and Vibration
- Potential impacts on biodiversity and ornithology and associated enhancements measures
- Cumulative impacts
- Drainage and water quality
- Peatlands and peat stability
- Pre-application consultation close out and procedures for making an application

SID Determination

A letter received from An Coimisiún Pleanála dated the 3rd March 2026 stated that under Section 37B (4)(A), it is the opinion of the Commission that the Proposed Project falls within the scope of the paragraphs 37A(2)(a) and (b) of the Planning and Development Act 2000 (as amended). This confirmed that the Proposed Project constitutes SID and therefore the planning application should be made directly to An Coimisiún Pleanála.

Consultations with Other Statutory Consultees

National Parks and Wildlife Service

Members of the Project Team, including Environmental Scientists, Ecologists and Ornithologists met with the NPWS on the 25th of November 2025 to discuss the Proposed Project. The main topics discussed in the meeting included the following:

- An overview of the Proposed Project.
- Ecological surveys which have been undertaken to date and their findings.
- Ornithology surveys which have been undertaken to date and their findings.
- Proposed plans for habitat enhancement and management measures.

Further detail on this meeting can be found in Chapter 6 of the EIAR.

National Monuments Service

Members of the Project Team, including Environmental Scientist, Landscape and Visual Specialists, and Archaeologist's met with the NMS on the 11th of November 2025. The meeting was held to discuss the likely effects of the Proposed Project on the cultural heritage within the Proposed Project site. The topics discussed at the meeting centred around ensuring robust coverage of cultural heritage within the Proposed Project site and in

the vicinity, as well as NMS recommendations for the Proposed Project, which have been taken into account by the Project Team.

Further detail on this meeting can be found in Chapter 13 and Chapter 14 of the EIAR.

The outcomes of these consultations have been duly considered and integrated into the design of the Proposed Project and the preparation of this EIAR.

Consultations with the Local Community

Between 2021 and 2025, BnM, and later the Applicant, undertook an extensive and structured community engagement programme for the Proposed Project. This Programme was adapted throughout to reflect evolving Covid 19 public health restrictions and incorporated household outreach, virtual platforms, in-person clinics, communication with elected representatives, and a public information event.

The Community Engagement Strategy for the Proposed Project was based around engaging with the local community in an open, honest and transparent manner with the aim to not only provide clear and understandable information but also to gain feedback to understand the views of the local community. The feedback and information have been used to inform the design process.

The Proposed Project was launched in March 2021. Covid-19 restrictions prohibited any house-to-house activity in particular knocking on doors to speak with residents until April 2021, when an easing of restrictions enabled Community Liaison Officers to conduct limited house-to-house activities.

To inform local residents about the Proposed Project, a project Community Liaison Officer (CLO) was appointed, and an introductory information pack was delivered in April 2021 via door-door to all householders within a c.2km radius of the area of the site. All the information sent to the local community was also made available for public viewing on the project information website, which went live in March 2021. The information contained in the pack and distributed to each household consisted of the following:

- A project information brochure;
- An A2 double-sided map outlining the study area for the Proposed Project;
- Dedicated contact details (name, phone and email) for the CLO in relation to the project, along with a web address for the dedicated project website;
- A feedback questionnaire;
- A consent form to join the project's mailing list; and
- A communications opt-out form.

To ensure continued communication, the Project Team implemented a suite of alternative engagement measures, including a dedicated project website, a 3D virtual consultation room, and appointment-only online Community Engagement Clinics. Between April and May 2021, 11 online clinics were held, followed by 8 in-person clinics in June–July 2021 as restrictions eased, and two further clinics in September 2021.

A Public Information Event held at the Community Development Centre, The Barracks, Ballycumber, Co. Offaly on 13th August 2024 was attended by more than 60 members of the public, providing an opportunity for direct engagement with the Project Team and specialist consultants. Throughout the pre-planning period, engagement was further supported through ongoing correspondence, meetings with residents and community groups, and continuous availability of a dedicated CLO.

The objective of the consultation was to ensure that the views and concerns of all were considered as part of the Proposed Project Design and EIA process. Appendix 2-2 of this EIAR contains a full and detailed Community Engagement Report. The report was prepared to record the consultation carried out with local community in respect of the Proposed Project.

Active engagement and consultation with the local community have taken place from an early stage during the pre-application phase of the Proposed Project. The consultation process has been an extremely valuable exercise and has provided a detailed understanding of the key issues and concerns of the local community, which has ultimately shaped the final project proposal. There is currently ongoing consultation with the local community, and it is the intention of the Applicant to continue with the consultation for the entire lifespan of the Proposed Project.

The development of the Proposed Project will provide an enduring economic benefit to the communities surrounding the Proposed Project, through the potential community benefit package for residents and community groups, employment during the construction and operation of the Proposed Project and through the annual rates payable to the Local Authority.

Please refer to the Community Engagement Report at Appendix 2-2 of the EIAR for further details.