



## APPENDIX 2-2

### COMMUNITY REPORT



# Lemanaghan Wind Farm Community Engagement Report

March 2026



Powering  
Green Energy  
Together

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# 1. Introduction

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This Community Engagement Report has been prepared to document and record the engagement undertaken with the local community in respect of the proposed Lemanaghan Wind Farm (the Proposed Project) during the pre-planning phase. The Applicant for the Proposed Project is Lemanaghan Wind Farm DAC, a designated activity company, formed as part of a 50:50 joint venture between Bord na Móna (trading as BnM) and SSE Renewables.

The Proposed Project was launched in 2021 by Bord na Móna Powergen Ltd. In 2024, BnM and SSE Renewables announced a joint venture partnership to deliver 800 MW of onshore wind energy – which includes the Proposed Project. Since 2021, the Project Team has conducted an extensive engagement and consultation programme in relation to the Proposed Project with local stakeholders, members of the public, residents, and community groups. The objective of the consultation programme was to ensure that the views and concerns of all were considered as part of the project design and Environmental Impact Assessment (EIA) process.

This report is informed by a number of wind energy industry's best practices and guidelines, namely:

1. The Wind Energy Development Guidelines<sup>1</sup> (2006), which state that:

*“While it is not a mandatory requirement, it is strongly recommended that developers of a wind energy project should engage in active consultation and dialogue with the local community at an early stage in the planning process, ideally prior to submitting a planning application.”*

2. The Preferred Draft Approach to Wind Energy Development in Ireland<sup>2</sup> (June 2017), which states the following with respect to planning applications for wind farms:

*“Planning applications must contain a Community Report prepared by the applicant which will specify how the final proposal reflects community consultation. The Community Report must also outline steps taken to ensure that the Proposed Project will be of enduring economic benefit to the communities concerned.”*

3. The Draft Revised Wind Energy Guidelines<sup>3</sup> (Department of Housing, Planning and Local Government, 2019) has retained this position, stating the following:

*“In order to promote the observance of best practice, planning authorities should require applicants to prepare and submit a Community Report with their planning application and a condition on any subsequent planning permission should require developers to carry out the development in accordance with the approved Community Report.”*

This Community Report outlines the public consultation and community engagement initiatives undertaken by the Project Team prior to the submission of the planning application for the Proposed Project. It also outlines the key issues identified during the community consultation process, how the final design of the Proposed Project reflects community consultation and the steps taken to ensure that the Proposed Project will be of enduring economic benefit to the communities concerned.

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<sup>1</sup> The Department of the Environment, Heritage and Local Government, Wind Energy Planning Guidelines 2006, p. 19

<sup>2</sup> The Department of Communications, Climate Action and Environment and Department of Housing, Planning, Community and Local Government, Information Note Review of the Wind Energy Development Guidelines 2006 “Preferred Draft Approach”, 2017 p.8

<sup>3</sup> The Department of Housing, Planning and Local Government, Draft Revised Wind Energy Development Guidelines 2019, p. 4

## 2. Consultation with the Local Community

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The Proposed Project was launched by BnM in March 2021, during the height of the Covid-19 pandemic. This timing presented a number of significant challenges, including restrictions on in-person meetings and community events. Despite these obstacles, the Project Team adapted by embracing virtual engagement tools and at all times endeavoured to carry out engagement on the Proposed Project in a proactive manner that was both safe and risk-free for the health and wellbeing of all involved and in full compliance with the Government's Covid-19 restrictions in place at the time. This section of the Community Report outlines the engagement activities carried out for the Proposed Project and the steps taken to overcome the challenges presented by the global pandemic.

### 2.1 Summary of Engagement

Between 2021 and 2025, BnM, and later Lemanaghan Wind Farm DAC 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 Proposed Project was launched in March 2021, during a period when Covid-19 restrictions prevented traditional in-person consultation. 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. Across Phases 1 and 2, a total of 125 feedback submissions were received from the public.

In August–September 2021, updated information packs, including the draft turbine layout, were again delivered to approximately 600 homes, supported by targeted print and radio advertising and updated online resources.

Following the announcement of the Joint Venture between BnM and SSE Renewables in March 2024, updated project information was delivered to approximately 600 homes within 2 km of the proposed turbines.

Between July and August 2024, refined project packs containing the final turbine layout were distributed to 382 homes, reflecting updates to the project footprint. A Public Information Event held at the Community Development Centre, The Barracks, Ballycumber, Co. Offaly on 13 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 Community Liaison Officer. A total of circa 100 individuals joined the project mailing list between 2021 and 2026, ensuring continued communication and transparency.

Local representatives were also kept informed. In March 2021, Offaly County Councillors and relevant TDs were contacted electronically and provided with project information materials, including booklets, maps, letters, and questionnaires, due to restrictions on in-person briefings. Additional updated information was issued to them again in October 2021, March 2024, and July 2024, including invitations to attend online or in-person briefing sessions as circumstances allowed. Additional updated information was issued to them again in October 2021, March 2024, and July 2024, including invitations to attend online or in-person briefing sessions as circumstances allowed.

## 2.2 Notification of Local Representatives

As a consequence of the Covid-19 Pandemic travel and meeting restrictions in place during March/April 2021, the Project Team was not in a position to hold an in-person briefing session for the Municipal District Councillors to coincide with the first round of public consultation events. Accordingly, in March 2021, by way of electronic communication, the Project Team informed Offaly County Councillors for the Municipal District of Birr of the company's intention to develop a wind farm on Lemanaghan Bog to be known as Lemanaghan Wind Farm. As part of this communication, the Councillors for the above-mentioned Municipal District were provided with a Project Information Booklet, A2 Double-sided Map, Project Information Letter, and a Feedback Questionnaire. The purpose of this communication was to provide them with information on the Proposed Project and invite them to contact the Project Team. *(See Appendix 1 – Project Information Pack Spring 2021).*

In addition to informing the Councillors of the above-mentioned Municipal District about the Proposed Project, relevant TDs representing the Dáil Éireann Constituency of Laois/Offaly were also sent an electronic communication in March 2021 to provide them with information on the Proposed Project and invite them to attend an online Community Engagement Clinic with the Project Team.

As a result, in October 2021, by way of electronic communication, the Project Team provided relevant TDs and County Councillors with more information on the Proposed Project, including Project Information Booklet, Photomontage Booklet, Virtual Room, A2 double-sided Map, Project Information Letter and Feedback Questionnaire. Due to the pertaining Covid-19 restrictions in place, the Project Team was not in a position to hold a briefing session for TDs and Councillors in advance of the second round of Community Information engagements. *(See Appendix 2 -Project Information Pack Autumn 2021).*

In March 2024, by way of electronic communication, the relevant TDs and Councillors were issued a letter announcing the joint venture partnership between BnM and SSE Renewables which incorporated the Proposed Project. *(See Appendix 3 - Joint Venture Announcement).*

In July 2024, by way of electronic communication, the relevant TDs and Councillors were issued a copy of the final layout for the Proposed Project and were invited to attend an in-person information session on the 13<sup>th</sup> August 2024 at the Community Development Centre, The Barracks, Ballycumber, Co. Offaly. As earlier sessions were constrained by pandemic travel and meeting restrictions, this additional information session was scheduled to enable further engagement between the Project Team and local stakeholders. *(See Appendix 4 – Final Layout and Draft Amenity Plan)*

## 2.3 Notification of Local Community

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.

Accordingly, to inform local residents about the Proposed Project, the Community Liaison Officer distributed a Project Information Pack regarding the Proposed Wind Farm to households within a distance of approximately 2km from the site boundary. As Community Liaison Officers were prohibited from knocking on residents' doors, the Project Information Pack was distributed through the letterboxes of approximately 600 homes between 14<sup>th</sup> and 28<sup>th</sup> April 2021.

The Project Information Pack (*Appendix 1*) contained the following:

- Project Information Brochure – *including Community Liaison contact details for any follow-up queries or concerns.*
- An A2 double-sided map – *outlining the study area for the Proposed Project.*
- A Feedback Questionnaire – *to submit any comments/suggestions or identify other people/groups who should be included on the circulation list for project updates.*
- A Communications Opt-Out form – *to no longer receive related information on the Proposed Project.*
- A Consent form – *to join the Proposed Project's postal system.*
- A Freepost envelope – *to facilitate the return of completed Feedback Questionnaire; Communications Opt-Out form and Consent form to the Project Team.*

At the same time, the Proposed Project was launched with a print and radio advertising campaign (details provided in section 2.3.1 and 2.3.2) and a dedicated website inviting local residents to book an appointment at an online Community Engagement Clinic with the Project Team (*Appendix 5 – Print Media Advertisement Spring 2021*). The website also contained links to an online Virtual Consultation Room which provided information on the following:

- Cover Letter
- Project Information Booklet
- Location Map of the Proposed Project Site
- Feedback Questionnaire.

## 2.4 Community Information Sessions – Phase 1

Due to the Covid-19 restrictions in place regarding public gatherings in March/April 2021, it was not possible to arrange formal Community Information Sessions in the local area. Instead, a dedicated project website and Virtual consultation room were launched containing all the information that would normally be displayed at BnM's traditional Community information Sessions, namely:

- Cover Letter
- Project Information Booklet
- Map of the Location of the Proposed Project Site.
- Feedback Questionnaire

As an alternative to the Community Information Session format, residents were invited, via the Project Feedback Questionnaire and dedicated website, to complete an expression of interest form to attend

Community Engagement Clinics, which were to be held online and by appointment only.

The Project Team received 15 expressions of interest to attend its online Community Engagement Clinics and held 11 Clinics by appointment over a 6-week period during April and May 2021, in line with the Covid-19 Guidelines in place by the Government at that time. Residents were also invited to contact the Community Liaison Officer and request hard copies of any of the above-mentioned information which would be sent to their homes.

#### 2.4.1 Print Advertisement of Community Information Clinics

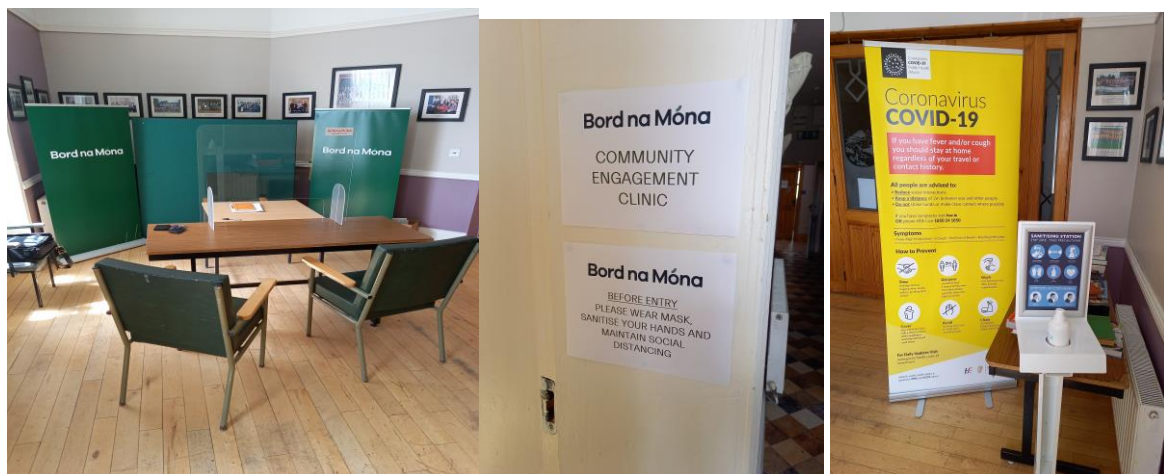
Advertisements with details on how to arrange an appointment for online Community Engagement Clinics were carried by local newspapers for two weeks in March and April 2021. A map was displayed indicating the Proposed Project site and all other relevant project details, including contact information, were advertised in five local papers, namely the Westmeath Independent, Offaly Independent, Offaly Topic, Tullamore Tribune and Midland Tribune commencing the weeks beginning the 8<sup>th</sup> March and 5<sup>th</sup> April 2021 (*Appendix 5 – Print Media Advertisement Spring 2021*).

#### 2.4.2 Broadcast Advertisement of Community Information Sessions

Details of the Proposed Project and how to book an appointment at an online Community Engagement Clinic were broadcast on local radio (Midlands 103) three times daily from the 12<sup>th</sup> – 14<sup>th</sup> March 2021 and again three times daily from the 8<sup>th</sup> – 10<sup>th</sup> April 2021 to inform the local community of the launch of the Proposed Project and to direct them to the dedicated website or to contact the Community Liaison Officer for more information.

#### 2.4.3 Attendance at Clinics

As Covid-19 restrictions eased in June 2021, additional in-person Community Information Clinics were offered by appointment only. A total of 8 clinics were held in Ballycumber and Ferbane between June and July 2021, and there were 6 attendees.



Ballycumber Clinic

#### 2.4.4 Virtual Room

A virtual consultation room for the Phase 1 sessions was created and launched on 8th March 2021 and was available online until 25th May 2021. Access to the virtual room was available directly through the virtual room link and also through the dedicated project website. The virtual consultation room provided a 3D virtual environment to enable an immersive visitor experience to a wide demographic of key stakeholders including local communities and the wider community.

For this consultation, geographical breakdown showed visitors from counties Offaly, Dublin, Cork, Wicklow, Westmeath, and Mayo. The website also had visitors from different countries including Ireland, United Kingdom, USA, and Germany. The primary areas explored by visitors varied from month to month, however the 'Top 5 Hotspot Clicks' frequently included the Lemanaghan Development Study Area Map, Project Information Brochure, and the BnM 'Our Future Is Clear' video. There were 106 visits to the 'Virtual Room' between March and May 2021. (See Appendix 6 – Virtual Consultation Room Report 2021).

#### 2.4.5 Feedback Forms

In addition to the Clinics, the Project Team received 84 responses via the dedicated feedback form between March and June 2021. The main queries/concerns raised during this stage of consultation were:

Proximity of Turbines	Noise
Historical significant of the area	Turbine locations
Ecological sensitivity/wildlife	Property prices
Shadow flicker	Engagement and consultation
Planning and road infrastructure	Health

#### 2.4.6 Mailing List

Between March 2021 and February 2026, circa 100 people signed up for the Proposed Project's mailing list.

### 2.5 Community Information Sessions – Phase 2

Due to the Covid-19 restrictions in place regarding public gatherings in August 2021, it was still not possible to arrange formal Community Information Sessions in the local area. Instead, the dedicated project website and virtual consultation room were launched containing all the information that would normally be displayed at BnM's traditional Community information Sessions, namely:

- Cover Letter
- Project Information Booklet
- Draft Wind Turbine Layout A2 Map
- 360-degree Photomontage Viewer
- Feedback Questionnaire.

Residents were also invited to complete an expression of interest form to attend Community Engagement Clinics, which were held by appointment only.

In advance of these sessions, between 16<sup>th</sup> August and 27<sup>th</sup> September 2021, the Community Liaison Officer visited circa 600 homes located within approximately 2km of proposed turbines to inform them of the Clinics and to provide them with a detailed project pack (*Appendix 2*) containing updated information on the Proposed Project, namely the draft layout. The information distributed to each household consisted of:

- Project Information Booklet
- Draft Wind Turbine Layout A2 Map
- Community Engagement Clinic Information
- Feedback Questionnaire
- Freepost Envelope.

### 2.5.1 Print Advertisement of Community Information Sessions

Advertisements with details on how to arrange an appointment for the Community Engagement Clinics were carried by local newspapers for two weeks in August and September 2021 (*Appendix 7 – Print Media Advertisement Autumn 2021*). Access to the draft wind turbine layout map via the dedicated website and all other relevant details on the Proposed Project including contact information were advertised in five local papers, namely the Westmeath Independent, Offaly Independent, Offaly Topic, Tullamore Tribune and Midland Tribune commencing the weeks beginning 23<sup>rd</sup> August and 27<sup>th</sup> September 2021.



Ferbane Clinic

### 2.5.2 Broadcast Advertisement of Community Information Sessions

Details of the Proposed Project and how to book an appointment at the Community Information Clinics were broadcast on local radio (Midlands 103) three times daily from 30<sup>th</sup> September to 2<sup>nd</sup> October 2021. These advertisements were also used to direct the public to the dedicated website or to contact the Community Liaison Officer for more information.

### 2.5.3 Attendance at Clinics

In September 2021, two in-person Community Information Clinics were held in Ballycumber and Ferbane. Attendance was by appointment only and over the two days 10 people attended these sessions. Attendees were allocated approximately 45 minutes to discuss the Proposed Project with the Project Team and were provided with an A2 double-sided map of the Proposed Project. The map contained the locations of the

proposed turbines and distance bands to sensitive receptors out to 2km from a turbine to enable members of the community identify the proximity of the nearest proposed turbine to their residential property.

#### 2.5.4 Virtual Room

The virtual consultation room was updated on 17<sup>th</sup> August 2021 and was available online until 30<sup>th</sup> September 2021. Access to the virtual room was available directly through the virtual room link and also through the dedicated project website.

For this consultation, geographical breakdown showed visitors from counties Offaly, Dublin, Laois, Cork, Cavan, Galway, Limerick, Mayo, and Kerry. The website also had visitors from different countries including Ireland, United Kingdom, USA, and Spain. The primary areas explored by visitors varied from month to month, however the ‘Top 5 Hotspot Clicks’ frequently included the Welcome Video, Photomontage Viewer, Proposed Lemanaghan WF Draft Wind Turbine Layout Map, FAQs, and Oweninny Video. There were also 73 visits to the ‘Virtual Room’ between August and October 2021. (*Appendix 8 - Virtual Consultation Room Report Autumn 2021*)

#### 2.5.5 Feedback Questionnaires

In respect of feedback questionnaires which was available in the Project Information Pack and accessible online through the Project website and the ‘Virtual Consultation Room’, between August and November 2021, the Proposed Project’s communications team received 41 responses.

Overall, the main queries/concerns raised during this stage of consultation were:

Engagement and Consultation	Grid Connection
Planning and Infrastructure	Archaeology
Turbine height and number	Ecology
Community Benefit	Amenity
County Development Plan	Proximity
Environmental Sensitivities	Wildlife

## 2.6 Joint Venture Announcement

In March 2024, BnM announced that the company had entered into a joint venture partnership with SSE Renewables for the development of renewable energy projects on the BnM landbank, which included the Proposed Project. Between 28<sup>th</sup> March and 11<sup>th</sup> April 2024, the Community Liaison Team visited circa 382 homes within a distance of approximately 2km of the proposed turbines to inform them of this partnership (*Appendix 9 – Joint Venture Announcement*).

## 2.7 Community Information Session – Phase 3

### 2.7.1 Publication of Final Layout

Between 26<sup>th</sup> July and 6<sup>th</sup> August 2024, the Community Liaison Officer delivered a project information pack (*Appendix 10 – Final Layout and Draft Amenity Plan*) containing updated information on the Proposed Project; namely a revised layout for the Proposed Project on an A2 double-sided map to 382 homes within approximately 2km of the proposed turbine locations. The pack distributed to each household consisted of:

- Project Information Letter
- Final Wind Farm turbine layout A2 Map
- Draft Amenity Plan Booklet
- Notification of public information event.

The map depicted the proposed final turbine layout, indicative substation location, internal road infrastructure, and amenity pathways. The map also included distance bands out to 2km from a proposed turbine to enable members of the community identify the proximity of the nearest proposed turbine to their residential property. The Draft Amenity Plan in Appendix 10, is as published in July 2024. The Final Amenity Plan for the Proposed Project is in Appendix 4-2 of the EIAR.

### 2.7.2 Public Information Event

On 13<sup>th</sup> August 2024, a Public Information Event was held in at the Community Development Centre, The Barracks, Ballycumber, Co. Offaly. Over 60 people attended this event over the evening where they spoke with members of the Project Team and external planning and environmental consultants.

### 2.7.3 Direct Correspondence and Meetings

As outlined in the preceding sections, the Project Team engaged with the local community on an ongoing basis throughout the pre-planning stage through Community Information Sessions, written communication with households and meetings with local elected representatives. In addition to this, at the request of individuals, the Project Team also facilitated 21 meetings with individual residents and community groups to discuss the Proposed Project and ideas/issues/concerns they had in relation to the Proposed Project.

## 2.8 Dedicated Contact Details

Since the project was first announced in March 2021, the Project Team has provided dedicated contact details for the Proposed Project, including a dedicated phone number, email address, and postal address. To date, these channels have facilitated 337 enquiries about the Proposed Project.

## 2.9 Project Website

A dedicated project website, [www.Lemanaghanwindfarm.ie](http://www.Lemanaghanwindfarm.ie), was created at the beginning of the Proposed Project and has been updated throughout the lifecycle of the Proposed Project with information about the Proposed Project, such as information distributed at Community Information Sessions, news, events, dedicated contact details for the Project Team, and downloadable material relating to the proposed location, project information booklets, layout maps, and communications with the public.

## 2.10 Dedicated Community Liaison Officer

In February 2021, BnM appointed a dedicated Community Liaison Officer (CLO) for the Proposed Project to ensure a continued 'on the ground' engagement presence with the local community. As the company's main 'point of contact' for the local community and vice versa, the role of the CLO is to represent, communicate, consult, and inform residents through regular updates via formal and informal meetings such as house calls, 'one to one' meetings and clinics.

However, the frequency of these updates was significantly impeded by restrictions brought in and implemented nationally by the Government in response to the Covid-19 pandemic from March 2020 onwards. Nevertheless, the CLO endeavoured to provide and share updates when available to the community in line with Government Guidance as it pertained at that time around engagements such as house calls, 'one to one' meetings and clinics.

As outlined in the preceding paragraphs, there has been numerous pathways of consultation and engagement with the community while also fully adhering to the Covid-19 regulations at the time.

## 2.11 Engagement with Community Groups

The Code of Practice for Wind Energy Development in Ireland requests that all community groups local to the Proposed Project should be provided with the same information material as provided to local residents.

The Project Team liaised with Offaly Public Participation Network (PPN) and Westmeath Public Participation Network to determine the most suitable way to contact community groups with information on the Proposed Project. Due to Data Protection, Offaly PPN could not share contact information with the Project Team but agreed to circulate copies of the information material to all relevant community groups on its behalf.

Offaly PPN identified relevant community groups in the areas adjacent to the Proposed Project and the following information was distributed to these groups during the pre- planning phase:

- April 2021: Cover Letter, Project Information Booklet A2 double-sided map of the Proposed Project site and a feedback questionnaire. (Appendix 1)
- August 2021: Cover Letter inviting residents to take part in Community Engagement Clinics by appointment, Project Information Booklet, Draft Wind Turbine Layout Map, and a feedback questionnaire. (Appendix 2)
- March 2024: Letter informing that BnM had entered into a joint venture partnership with SSE Renewables for the development of renewable energy projects on BnM landbank which included the Proposed Project. (Appendix 3)
- July 2024: Cover Letter, Notification of Public Information session for 13th August 2025, Project Booklet, A2 double-sided map of the Final Wind Turbine layout map and a draft Amenity Plan. (Appendix 4).

Contact details were also provided in case any of the groups wanted additional information on the project or requested a meeting with the Project Team to discuss the Proposed Project.

## 3. Community Input into Proposed Project

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### 3.1 Location of Turbines

Following the Phase 1 Community Information Sessions held with the public between March and July 2021, BnM lands to the south of the R436 were removed for consideration for the inclusion of turbines and any associated infrastructure. This was in part due to feedback received from the Public at this stage of consultation along with ecology and archaeological constraints.

### 3.2 Number of Turbines

Additionally, due to feedback received from these consultation sessions, along with further desk-based and environmental surveys, noise and shadow flicker modelling, and discussions with the planning and environmental consultants, the initial 17-turbine draft layout was scaled back to a 15-turbine layout

### 3.3 Recreational Facilities

The Proposed Project will include both the upgrade of existing and construction of new access roads to install and maintain the proposed turbines. A Draft Amenity Plan was published in August 2021, which seeks to utilise the Proposed Wind Farm infrastructure as a basis for most of the proposed trails for walking and cycling. Additional amenity links and upgrades to existing roads were also provided to create loops and increase accessibility within the Proposed Wind Farm. The Draft Amenity Plan was produced in conjunction with community feedback received from the Phase 1 and 2 Community Information Sessions held in April/May and September/October 2021. In addition to the amenity trackways outlined under Section 3.4 below, it is also intended to provide trail infrastructure such as benches, way marker posts and interpretation panels.

#### 3.3.1 Interpretation Panels

Interpretation and orientation signage will be strategically located throughout the Proposed Wind Farm to guide, inform, and maximise enjoyment of the Proposed Wind Farm for all users. The style of all signage will be consistent throughout. Materials such as corten steel will be used to provide a durable finish that will visually blend in with the natural landscape and create a visual link to other site furnishings including proposed benches. Interactive signs that play recordings such as bird calls or historic recordings to be included with the potential for these signs to be powered by a renewable energy source and crankshaft systems.

#### 3.3.2 Benches and Picnic Tables

Simple rustic style benches with armrests are proposed throughout the Proposed Wind Farm. Recycled/reusable materials will be used where possible. Typical examples of such materials would be reclaimed timber or recycled plastic. Picnic table sets of a similar design will be installed at various locations to provide users with opportunities to rest and enjoy lunch on their visit. They will be designed to be wheelchair accessible.

### 3.3.3 Way marker Post

Way marker posts will be used at key junctions throughout the site to guide users along designated trails. This may include:

- Tall finger posts with labelled markers at main path intersections to highlight routes to specific features such as car parks.
- Smaller way marker bollards at path junctions with colour coded directional discs to direct people along designated trails.

## 3.4 Amenity Trackways

During the various consultation events conducted, the local community expressed a desire for the Proposed Project to include a provision for amenity facilities as part of the development. As a result, as part of the Proposed Wind Farm design, dedicated amenity tracks have been designed to be looped and tied in with the network of existing roads, former railway lines where relevant and proposed internal wind farm roads.

The Proposed Project will upgrade approximately 1.1km of existing internal site roads and provide approximately 17.1km of new internal site access roads to support the construction, maintenance and monitoring of the Proposed Wind Farm. As outlined in the draft amenity plan, much of this internal road network will be made available for amenity uses such as walking and cycling when the Proposed Wind Farm becomes operational. An additional 3.9km of new dedicated amenity link, along with the further upgrade of approximately 1.8km of existing track for the purposes of amenity is also proposed to provide a greater variety of walking loops. Amenity access will be provided using the existing entrance off the R426 and local roads in the townland of Lemanaghan, Co. Offaly and adjacent townlands.

The proposed amenity tracks will provide a number of waymarked trails of different lengths, ranging from 3, 5 and 10km, which will accommodate walkers and cyclists within the Proposed Wind Farm and to provide additional access points/links into and out of the Proposed Wind Farm.

### 3.4.1. Primary Access Points - Amenity Carparks

Three new public car parks will also be provided for recreational use during the operational stage of the Proposed Wind Farm. During the consultation process, some concerns were raised on the matter of public access near their properties. These concerns were considered when selecting the site entrances to be used for amenity and associated car park locations. Accordingly, car parks are setback from the public road and located away from private property as much as is possible.

The three car parks will be located in the townlands of:

- Lisdermot, Corbane, Cor Mor, and Cor Beg
- Lemanaghan
- Tumbeagh.

The car parks will be accessible via:

- The N62 national road on the western boundary of the Proposed Wind Farm.
- The R436 regional road running south of the Proposed Wind Farm.
- The L7002 local road running through the northern portion of the Proposed Project site (on southern side of the junction).

All three car parks will provide 15 no. spaces for private vehicles, 3 no. spaces for accessible parking, and parking for buses. Each car park will also provide bicycle rack facilities for those who want to cycle to the area and then utilise the amenity loops for walking. Rest furniture such as benches, picnic tables and bicycle racks are to be sited at these locations for amenity users.

If planning permission is granted for the Proposed Wind Farm, the associated amenity tracks will connect into the permitted Offaly West portion of the Midlands Trail Network (MTN) (PL Ref: 25/60014). The MTN is a long-term plan to create a network of walking and cycling trails that connects rural areas to open spaces. The MTN will consist of a serviced network of inclusive off-road trails that enables local people and visitors to explore the Midlands region by bike, and on foot. The network will connect rural settlements to open spaces, traversing peatlands, waterways and other habitats and linking to heritage sites and visitor attractions.

## 4. Enduring Economic Benefit

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### 4.1 Enduring Economic Benefit

The Project Team recognises that the Preferred Draft Approach to Wind Energy Development in Ireland (June 2017) and the Code of Practice for Wind Energy Development in Ireland (December 2016) stipulates that wind farm developers should identify enduring economic benefit to the communities concerned from the Proposed Project and also highlight short term economic benefits to the communities concerned.

#### 4.1.1 Short Term Economic Benefits

During the construction phase, it is estimated that at peak construction between 100-120 jobs will be created. This in turn will have a knock-on effect on the local economy through the supply of services to the workforce. While at a regional level additional employment will be created in the region through the supply of services and materials (such as stone and concrete) to the site.

Additionally, the payment of a development contribution to the relevant local authorities in respect of public infrastructure and facilities will potentially provide benefits to the local community through schemes such as the refurbishment, upgrading or replacement of roads, car parks and car parking places, sewers and wastewater facilities, drains or water mains, provision of open spaces/parks, community facilities, amenities and landscaping works, etc.

#### 4.1.2 Long-Term Economic Benefits

The Proposed Project will provide many long-term economic benefits to the communities surrounding the Proposed Project including:

- **Employment**

Once operational, the wind farm will support 3-4 long term, high-quality, on-site technical jobs in operation and maintenance.

- **Commercial Rates**

Annual rates paid by the wind farm to Offaly County Council will potentially support the provision of local services.

- **Community Benefit Fund**

Should the Proposed Project be consented and subject to final investment decision, a Community Benefit Fund will be developed during the first year of operation of the Proposed Wind Farm.

A key criterion of the Department's Community Benefit Rulebook, as updated in 2025, is that the projects and initiatives will benefit the communities surrounding the wind farm. As part of this, a Fund Committee will be established and will consist of a number of volunteer community

representatives, the Project Developer and Administrator (if applicable). The Fund Committee should aim to represent the widest cross-section of the community possible. The Fund Committee will then develop a strategy for the Community Fund. Both BnM and SSE have a long history of delivering local community funds, and have supported a number of strategic initiatives, including scholarships and major projects.

For example, SSE operates a Scholarship Fund for students living near Galway Wind Park, and BnM offers Scholarships across its Cloncreen, Derrinlough and Oweninny Phase 2 Wind Farms. These funds can provide a monetary grant to a number of successful applicants, for each year of study, up to a maximum of 4 years, for a number of students (including apprenticeships) living in the vicinity the Proposed Project. The Scholarship may be used towards course fees, accommodation, tools, transport costs, etc.

The Fund will also include a Near Neighbour Scheme which will offer principal primary residents within a prescribed distance of a wind turbine an annual financial payment, which could be used towards energy bills, home retrofits, or other energy efficiency measures. In addition to these payments, this Scheme may also offer participants a contribution towards the completion of energy measures on the property and/or education support.

The value of the Community Benefit Fund will be linked to the productivity of the wind farm and is calculated based on €2/MWh of the overall total generated by the wind farm. It is estimated that the proposed Fund could be in the region of circa €8 million over the first 15 years of the operation of the Proposed Wind Farm, on the basis of an annual generation of 275,940 MWh.

## 5. Conclusion

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The Project Team has pro-actively engaged and consulted with the local community from an early stage during the pre-application phase. The project launched in March 2021, during the height of the Covid-19 pandemic. This timing meant that traditional in-person meetings and community events were not possible due to government restrictions. The Project Team adapted by using virtual engagement tools, such as a dedicated project website and a 3D virtual consultation room, to share information and gather feedback from the community. Despite the challenges, during this period the Project Team received significant community feedback through online forms, virtual sessions, and limited in-person clinics once allowed.

The consultation process has been an extremely positive and valuable learning experience for all involved. It has provided the company with a detailed and inclusive pathway to understanding of key issues and concerns of the community which have influenced, shaped, and ultimately enhanced the final project proposal.

The Proposed Project will provide an enduring economic benefit to the communities surrounding the Proposed Project. The Proposed Project will create job opportunities during both the construction and operation phase. It will pay annual rates to the local authority. Additionally, the provision of the amenity trails and access points will enhance recreational opportunities.

The Community Benefit Fund will provide enduring socio-economic benefit to the local communities. The Fund will provide financial support for local initiatives, such as community infrastructure improvements, community services, and tourism and recreational programmes. The Fund will seek to support specific community needs and priorities – ensuring that the positive impacts of the wind farm are felt broadly and equitably across the wider community.

# Appendix 1

## Project Information Pack Spring 2021

**Ref: Proposed Lemanaghan Wind Farm**

Dear Resident,

In line with ongoing company strategy, Bord na Móna Powergen is proposing to develop a wind farm on Lemanaghan Bog located in north west Offaly. Please see enclosed map for detail on the study area for the proposed development. The proposed wind farm will be known as Lemanaghan Wind Farm.

Bord na Móna Powergen's interest in bringing forward the proposed Lemanaghan Wind Farm is a result of the company's transition to becoming a major supplier of renewable energy. As part of its Brown to Green Strategy, the company is implementing an extensive peatland rehabilitation programme and expanding its new low carbon operations and resource recovery. A key objective of this strategy involves using the land to continue to underpin Ireland's energy independence by developing green, sustainable energy sources to assist with Ireland's commitment to generate 70% renewable electricity by 2030.

The proposed development of Lemanaghan Wind Farm will contribute to both Ireland's and the European Union's renewable energy targets. It will also contribute to increasing the security of Ireland's energy supply and will facilitate a higher level of energy generation and self-sufficiency.

As the project is at a very early stage the proposed turbine locations and height have not yet been determined. At this stage of the project, the company is seeking to consult the local community about its intention to develop a wind farm on this bog.

**Information Pack**

Within the Information Pack enclosed, please find the following information:

1. Project Information Brochure;
2. An A2 double sided map - outlining the study area for the proposed development;
3. A form should you not wish to receive further related information on the proposed development;
4. A consent form to sign up to our postal system;
5. A freepost envelope.

A copy of this letter is being circulated to all homes within a 1.5km radius of Lemanaghan bog. It will also be circulated through the Public Participation Network within Offaly for onward distribution to Community Groups in the vicinity of the proposed development to inform them of the project.

**Community Engagement Clinics**

Subject to Covid-19 restrictions, Bord na Móna Powergen intend to hold Community Engagement Clinics in the locality in the coming months. In order to ensure the safety of both our employees and members of the public due to Covid-19, and that all social distancing requirements and Government health guidelines are adhered to, these Community Engagement Clinics will be held in **by appointment only**. If we are not in a position to hold these Clinics in person, we will endeavour to hold them virtually via Zoom or Teams.

If you would like to find out more about the Clinics and provisionally book an appointment, please contact the Clinic Co-ordinator on 087-9460284. Alternatively, you can visit the dedicated project website: [www.lemanaghanwindfarm.ie](http://www.lemanaghanwindfarm.ie) and complete the expression of interest form on the website.

### **Feedback Questionnaire**

A feedback questionnaire is also available to be completed on the project website [www.lemanaghanwindfarm.ie](http://www.lemanaghanwindfarm.ie) should you wish to submit any comments/suggestions or identify other people/groups who should be included on the circulation list for project updates. If you don't have access to the project website and would like a feedback questionnaire sent to your home address please contact our Community Liaison Officer Colm on 087-4143305.

### **Contact Details**

In the meantime, if you would like any further information please contact our Community Liaison Officer Colm on 087-4143305. You can also email us at [lemanaghanwindfarm@bnm.ie](mailto:lemanaghanwindfarm@bnm.ie). or write to us at Lemanaghan Wind Farm, Bord na Móna Powergen, Main Street, Newbridge, Co. Kildare

*Yours Faithfully,*

*Lemanaghan Wind Farm Communications Team*



**Ballynahown**

**Clara**




**Ballycumber**

**Lemanaghan**

**Ferbane**

**Pollagh**


**Legend**

-  Proposed Development Study Area
-  Towns and Villages
-  Lemanaghan Works

**BORD NA MÓNA**  
Naturally Driven

# Lemanaghan Wind Farm Development Study Area

DRWG No. BNM-DWF-LWF-PC-01	Scale: 1:50,000	Drawn by: ME	Date: January 2021
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**Ballynahown**

**Clara**




**Ballycumber**

**Lemanaghan**

**Pollagh**

**Ferbane**

### Legend

-  Proposed Development Study Area
-  Towns and Villages
-  Lemanaghan Works

**BORD NA MÓNA**  
Naturally Driven

## Lemanaghan Wind Farm Development Study Area (Ortho)

DRWG No. BNM-DWF-LWF-PC-01	Scale: 1:50,000	Drawn by: ME	Date: January 2021
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Ordnance Survey Ireland Permit No. EN 0035620  
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**Lemanaghan Wind Farm – Feedback Questionnaire**  
**Please return completed form by Friday 30<sup>th</sup> April 2021.**

**You can also complete this form online by visiting [www.lemanaghanwindfarm.ie](http://www.lemanaghanwindfarm.ie)**

**Q1.** What are the main concerns you have about the Company’s proposal to developing Lemanaghan Wind Farm?

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**Q2.** What types of benefits do you believe the local community should receive if the wind farm is developed?

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**Q3.** What further information would you like to see at the next stage of consultation for the project?  
*Note, a draft layout including proposed number of turbines and their locations will be published at the next stage of Community Consultation.*

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**Q4.** Have you any other comments in relation to the project?

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**PLEASE COMPLETE IN BLOCK CAPITALS.**

**Name:** \_\_\_\_\_

**Address:** \_\_\_\_\_

**Eircode:** \_\_\_\_\_

**Communications Opt Out Form**

Dear Resident,

Should you **not** wish to receive any further related information on the proposed development please complete the form below and return via the freepost envelope enclosed.

For the purposes of data protection, please note that the only personal data that we hold will be your name and Eircode. This will not be connected to any other personal data relating to you. Your details will be stored in a secure encrypted database on the Bord na Móna servers for the duration of the Lemanaghan Wind Farm project. Your details will only be used to ensure you are not included on any of circulation lists for project updates/further related information on the Lemanaghan Wind Farm project. Your details will be deleted from our systems on completion of the Lemanaghan Wind Farm project.

By submitting your name and Eircode to us, you are consenting to allow us to use your information for the above purpose.

Yours Faithfully,  
Lemanaghan Wind Farm Communications Team



By submitting my contact details to Bord na Móna Powergen Ltd., I confirm I **do not** wish to receive any further related information on the proposed *Lemanaghan* Wind Farm project.

**PLEASE COMPLETE IN BLOCK CAPITALS**

Name: \_\_\_\_\_

Eircode: \_\_\_\_\_

Please return via the freepost envelope enclosed to: **Bord na Móna Powergen, FREEPOST FNS109, Newbridge, Co. Kildare.**

**Consent Form to join Postal Communication List**

**You can also complete this form online by visiting [www.lemanaghanwindfarm.ie](http://www.lemanaghanwindfarm.ie)**

Dear Resident,

To keep you informed of all relevant project updates Bord na Móna Powergen Ltd. is providing the option to subscribe to our postal service to provide project updates. If you wish to participate in this service for the Lemanaghan Wind Farm project, please provide your name and address on the below form and return it via freepost in the enclosed envelope. Please note you can Opt-Out of the service at any time by email to [lemanaghanwindfarm@bnm.ie](mailto:lemanaghanwindfarm@bnm.ie) or by writing to: Lemanaghan Wind Farm, Bord na Móna Powergen, Newbridge Co. Kildare.

For the purposes of data protection, please note that the only personal data that we hold will be your name and address. This will not be connected to any other personal data relating to you. Your details will be stored in a secure encrypted database on the Bord na Móna servers for the duration of the Lemanaghan Wind Farm project (or until you opt out of the service). Your details will only be used to send you postal updates with relevant project updates for the Lemanaghan Wind Farm project.

If you decide to opt out at any time, your details will be securely deleted from our systems and you will no longer be contacted. Otherwise, your details will be deleted from our systems on completion of the Lemanaghan Wind Farm project.

By submitting your name and address to us, you are consenting to allow us to use your information for the above purpose.

Yours Faithfully,  
Lemanaghan Wind Farm Communications Team



By submitting my contact details to Bord na Móna Powergen Ltd., I consent **to allow** them to use my information to send me relevant project updates via post for the *Lemanaghan* Wind Farm project.

**PLEASE COMPLETE IN BLOCK CAPITALS.**

Name: \_\_\_\_\_

Address: \_\_\_\_\_

Eircode: \_\_\_\_\_

Please return via the freepost envelope enclosed to: **Bord na Móna Powergen, FREEPOST FNS109, Newbridge, Co. Kildare.**

# Appendix 2

## Project Information Pack Autumn 2021

Autumn 2021

Dear Resident,

## **Project: Proposed Lemanaghan Wind Farm**

The purpose of this communication is to provide you with an update on the proposed Lemanaghan Wind Farm. Firstly, we would like to thank everyone who submitted feedback and participated in our online and in person clinics during our first round of public consultations conducted in recent months.

Since then, the project team has been advancing the project design and has now produced a draft layout comprising of 17 turbines with an overall tip height of 220 metres for the proposed development. This draft layout has been designed with regard to the Wind Energy Development Draft Guidelines (2019), along with site surveys, constraints mapping and public consultations carried out to date.

Accompanying this letter please find enclosed a Project Information Pack consisting of:

1. A Photomontage Booklet
2. A Project Information Booklet
3. An A2 double sided draft layout map
4. A feedback questionnaire and Freepost envelope

It is very important to us that local communities have the opportunity to provide feedback to help inform design, construction, and operation of the proposed wind farm. At this stage of the project, we are now seeking feedback from the local community on this draft layout. For more detailed information on the proposed development please refer to the enclosed Project Information Booklet.

Subject to Covid-19 restrictions, we intend to hold Community Engagement Clinics in the locality in September and October. In order to ensure the safety of both our employees and members of the public due to Covid-19, and that all social distancing requirements and Government health guidelines are adhered to, these Clinics will be held by appointment only. If you would like to find out more about the Clinics and register your interest, please contact the Clinic Co-Ordinator on **087-9460284** before **15th of October**. Alternatively, you can visit the project website ([www.lemanaghanwindfarm.ie](http://www.lemanaghanwindfarm.ie)) to register your interest.

In the meantime, if you would like any further information on the proposed development, please contact our Community Liaison Officer – Colm (087-4143305) or via [lemanaghanwindfarm@bnm.ie](mailto:lemanaghanwindfarm@bnm.ie). We remain committed to keeping you informed about the project as it progresses and will continue to provide you with updates over the coming months. It is envisaged that a planning application will be lodged in Autumn 2022 for the proposed development.

Yours faithfully,

*Lemanaghan Wind Farm Communications Team*

# Proposed Lemanaghan Wind Farm



## Frequently Asked Questions

### 1. How many turbines are proposed for the development?

Resulting from the development of the draft wind turbine layout there are 17 turbines proposed for the Lemanaghan Wind Farm project. For further information, please see page 5.

### 2. What height are the proposed turbines and how close are they to peoples homes?

The proposed turbines will have an overall blade tip height of up to 220 metres. For further information, please see page 5.

### 3. What setback distance has been applied from houses?

The turbine layout has been designed with a minimum setback distance of 4 times the tip height (880 metres) to the nearest house. For further information, please see page 5.

### 4. When will a planning application be lodged?

It is envisaged that a planning application will be lodged in Autumn 2022 for the proposed development. It is intended to submit the planning permission application directly to An Bord Pleanála, under the provisions of the Planning and Development (Strategic Infrastructure) Act 2006. An initial approach is therefore being made to An Bord Pleanála seeking a determination in relation to the Strategic Infrastructure Development (SID) status, or otherwise, of the proposed wind farm development. For further information, please see page 8.

### 5. What land area will the proposed wind farm occupy?

Lemanaghan Bog comprises of circa 1,200 hectares. Only approximately 5% of this area will be used for turbine bases, crane hard-standings and access tracks, so much of the land area will not be required by the development. This means that it can be utilised for other purposes, such as biodiversity and amenity.

### 6. Where will the power from the proposed wind farm go?

The electricity generated by the turbines will be transmitted directly onto Ireland's National Grid which is managed by EirGrid for distribution around the country. The proposed development will make a significant contribution to Ireland's Climate Action Plan 2019, which has a set a target of 8.2GW of onshore wind capacity by 2030.

### 7. What stage is the project at now?

The project team is conducting a number of onsite surveys including ecology surveys, ornithology surveys, aquatic surveys, heritage surveys and site investigation work. In addition to these site works, we are also looking to consult with the community on the draft wind turbine layout.

### 8. How can I provide feedback on the proposed development to Bord na Móna?

We encourage feedback through a number of channels including:

- Through the Community Liason Officer: Colm (see page 12 for further details).
- Submission of a Feedback Questionnaire (please see page 9 for further details).
- Via the project's dedicated email address: [Lemanaghanwindfarm@bnm.ie](mailto:Lemanaghanwindfarm@bnm.ie)



## Introduction

Bord na Móna is an Irish, semi-state climate solutions company helping lead Ireland towards a climate neutral future.

Bord na Móna has been serving communities for over 90 years, always rising to meet the needs of the day. It was founded in 1934 as The Turf Development Board to enhance national energy security through peat harvesting and became Bord na Móna in 1946.

Today, we've radically changed our approach to face an even greater challenge: climate change. We've ended peat harvesting and now focus on developing climate solutions in renewable energy, sustainable waste management, carbon storage, and biodiversity conservation.

Ireland has committed to ambitious climate goals and Bord na Móna's climate solutions are helping to achieve them. Our vision is to help Ireland reach net zero greenhouse gas emissions by 2050. This means helping to remove the same amount of greenhouse gases from the atmosphere that are released.

To power a net zero future, we're expanding our renewable energy infrastructure. We've been constructing and maintaining large-scale infrastructure for decades. Today, we're using that experience to build renewable energy developments across the country. These developments are transforming the way we generate and consume energy.

Ireland has committed to generating 70% of electricity from renewable sources by 2030. We're working across wind, solar, biomass and biogas to help achieve this target and to provide energy security for future generations.



## Irish Government Policy on Renewable Energy

Successive Governments have been developing policy to chart a course towards ambitious decarbonisation targets for Electricity, Transport, Built Environment, Industry and Agriculture. In March 2019, the Joint Oireachtas Committee on Climate Action published its cross-party report entitled, Climate Change:

A Cross-Party Consensus for Action, which set out 42 priority recommendations in the area of climate action, including a target for 70 percent renewable electricity.

The Programme for Government 2020 details how energy will play a central role in the creation of a strong and sustainable economy over the next decade. The reliable supply of safe, secure, and clean energy is essential to deliver a phase-out of fossil fuels. To reduce emissions and decarbonise both Heat and Transport, electrification will play an important role in ensuring Ireland meets emission targets. This will create rapid growth in demand for electricity which must be planned and delivered in a cost-effective way.

The Irish Government supports the use of Ireland's wind resources to meet our renewable energy targets. Outlined below is some of the most recent relevant Irish Government Policy:

- Energy White Paper entitled Ireland's Transition to a Low Carbon Energy Future 2015–2030.
- Climate Action and Low Carbon Development Act 2015 as a landmark national milestone in the evolution of climate change policy in Ireland. The purpose of the act is pursuing the transition to a low carbon, climate resilient and environmentally sustainable economy.
- The Climate Action Plan 2019: This plan identifies how Ireland will achieve its 2030 targets for carbon emissions and puts the country on a trajectory to achieve net zero carbon emissions by 2050. The plan outlines that Ireland will move to 70% renewable electricity by 2030.
- Project 2040: National Development Plan 2018 - 2027 which outlines an additional 4,500 MW of renewable energy as an investment priority as part of strategic pillar No. 8 - Transition to a Low Carbon and Climate Resilient Society.
- Renewable Electricity Support Scheme to contribute to Ireland's 2020 renewable electricity targets and to deliver Ireland's renewable energy ambitions out to 2030.
- Department of Housing, Planning and Local Government is currently preparing an update to the 2006 Wind Energy Development Guidelines and in December 2019 published revised draft Wind Energy Development Guidelines for consultation.
- Department of Environment, Climate and Communications is preparing a Renewable Electricity Policy and Development Framework to guide the development of renewable electricity projects in line with the objectives of Irish energy policy.
- Climate Action and Low Carbon Development (Amendment) Bill 2021. Legislation designed to put Ireland on a path to net zero emissions, no later than 2050 and a 51% reduction in emissions by the end of the decade.

## The Proposed Location

The location for the proposed wind farm is shown in Figure 1 below. It is adjacent to the communities of Ballycumber, Ferbane and Pollagh.

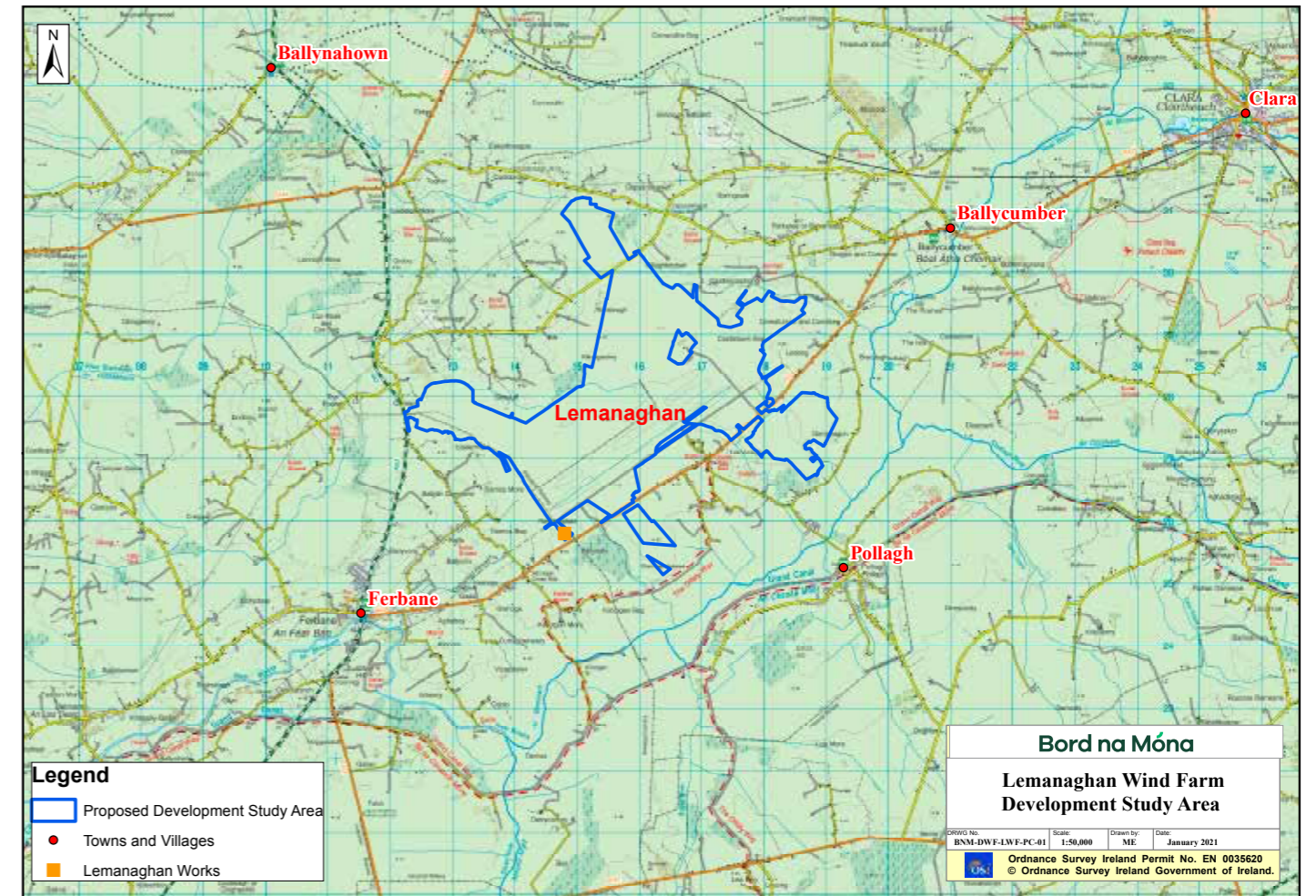


Figure 1 - Site Location Map

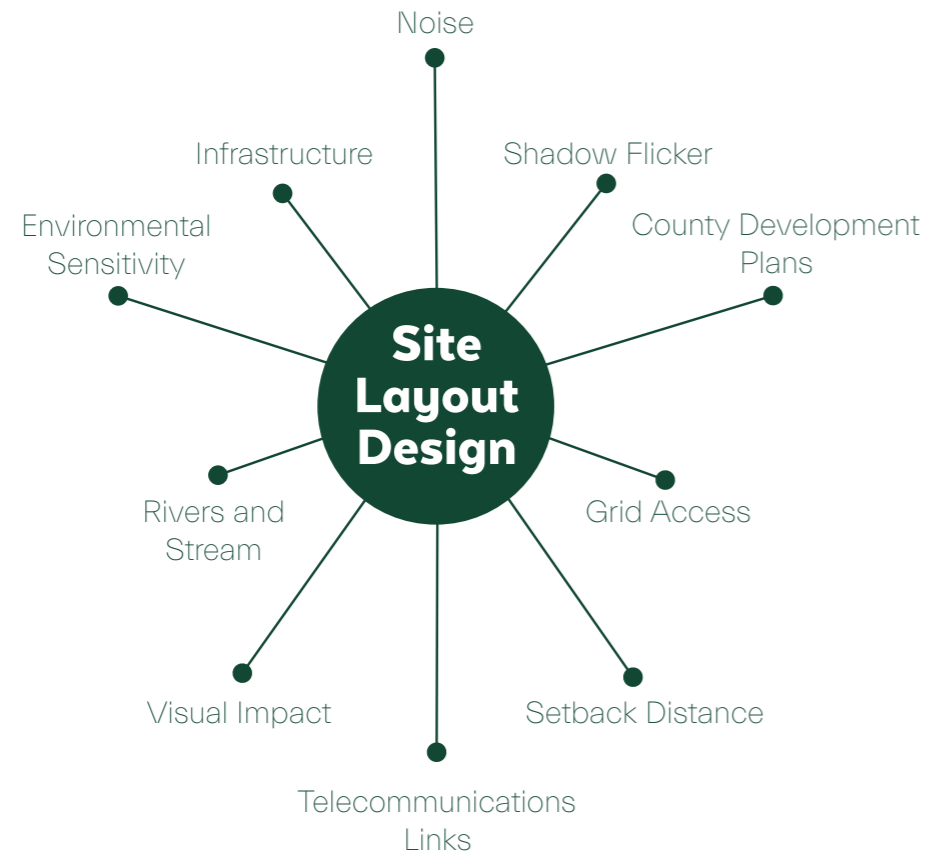
The proposed development will be located on the Bord na Móna Lemnaghan Bog which is circa 1,200 hectares. A draft layout, consisting of 17 turbines has been developed for the proposed wind farm (to view draft layout map, please refer to pages 6 and 7).

It is envisaged the proposed development footprint would occupy approximately 5% of the total site area for turbine bases, crane hard-standings and access tracks, meaning much of the land area will not be required by the development. This provides opportunity for the remainder of the site to be utilised for other purposes, such as biodiversity and amenity.



## Site Layout Design

In designing a layout for the proposed Lemanaghan Wind Farm several factors were considered including:



## Archeology

Peatlands have been a very important source of archaeological material in Ireland. Artefacts found both under and within peatland deposits have provided detailed information about communities who lived in the early periods of our history as well as about the food, clothes and tools which were used from the Stone Age to recent times. Lemanaghan Bog and the surrounding areas have a rich archaeological history which will be taken into account during all stages of the project. Its hoped that this archaeological history could be incorporated into amenity proposals for the project.

The heritage of Lemanaghan Bog and the surrounding areas will be addressed in the Environmental Impact Assessment Report (EIAR) that will accompany the planning application for the proposed development, in particular the following chapters: Archaeological, Architectural and Cultural Heritage; and Landscape and Visual.

## Biodiversity

Extensive surveys are ongoing to determine the habitats and species that occur within the site and the wider hinterland area. Features that are sensitive from a biodiversity perspective are constrained out at design stage. The surveys include breeding and wintering bird surveys, habitat surveys, bat, mammal and aquatic surveys, amongst others.

A full description of the biodiversity of Lemanaghan Bog and the surrounding area will be addressed in the Environmental Impact Assessment Report (EIAR) that will accompany the planning application for the proposed development, in particular the following chapters: Biodiversity; and Ornithology (birds).

## The Proposed Wind Farm

### Number of Turbines - 17

The draft layout comprises of 17 wind turbines. Apart from the turbines themselves, the other principal components of the wind farm are the foundations to support the turbine towers, access, crane hard standings, underground cables between the turbines, an electricity substation and an electrical connection to the appropriate node on the National Grid. Please see pages 6 and 7 for Draft Layout Map.

### Height of Turbines - 220m

The proposed turbines will have an overall blade tip height of up to 220 metres. Within this size envelope, various configurations of hub height and rotor diameter may be used. The exact make and model of the turbine will be dictated by a competitive tender process, post planning and it will not exceed the maximum tip height of 220 metres.

### Setback Distance - 880m

The turbine layout has been designed with a minimum setback distance of 880m to the nearest house from a turbine. This complies with the Draft Wind Energy Development Guidelines (2019), which proposes a setback distance of 4 times the tip height.

Table 1 depicts the number of houses within a range of setback distance bands from the proposed turbine layout (refer to the Draft Layout Map on pages 6 and 7).

Distance	No. of Houses	Cumulative
880m	0	0
1000m	24	24
1250m	68	92
1500m	57	149
1700m	85	234
2000m	90	324

Table 1. Setback Distance to Houses



### Wind Farm Output: 80–100MW

Early studies of the site have indicated that it may be capable of accommodating approximately 80–100 Megawatts (MW) of installed generating capacity. When operational, the proposed Lemanaghan Wind Farm will generate a volume of electricity equivalent to the average annual electrical demand of circa 55,000 Irish homes\*.

### Planning Timeline

It is intended to submit a planning application in Autumn 2022 for the proposed development. It is envisaged that the planning permission application will be submitted directly to An Bord Pleanála, under the provisions of the Planning and Development (Strategic Infrastructure) Act 2006 (please refer to page 13 for more information on the wind farm development timeline process).

**2nd Public Consultation:** Autumn 2021

**Final Layout Publication:** Spring/Summer 2022

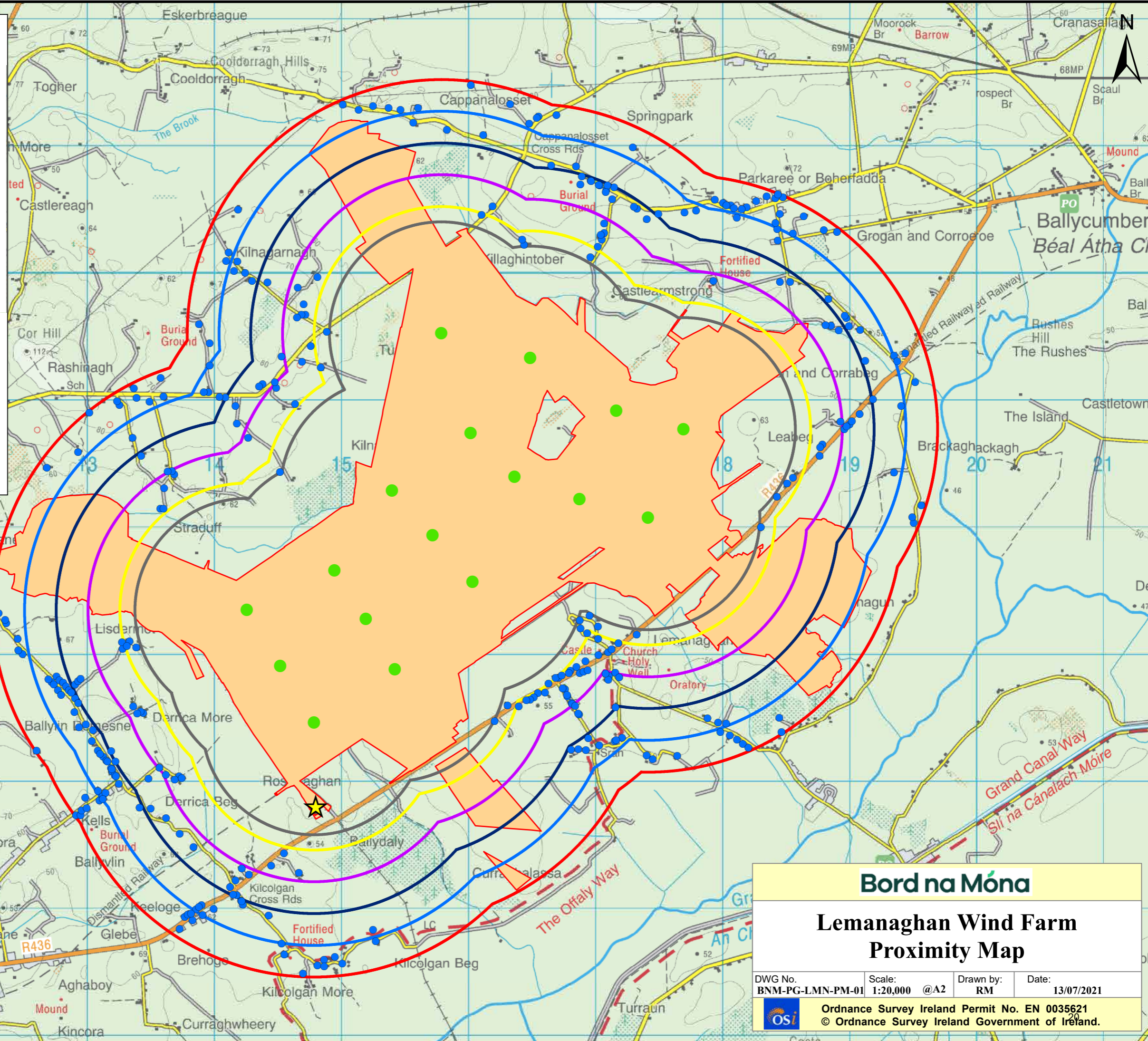
**Submission of Planning Application:** Autumn 2022

\*based on Annual Capacity Factor across Ireland in 2019 of 29.3% and average household electricity consumption of 4,200kWh

# Legend

Distance	No. Houses	Cum.
880m	0	0
1,000m	24	24
1,250m	68	92
1,500m	57	149
1,750m	85	234
2,000m	90	324

- Sensitive Receptors
- Proposed Turbine Locations
- ★ Lemanaghan Works
- Boundary



**Bord na Móna**

## Lemanaghan Wind Farm Proximity Map

DWG No. BNM-PG-LMN-PM-01	Scale: 1:20,000 @A2	Drawn by: RM	Date: 13/07/2021
Ordnance Survey Ireland Permit No. EN 0035621 © Ordnance Survey Ireland Government of Ireland.			

## Strategic Infrastructure Planning Process Explained

For most large projects, a key issue is whether a development is Strategic Infrastructure Development (SID) or not?

Energy infrastructure which is considered SID\* includes:

“An installation for the harnessing of wind power for energy production (a wind farm) with more than 25 turbines or having a total output greater than 50 megawatts”

\*(as outlined in the Seventh Schedule, Section 1 of the Planning and Development (Strategic Infrastructure) Act 2006).

SID Projects	Non-SID Projects
Planning Application to An Bord Pleanála	Planning Application to Local County Council
Environmental Impact Assessment Mandatory	Environmental Impact Assessment Mandatory in some cases

At this stage of the project, Bord na Móna estimate that the output of the proposed Lemanaghan Wind Farm will be approximately 80–100MW. Consequently, Bord na Móna will need to go through a pre-planning consultation process with An Bord Pleanála to determine with certainty who the consenting authority will be.

Irrespective of the Consenting Authority it is our view that an Environmental Impact Assessment Report will be required as supporting documentation to the planning application.

## Community Engagement

Bord na Móna understands the importance of community engagement at every stage of the proposed Lemanaghan Wind Farm development process. The proposed development will benefit from participation by all interested parties during each stage of the development.

We are constantly updating and adapting our communications channels to ensure the public are informed about the proposed development. This means continuing to use our traditional methods of communication in addition to a number of interactive online tools to ensure we engage on an ongoing basis through the following:

### Community Engagement Clinics

Subject to Covid-19 restrictions, Bord na Móna intend to hold Community Engagement Clinics in the locality in September and October. In order to ensure the safety of both our employees and members of the public due to Covid-19, and that all social distancing requirements and Government health guidelines are adhered to, these Community Engagement Clinics will be held by appointment only. If you would like to find out more about the Clinics and avail of an appointment, please contact the Clinic Co-Ordinator on 087–9460284 before **15th October**. Alternatively, you can visit the project website and complete the expression of interest form there.

### A Feedback Questionnaire

Should you wish to submit any comments/suggestions on the proposed development, a feedback questionnaire can also be completed on the project website. For your convenience, we have included a paper-based copy of the questionnaire and a freepost envelope within the project information pack you received for the proposed wind farm.

### A Virtual Consultation Room

As part of our Community Engagement activities, we have updated the Lemanaghan Wind Farm “Virtual Consultation Room” that was launched last Spring as part of our Communication Tools for the project. The Virtual Consultation Room contains a number of interactive features including a 360° Photomontage viewer and a virtual ‘fly by’ video of the site location. Please feel free to visit the Virtual Consultation Room via the project’s dedicated website [www.Lemanaghanwindfarm.ie](http://www.Lemanaghanwindfarm.ie).



## Benefits of the Development

The proposed development will give rise to a range of benefits at different levels. At a Local Level, benefits arising from the construction and operation of the proposed wind farm will include:

- Employment
- Amenity and Recreational Facilities
- The provision of a Community Benefit Fund
- Substantial rates paid to the relevant Local Authority.
- Upgrading of the road infrastructure in the vicinity of the wind farm (as required).
- Payment of taxes from the project, and dividends from Bord na Móna to the State.

### Employment

A large wind farm development of this scale would typically support 100–120 jobs at peak construction. There will also be indirect employment created through the sub-supply of a wide range of products and services including: gravel and graded stone for roads and hard stands, concrete and steel for turbine bases, building materials for sub stations, haulage of components from the ports to the site, accommodation, legal and financial services. Once complete the project will also support a number of long term, high quality technical jobs in operations and maintenance.

### Amenity and Recreational Facilities

A high-level amenity plan will accompany the planning application and we would welcome any feedback or proposals the community may have with respect to amenity.

A good example of one of our existing wind farm amenity facilities is Mountlucas Wind Farm in North Offaly. The site consists of a 10km walkway / cycleway around the wind farm in addition to interpretative signage, outdoor exercise equipment and a learning hub which is utilised by various school and college groups for educational purposes and day trips. In 2020, the wind farm welcomed over 45,000 visits to its amenity facilities.

### Community Benefit Fund

Similar to our existing wind farms, it is envisaged that an annual Community Benefit Fund will be set up for the proposed Lemanaghan Wind Farm once the project is operational. As the project is at an early stage of its development, the exact nature and structure of a proposed Community Benefit Fund is not known at this time, albeit we would envisage it being similar in type to our existing Community Benefit Funds which include:

- A Community Gain Scheme – providing funding to local community and not-for-profit organisations
- A Near Neighbour Fund – providing an annual electricity contribution and once off support to carry out energy efficiency measures and/or education support to residents within a prescribed distance of a turbine.



## How you can Get in Touch

The Lemanaghan Wind Farm will benefit from participation by all interested parties during each stage of the development. There are a few ways you can get in touch with us:

**Call Us**  
If you wish to make a comment or require further information about the proposed wind farm please call the project's Community Liaison Officer Colm (087-4143305)\*

**Email Us**  
Email us any comments or queries via: [Lemanaghanwindfarm@bnm.ie](mailto:Lemanaghanwindfarm@bnm.ie)

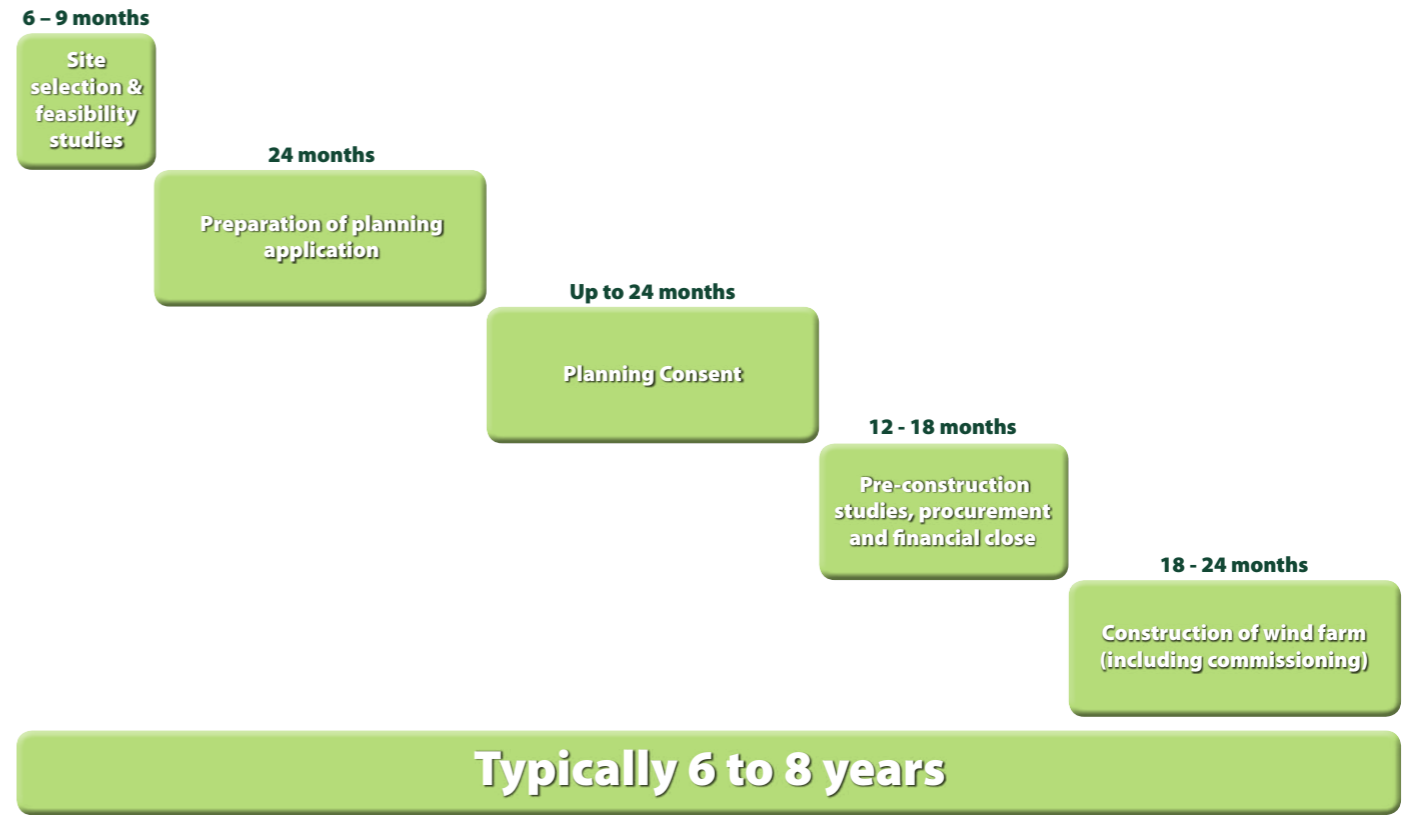
**Write to us**  
Lemanaghan Wind Farm Communications Team, Bord na Móna, Main Street, Newbridge, Co. Kildare

**Join our Mailing List**  
Keep informed of all project updates by signing up to our project mailing list. Please visit the project website to complete the sign-up form: [www.Lemanaghanwindfarm.ie](http://www.Lemanaghanwindfarm.ie)

\*9 a.m. to 5 p.m. Monday to Friday excluding bank holidays



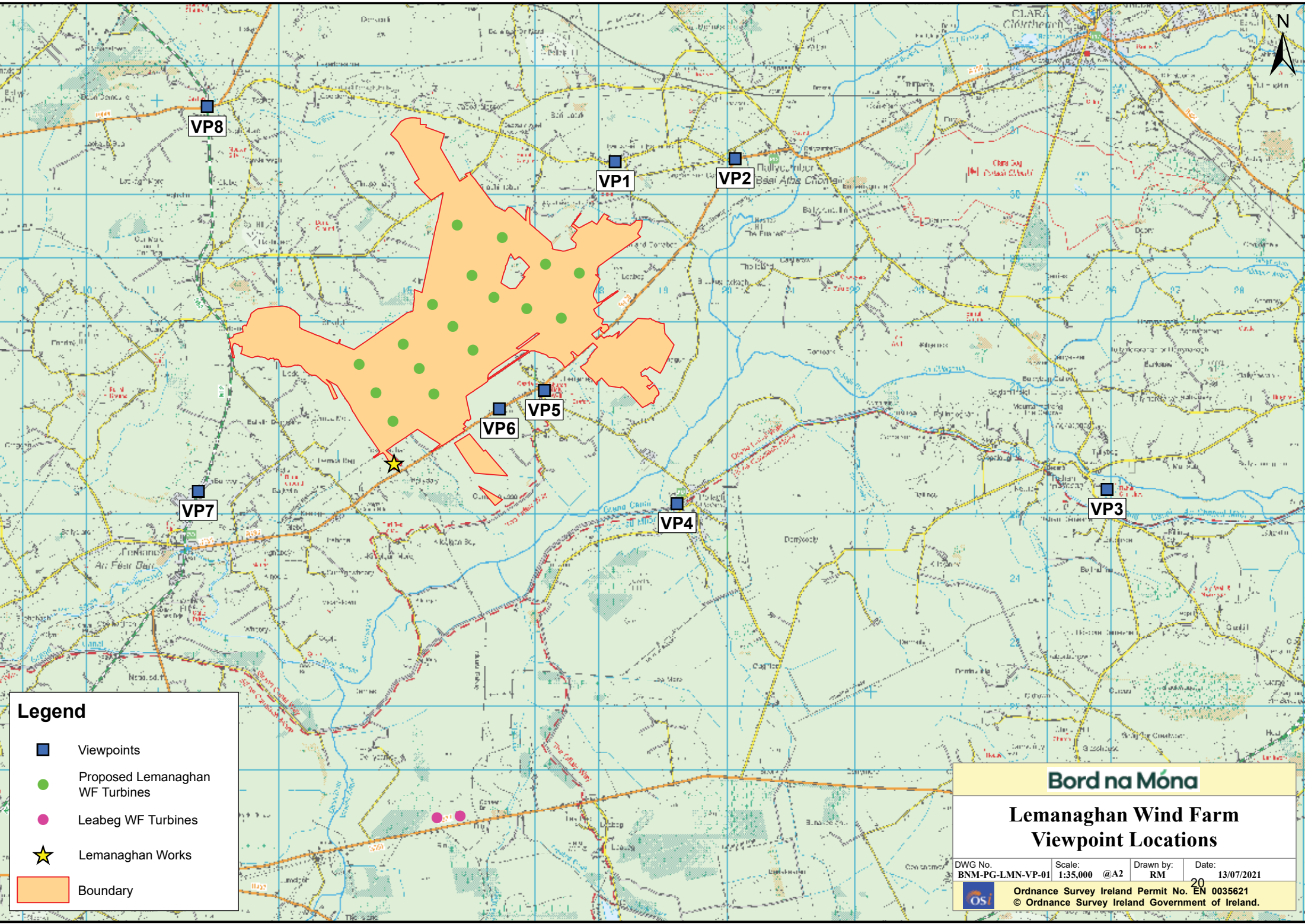
## How long does it take to develop a wind farm?










# Photomontage Booklet for Proposed Lemanaghan Wind Farm






**Legend**

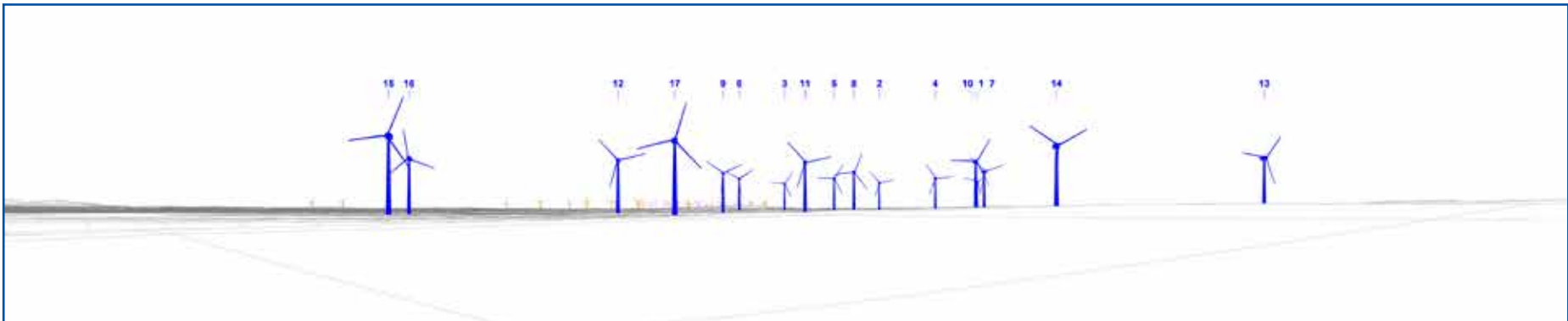
-  Viewpoints
-  Proposed Lemnaghan WF Turbines
-  Leabeg WF Turbines
-  Lemnaghan Works
-  Boundary

**Bord na Móna**

**Lemnaghan Wind Farm  
Viewpoint Locations**

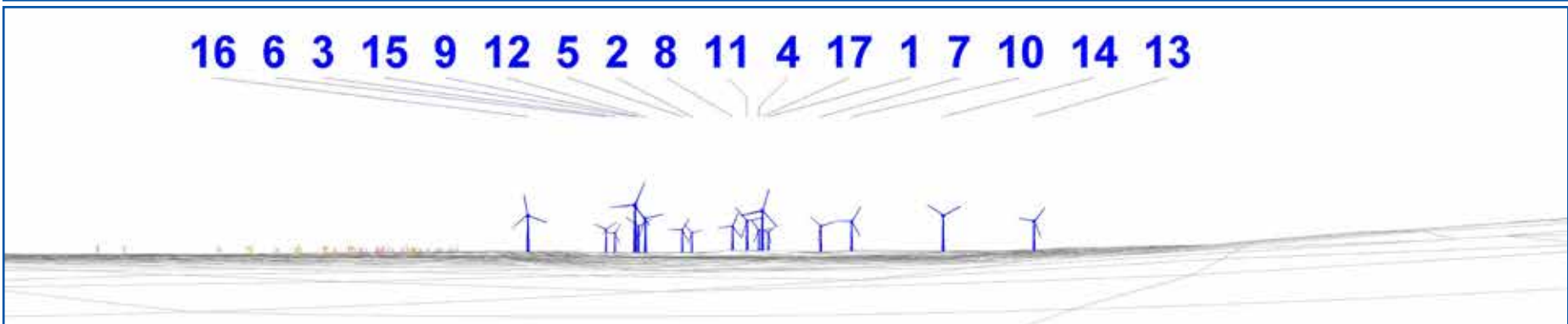
DWG No. BNM-PG-LMN-VP-01	Scale: 1:35,000 @A2	Drawn by: RM	Date: 13/07/2021
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 Ordnance Survey Ireland Permit No. EN 0035621  
© Ordnance Survey Ireland Government of Ireland.



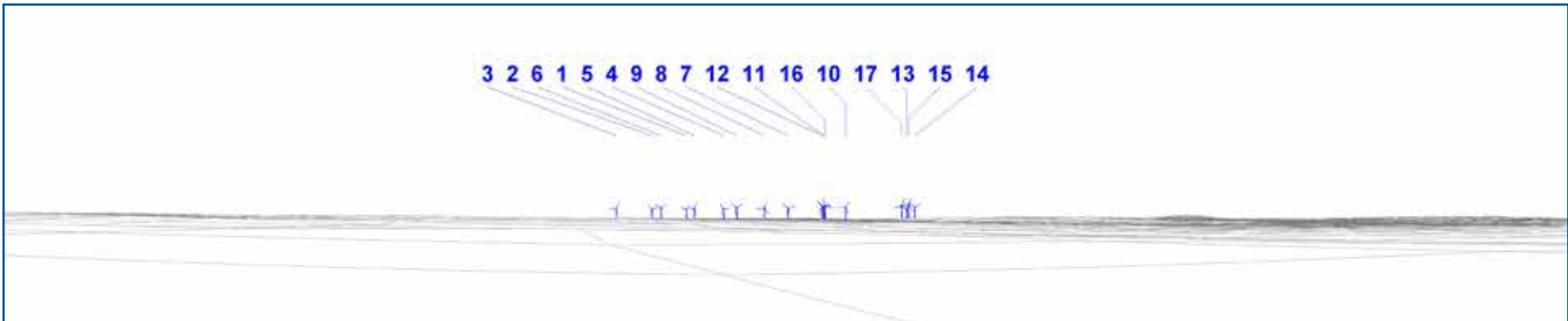
**Viewpoint 1:** View from Boher National School in the village of Boher, approximately 2km north-east of the proposed development.  
**VP1** on Viewpoint Locations Map.

Legend	
Proposed Lemanaghan Wind Farm	<span style="display:inline-block; width:15px; height:10px; background-color:blue;"></span>
Proposed Derrinlough Wind Farm	<span style="display:inline-block; width:15px; height:10px; background-color:orange;"></span>
Existing Wind Farms (Leabeg and Meenwaun)	<span style="display:inline-block; width:15px; height:10px; background-color:gray;"></span>
Permitted Cloghan Wind Farm	<span style="display:inline-block; width:15px; height:10px; background-color:magenta;"></span>



**Viewpoint 2:** View from the intersection of the R436 and the L7001 at the entrance to Kilcooley approximately 3km north east of the proposed development. **VP2** on Viewpoint Locations Map.

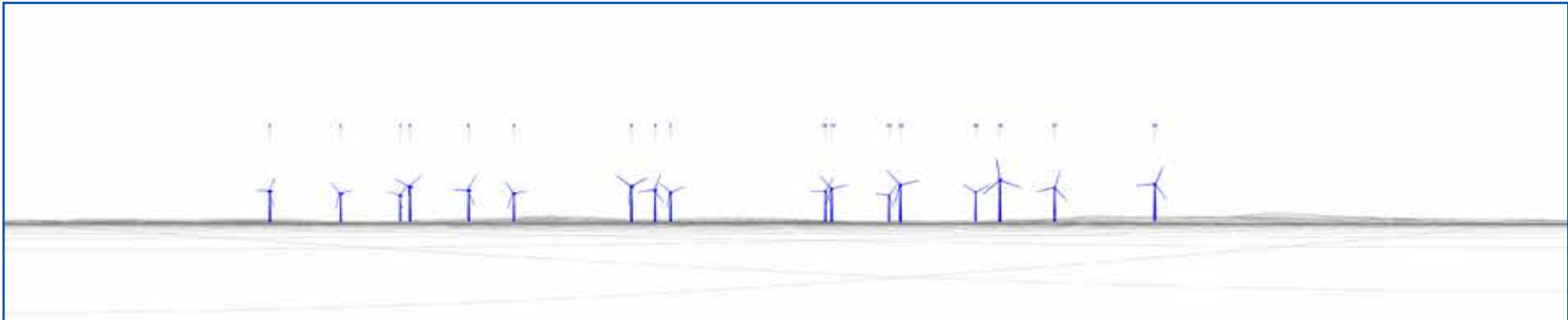
Legend	
Proposed Lemanaghan Wind Farm	<span style="display:inline-block; width:15px; height:10px; background-color:blue;"></span>
Proposed Derrinlough Wind Farm	<span style="display:inline-block; width:15px; height:10px; background-color:orange;"></span>
Existing Wind Farms (Leabeg and Meenwaun)	<span style="display:inline-block; width:15px; height:10px; background-color:gray;"></span>
Permitted Cloghan Wind Farm	<span style="display:inline-block; width:15px; height:10px; background-color:magenta;"></span>



**Viewpoint 3:** View from Rahan Church Site (Graveyard) and early Christian Monastic Site (National Monument) which is located approximately 8 km south east of the proposed development.

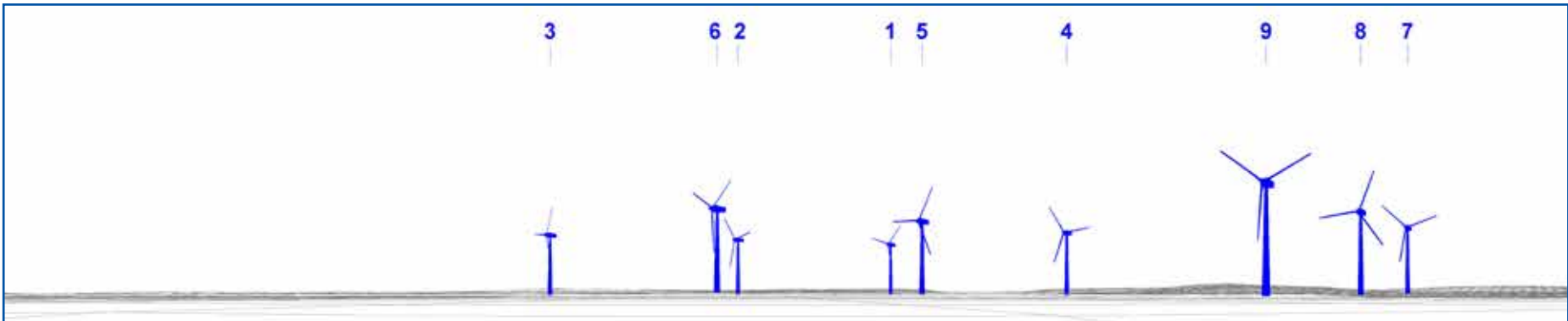
**VP3** on Viewpoint Locations Map.

Legend	
Proposed Lemanaghan Wind Farm	<span style="display: inline-block; width: 20px; height: 10px; background-color: #0056b3;"></span>
Proposed Derrinlough Wind Farm	<span style="display: inline-block; width: 20px; height: 10px; background-color: #ff9900;"></span>
Existing Wind Farms (Leabeg and Meenwaun)	<span style="display: inline-block; width: 20px; height: 10px; background-color: #808080;"></span>
Permitted Cloghan Wind Farm	<span style="display: inline-block; width: 20px; height: 10px; background-color: #ff00ff;"></span>



**Viewpoint 4:** View from Pollagh Bridge approximately 3.5 km south east of the proposed development.  
**VP4** on Viewpoint Locations Map.

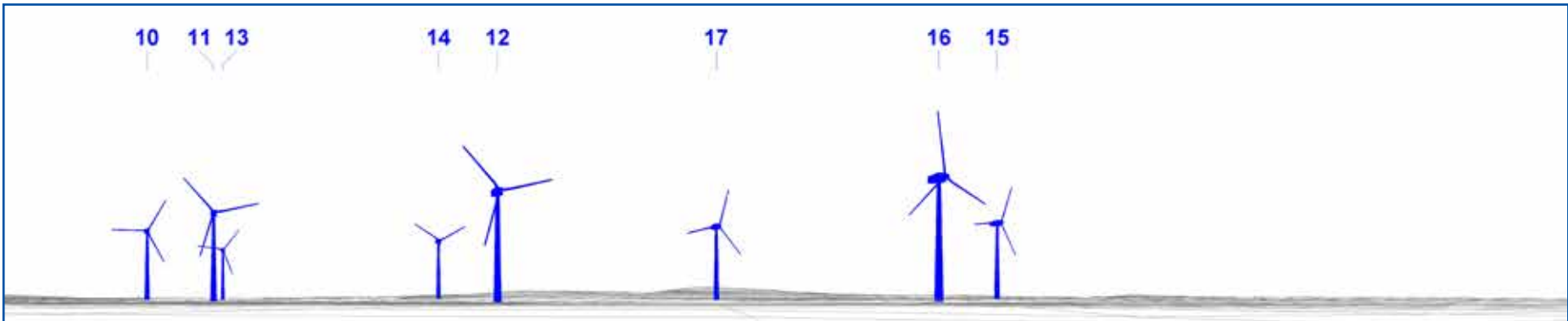
Legend	
Proposed Lemanaghan Wind Farm	<span style="display: inline-block; width: 20px; height: 10px; background-color: blue;"></span>
Proposed Derrinlough Wind Farm	<span style="display: inline-block; width: 20px; height: 10px; background-color: orange;"></span>
Existing Wind Farms (Leabeg and Meenwaun)	<span style="display: inline-block; width: 20px; height: 10px; background-color: grey;"></span>
Permitted Cloghan Wind Farm	<span style="display: inline-block; width: 20px; height: 10px; background-color: magenta;"></span>



**Viewpoint 5a (looking northwest):** View from the St. Manchan's Well site (a National Monument) in Lemanaghan (just off the R436) approximately 1 km south of the proposed development.

**VP5** on Viewpoint Locations Map.

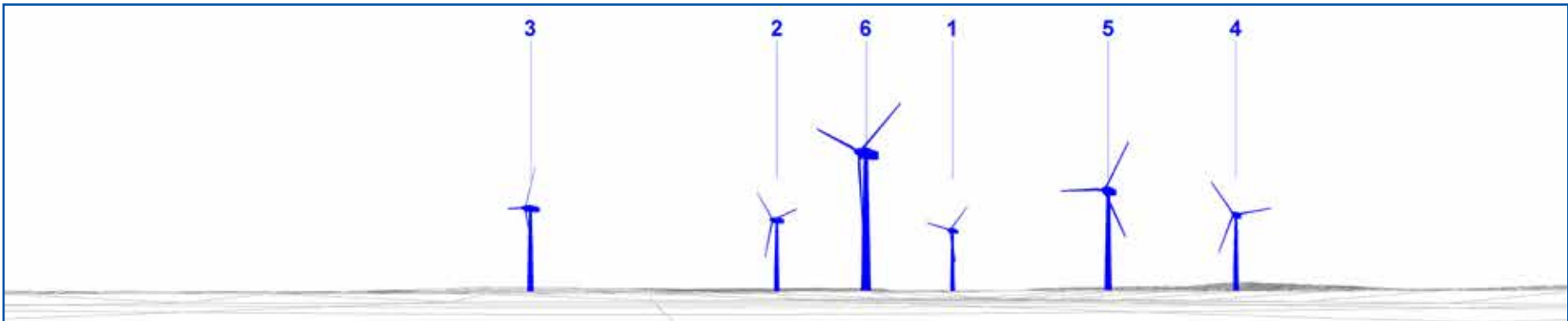
Legend	
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Proposed Derrinlough Wind Farm	<span style="display: inline-block; width: 20px; height: 10px; background-color: #ff9900;"></span>
Existing Wind Farms (Leabeg and Meenwaun)	<span style="display: inline-block; width: 20px; height: 10px; background-color: #808080;"></span>
Permitted Cloghan Wind Farm	<span style="display: inline-block; width: 20px; height: 10px; background-color: #ff0066;"></span>



**Viewpoint 5b (looking north):** View from the St. Manchan's Well site (a National Monument) in Lemanaghan (just off the R436) approximately 1 km south of the proposed development.

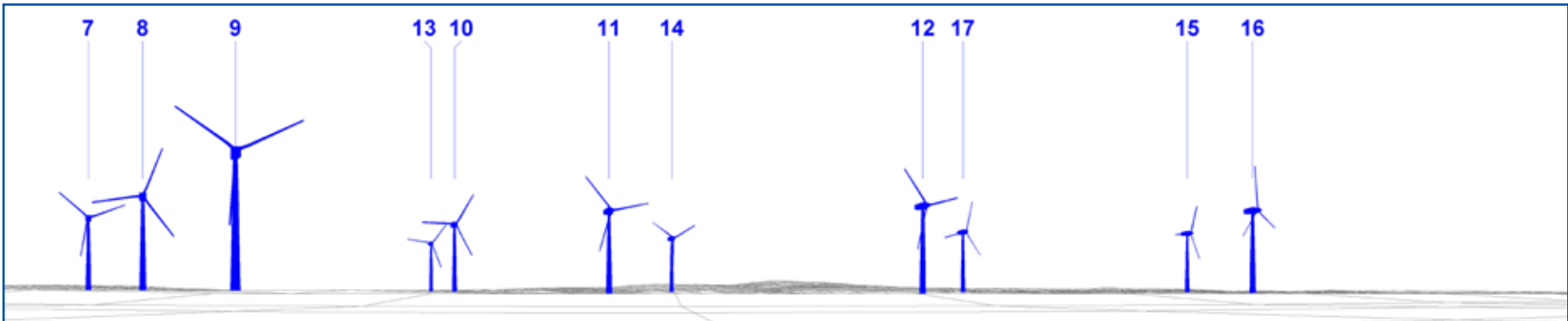
**VP5** on Viewpoint Locations Map.

Legend	
Proposed Lemanaghan Wind Farm	<span style="display:inline-block; width:15px; height:10px; background-color:blue;"></span>
Proposed Derrinlough Wind Farm	<span style="display:inline-block; width:15px; height:10px; background-color:orange;"></span>
Existing Wind Farms (Leabeg and Meenwaun)	<span style="display:inline-block; width:15px; height:10px; background-color:gray;"></span>
Permitted Cloghan Wind Farm	<span style="display:inline-block; width:15px; height:10px; background-color:magenta;"></span>



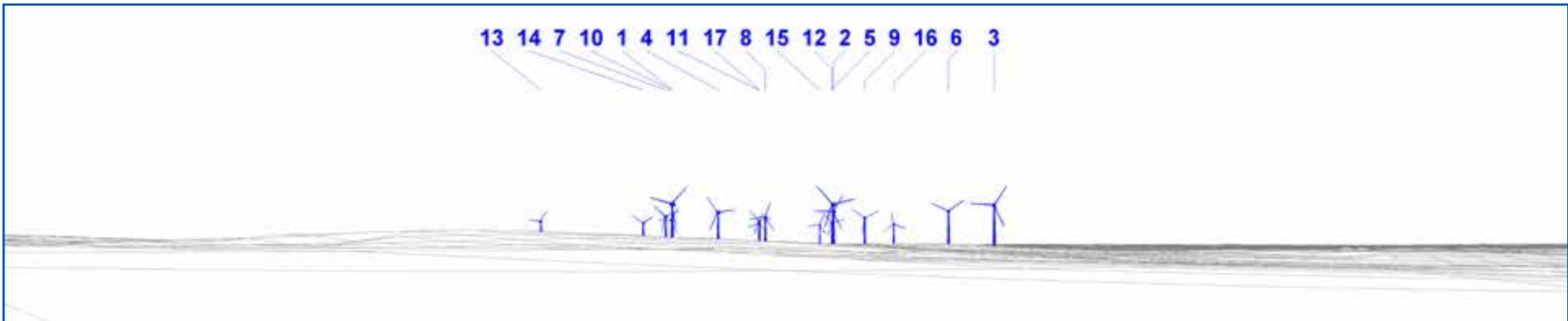
**Viewpoint 6a (looking northwest):** View from along the R436 at the western end of Lemanaghan approximately 1 km south of the proposed development, VP6 on Viewpoint Locations Map.

Legend	
Proposed Lemanaghan Wind Farm	<span style="display: inline-block; width: 20px; height: 10px; background-color: #0056b3;"></span>
Proposed Derrinlough Wind Farm	<span style="display: inline-block; width: 20px; height: 10px; background-color: #ff9900;"></span>
Existing Wind Farms (Leabeg and Meenwaun)	<span style="display: inline-block; width: 20px; height: 10px; background-color: #808080;"></span>
Permitted Cloghan Wind Farm	<span style="display: inline-block; width: 20px; height: 10px; background-color: #ff0066;"></span>



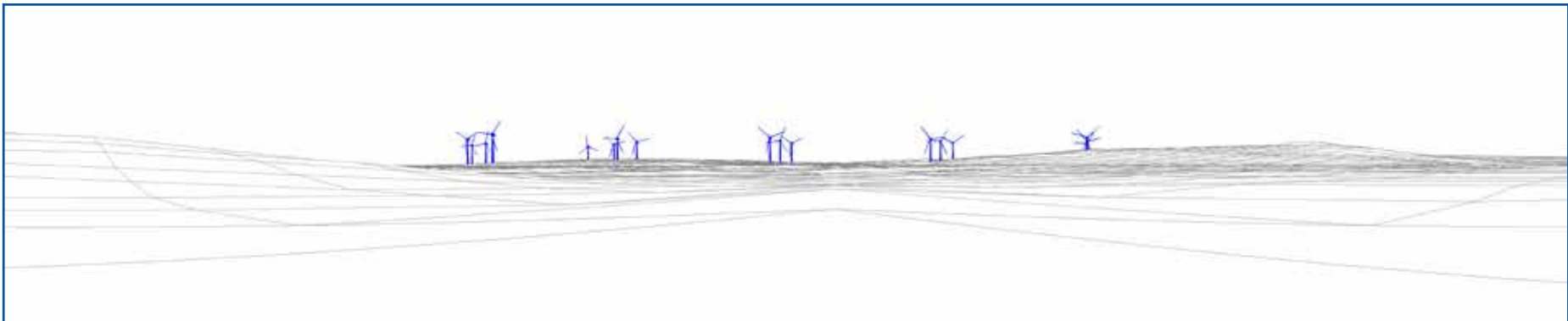
**Viewpoint 6b (looking northeast):** View from along the R436 at the western end of Lemanaghan approximately 1 km south of the proposed development. **VP6** on Viewpoint Locations Map.

Legend	
Proposed Lemanaghan Wind Farm	<span style="display:inline-block; width:15px; height:10px; background-color:blue;"></span>
Proposed Derrinlough Wind Farm	<span style="display:inline-block; width:15px; height:10px; background-color:orange;"></span>
Existing Wind Farms (Leabeg and Meenwaun)	<span style="display:inline-block; width:15px; height:10px; background-color:gray;"></span>
Permitted Cloghan Wind Farm	<span style="display:inline-block; width:15px; height:10px; background-color:magenta;"></span>



**Viewpoint 7:** View from the N62 north of Ferbane approximately 3 km south west of the proposed development.  
**VP7** on Viewpoint Locations Map.

Legend	
Proposed Lemanaghan Wind Farm	<span style="display: inline-block; width: 20px; height: 10px; background-color: #0056b3; border: 1px solid black;"></span>
Proposed Derrinlough Wind Farm	<span style="display: inline-block; width: 20px; height: 10px; background-color: #ff9900; border: 1px solid black;"></span>
Existing Wind Farms (Leabeg and Meenwaun)	<span style="display: inline-block; width: 20px; height: 10px; background-color: #808080; border: 1px solid black;"></span>
Permitted Cloghan Wind Farm	<span style="display: inline-block; width: 20px; height: 10px; background-color: #ff00ff; border: 1px solid black;"></span>



**Viewpoint 8:** View from Doon Crossroads at the intersection of the R444 and the N62, approximately 4.5 km north-west of the proposed development. **VP8** on Viewpoint Locations Map.

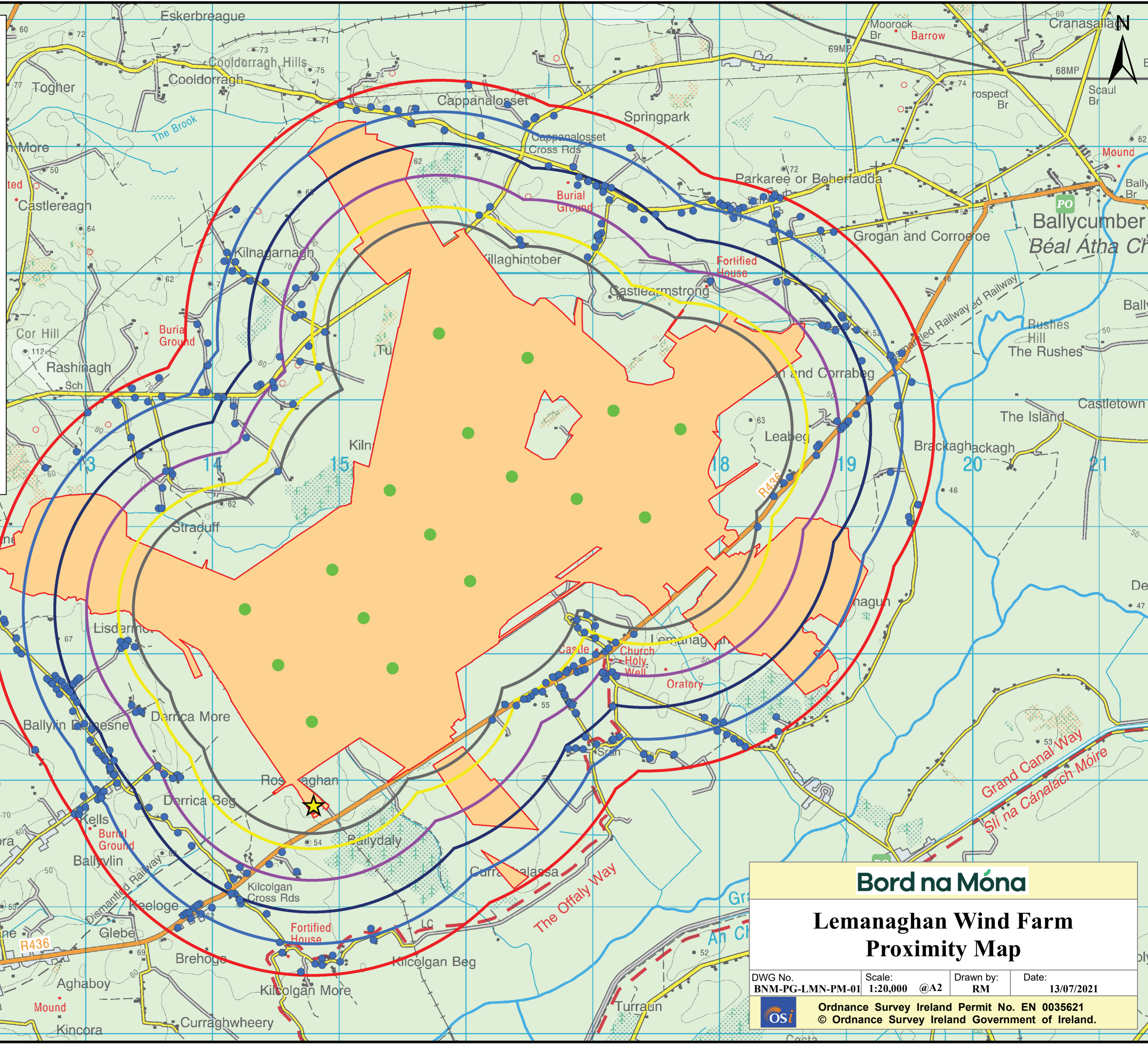
Legend	
Proposed Lemanaghan Wind Farm	<span style="display: inline-block; width: 15px; height: 10px; background-color: blue; border: 1px solid black;"></span>
Proposed Derrinlough Wind Farm	<span style="display: inline-block; width: 15px; height: 10px; background-color: orange; border: 1px solid black;"></span>
Existing Wind Farms (Leabeg and Meenwaun)	<span style="display: inline-block; width: 15px; height: 10px; background-color: gray; border: 1px solid black;"></span>
Permitted Cloghan Wind Farm	<span style="display: inline-block; width: 15px; height: 10px; background-color: magenta; border: 1px solid black;"></span>

# Legend

Distance	No. Houses	Cum.
880m	0	0
1,000m	24	24
1,250m	68	92
1,500m	57	149
1,750m	85	234
2,000m	90	324

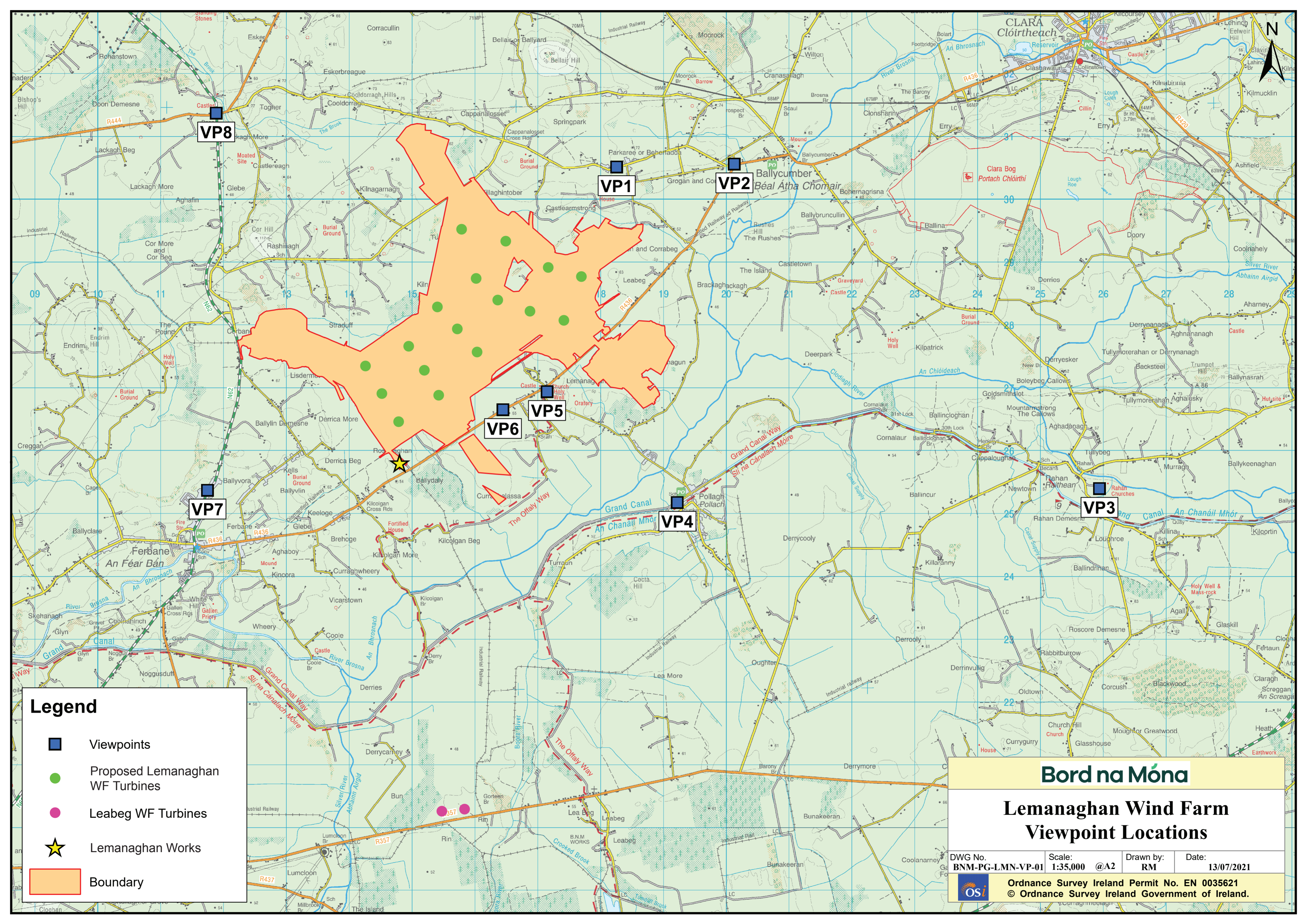
- Sensitive Receptors
- Proposed Turbine Locations
- ★ Lemanaghan Works
- Boundary



## Bord na Móna

### Lemanaghan Wind Farm Proximity Map

DWG No. BNM-PG-LMN-PM-01	Scale: 1:20,000 @A2	Drawn by: RM	Date: 13/07/2021
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**Legend**

- Viewpoints
- Proposed Lemanaghan WF Turbines
- Leabeg WF Turbines
- ★ Lemanaghan Works
- Boundary

**Bord na Móna**

**Lemanaghan Wind Farm  
Viewpoint Locations**

DWG No. BNM-PG-LMN-VP-01	Scale: 1:35,000 @A2	Drawn by: RM	Date: 13/07/2021
<b>Ordnance Survey Ireland Permit No. EN 0035621</b> © Ordnance Survey Ireland Government of Ireland.			

Please return completed form by **29th October 2021**  
You can also complete this questionnaire online  
by visiting [www.lemanaghanwindfarm.ie](http://www.lemanaghanwindfarm.ie)

To record your views and also help us improve future public consultation concerning this project we would be grateful if you would answer the following questions.

**Q1. Do you have any feedback with regard to the draft layout for the proposed Lemanaghan Wind Farm?**

.....  
.....  
.....

**Q2. Do you have any amenity suggestions that you would like us to consider for inclusion in the proposed Lemanaghan Wind Farm development?**

.....  
.....  
.....

**Q3. What types of benefits do you believe the local community should receive if the Wind Farm is developed?**

.....  
.....  
.....

**Q4. Do you feel this consultation process has enhanced your understanding of the proposed Lemanaghan Wind Farm? If no, please state the reasons why?**

.....  
.....  
.....

**Q5. Have you any other comments or additional information you would like to provide in relation to the proposed development.**

.....  
.....  
.....

**PLEASE COMPLETE IN BLOCK CAPITALS.**

Name: .....

Address: .....

Eircode: .....

**Please return completed feedback questionnaire via Freepost envelope enclosed  
or via email to: [lemanaghanwindfarm@bnm.ie](mailto:lemanaghanwindfarm@bnm.ie)**

# Appendix 3

## Joint Venture Announcement Letter to TDs, Councillors and Community Groups

March 2024

Dear Councillor,

**Bord na Móna partners with SSE Renewables to deliver Lemanaghan Wind Farm.**

Bord na Móna have announced a significant joint venture with one of Ireland's leading renewable energy companies SSE Renewables to develop a series of onshore wind energy projects across the Midlands. This partnership will deliver up to 800 MW of new renewable energy generation for Ireland.

The joint venture includes the proposed Lemanaghan Wind Farm located here in north-west Offaly. Since the first announcement of this proposed wind farm in 2021, Bord na Móna has appointed a project Community Engagement and Stakeholder Team including a designated Community Liaison Officer to engage with local communities and near neighbours. This team remains in place and the local Community Liaison Officer will continue to be Colm Dempsey.

The wind farms jointly developed by Bord na Móna and SSE Renewables will contribute towards the goals set out in Ireland's Climate Action Plan 2023 and will also offer new economic opportunities across the Midlands, with the creation of hundreds of jobs. Working together, both companies will leverage their extensive expertise, resources, and presence across Ireland to generate positive outcomes for communities, local economies, and climate change.

All wind farms developed as part of this joint venture portfolio will have strong commitments to community benefits. Associated Community Benefit Funds will invest in local communities across the Midlands, delivering new public amenities where possible, and delivering biodiversity net gain across all sites.

The joint venture partnership is fully committed to continuing to inform and engage with you through an active communication programme. We are finalising the project design currently and will circulate updates to you in the coming months.

Please feel free to contact me on 087 914 2893 or [emma.keyes@bordnamona.com](mailto:emma.keyes@bordnamona.com) should you wish to arrange a briefing on this project or to learn more about the joint venture.

Yours faithfully,

***Emma on behalf of the Lemanaghan Wind Farm Communication Team***

March 2024

Dear members of Offaly PPN,

**Bord na Móna partners with SSE Renewables to deliver Lemanaghan Wind Farm.**

Bord na Móna have announced a significant joint venture with one of Ireland's leading renewable energy companies SSE Renewables to develop a series of onshore wind energy projects across the Midlands. This partnership will deliver up to 800 MW of new renewable energy generation for Ireland.

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Please feel free to contact me on 087 914 2893 or [emma.keyes@bordnamona.com](mailto:emma.keyes@bordnamona.com) should you wish to arrange a briefing on this project or to learn more about the joint venture.

Yours faithfully,

***Emma on behalf of the Lemanaghan Wind Farm Communication Team***

**Appendix 4**  
**Final Layout and Draft**  
**Amenity Plan July 2024**  
**- Letter to TDs,**  
**Councillors and**  
**Community Groups**

July 2024

Dear Councillor,

**Project: Lemanaghan Wind Farm - Community Engagement Session**

The purpose of this letter is to provide you with an update on the proposed Lemanaghan Wind Farm. In recent months, Bord na Móna announced a significant joint venture with SSE Renewables to develop a series of onshore wind energy projects across the Midlands. The joint venture includes the proposed Lemanaghan Wind Farm located in north-west Offaly.

The joint venture partnership is fully committed to continuing to inform and engage with you and the local community through an active communication programme. The project team has been advancing the project design and has now produced a final layout for the proposed development. Accompanying this letter please find enclosed a double-sided map showing the final turbine layout and internal infrastructure for the proposed Lemanaghan Wind Farm.

The revisions to the draft layout previously presented are primarily associated with feedback from public consultation events held in 2021 and revisions to the site constraints arising from further studies. The revised proposal, for which Lemanaghan Wind Farm DAC intend to submit a planning application for in the coming months, comprises 15 turbines with an overall tip height of 220 metres. It is also intended to construct a substation to facilitate access to the National Grid for the proposed development (see layout map for proposed location).

In total, over 18km of amenity will be provided including 4.6km of additional amenity links. Please see accompanying amenity booklet for further detail).

The proposed turbine layout design has taken account of the requirements of the “Draft Wind Energy Development Guidelines (2019)” which proposes a visual amenity setback of four times the turbine tip height between a wind turbine and the nearest residential property, subject to a mandatory distance of 500 metres. The minimum setback applied to this layout is 880 metres.

It is intended that the revised layout as shown on the enclosed maps will be the layout submitted with the planning application – which is envisaged to be lodged in the coming months. Should there be any significant changes to the proposed layout prior to submission we will keep you informed.

In the meantime, we **would like to invite you to an information session for Elected Representatives to discuss the proposed development and final layout**

**On: 13<sup>th</sup> August 2024**

**Time: 3pm**

**Venue: Ballycumber Community Hall**

Alternatively, you are welcome to attend the Community Information Session which will take place later that evening at from 5-8.30pm in the same venue.

Please feel free to contact me on 087 914 2893 or [emma.keyes@bordnamona.com](mailto:emma.keyes@bordnamona.com) should you have any queries in advance of the information session.

Yours faithfully,

***Emma on behalf of the Lemanaghan Wind Farm Communication Team***

July 2024

Dear members of Offaly PPN,

**Project: Lemanaghan Wind Farm - Community Engagement Session**

The purpose of this communication is to provide you with an update on the proposed Lemanaghan Wind Farm.

Since the last communication on this proposed wind farm, the project team has been advancing the project design and produced a final layout for the proposed development. Accompanying this letter please find enclosed a double-sided map showing the final turbine layout and internal infrastructure for the proposed Lemanaghan Wind Farm. The revisions to the draft layout previously presented are primarily associated with feedback from the public and revisions to the site constraints arising from further studies.

The revised proposal, for which Bord na Móna and SSE intend to submit a planning application in the coming months, comprises of 15 turbines with an overall tip height of 220 metres. It is also intended to construct a substation to facilitate access to the National Grid for the proposed development. Please refer to the enclosed double sided A2 map for further details. The turbine layout has been designed with a minimum setback distance of 880 metres to the nearest house from a turbine. This complies with the Draft Wind Energy Development Guidelines (2019), which propose a visual amenity setback of four times the turbine tip height between a wind turbine and the nearest residential property, subject to a mandatory minimum requirement of 500 metres.

It is intended that the revised layout as shown on the enclosed map will be the layout submitted with the planning application – which is envisaged to be lodged in the coming months. Should there be any significant change to the proposed layout prior to submission we will keep you informed.

The proposed Lemanaghan Wind Farm will include the construction of new access roads to install and maintain the wind turbines. The Draft Amenity Plan will seek to utilise these new access roads as a basis for most of the proposed trails for walking and cycling. Additional amenity links are also provided to create loops and increase accessibility within the site. Please refer to the proposed Draft Amenity Plan Booklet for more detail on the proposed plans for the development.

We will inform you directly when a planning application has been lodged for the proposed development.

In the meantime, we would like to invite you to attend a **Public Information Evening on Tuesday 13th August, from 5.00pm to 8.30pm at the Community Development Centre**, The Barracks, Ballycumber, Co. Offaly, R35 KC82. If you would like further information on the proposed development in advance of the Information Evening, please contact us via [lemanaghanwindfarm@bnm.ie](mailto:lemanaghanwindfarm@bnm.ie).

Yours faithfully,

***Emma on behalf of the Lemanaghan Wind Farm Communication Team***

# Powering Green Energy Together

Lemanaghan Wind Farm  
Draft Amenity Plan



Learn more at [lemanaghanwindfarm.ie](http://lemanaghanwindfarm.ie)

Bord na Móna





# Introduction

The proposed Lemanaghan Wind Farm will include the construction of new access roads to install and maintain the wind turbines. This Draft Amenity Plan utilises this new infrastructure as a basis for most of the proposed trails for walking and cycling. Additional amenity links are also provided to create loops and increase accessibility within the site.

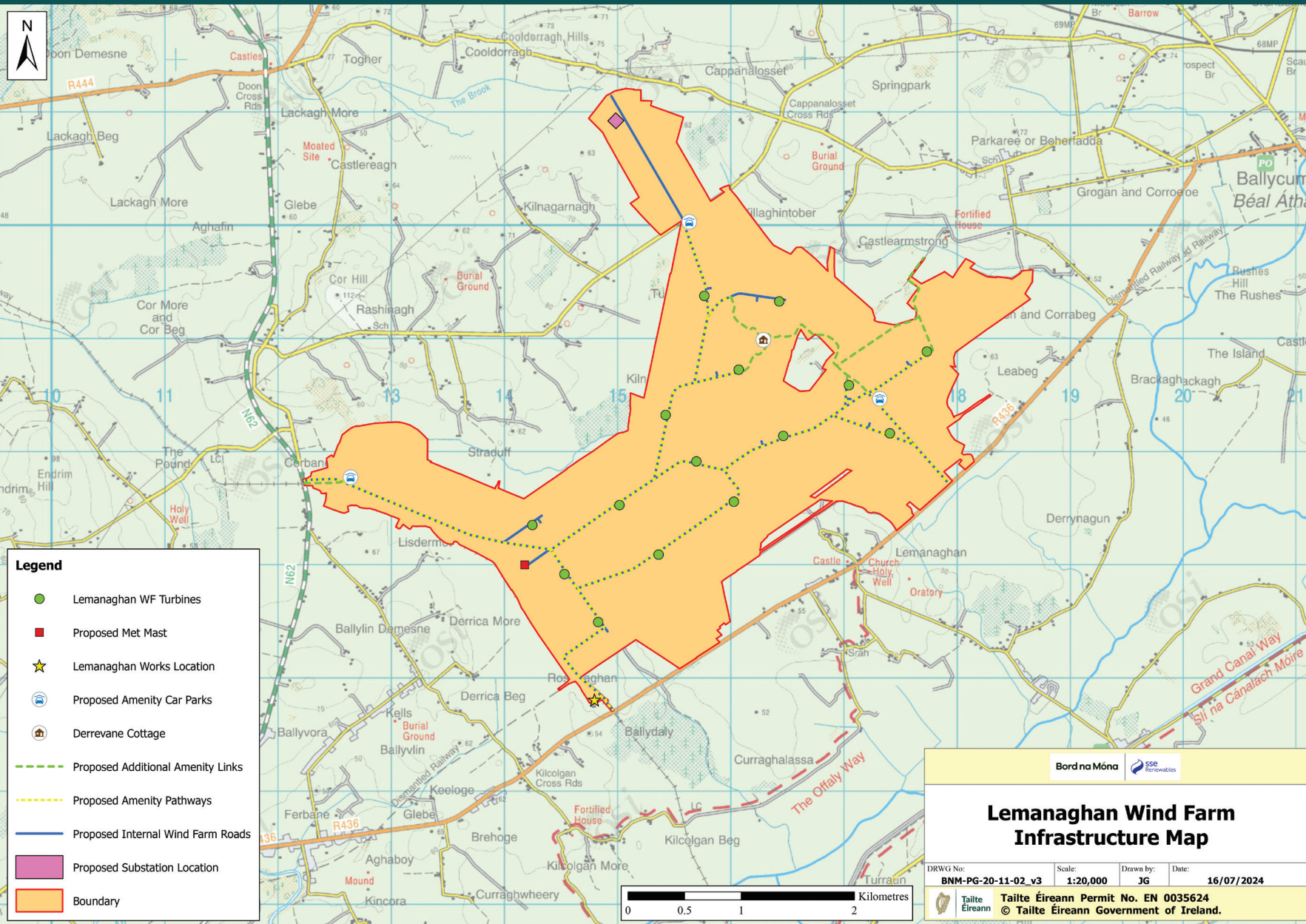
This Draft Amenity Plan has been produced in conjunction with community feedback received from the proposed Lemanaghan Wind Farm Consultation events held in April/May and September/October 2021. It provides an overview of amenity facilities for the proposed Wind Farm and will be submitted as part of the planning application for the proposed wind farm development to be considered by An Bord Pleanála.

The proposed development, including the Draft Amenity Plan, will not impact on areas of high ecological or archaeological heritage importance or on any other areas of environmental significance. The amenities will tie in with and complement the proposed wind farm infrastructure and any future cutaway bog rehabilitation works. The proposed amenity infrastructure will also link with, or provide opportunities for future connectivity with, settlements and sites of interest in the wider community.

**Bord na Móna**



Learn more at [lemnaghanwindfarm.ie](https://www.lemnaghanwindfarm.ie)



The key amenities identified in this **Draft Amenity Plan** include:

The proposed amenity infrastructure will also link with, or provide opportunities for future connectivity with, settlements and sites of interest in the wider community.

A network of internal roads provide looped routes for walking and cycling.

Trail infrastructure such as benches, waymarker posts and interpretation panels.

Key amenity access infrastructure such as car parks.

## Access & Car Parks

There are three new car parks proposed to service access to the site by vehicle which are distributed geographically across the site.

These are intended to provide a range of options to access the site.



## Proposed Trail Routes

The Draft Amenity Plan includes a number of waymarked trails of different lengths, ranging from 3 to 10km, which will accommodate walkers and cyclists.

The routes have been designed to be looped and tie in with the network of existing roads, former railway lines and proposed internal wind turbine roads. In total, over 18km of amenity will be provided including 4.6km of additional amenity links.



- 3km loop
- 5km loop
- 10km loop



# Sharing Our Story

## Interpretation Panels

Interpretation and orientation signage will be strategically located throughout the site to guide, inform and maximise enjoyment of the site for all users.

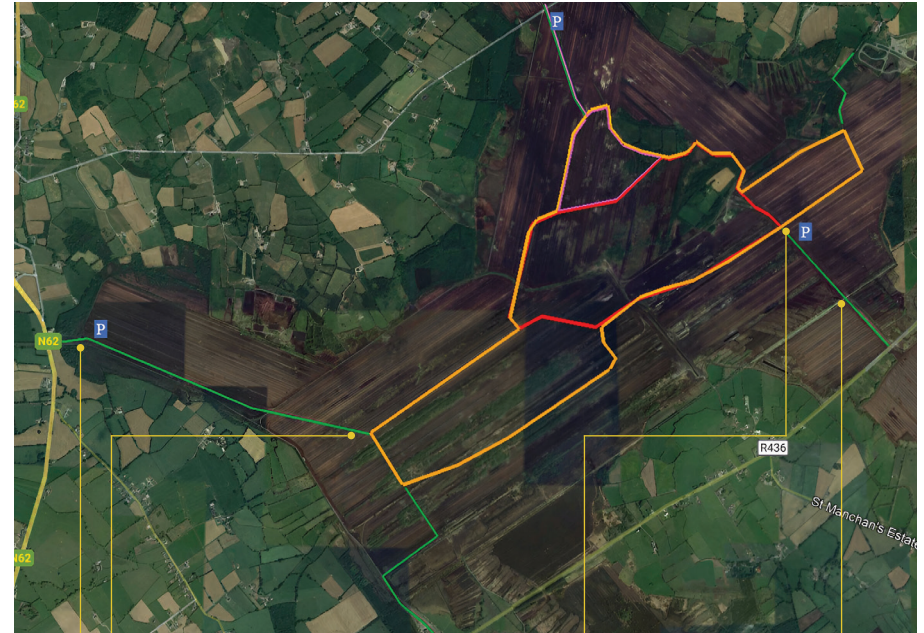
The style of all signage will be consistent throughout. Materials such as corten steel will be used to provide a durable finish that will visually blend in with the natural landscape and create a visual link to other site furnishings including proposed benches.

Interactive signs that play recordings such as bird calls or historic recordings to be included with the potential for these signs to be powered by a renewable energy source and crankshaft systems.



## Archaeological Heritage

Lemanaghan Bog and the surrounding areas have a rich archaeological history which will be taken into account during all stages of the project. It is planned to incorporate this archaeological history into the amenity proposals for the site.



Lectern signs with information about archaeological finds (bog body, axe, pilgrim path etc) and peripheral sites.



Site map showing the loops and access points.

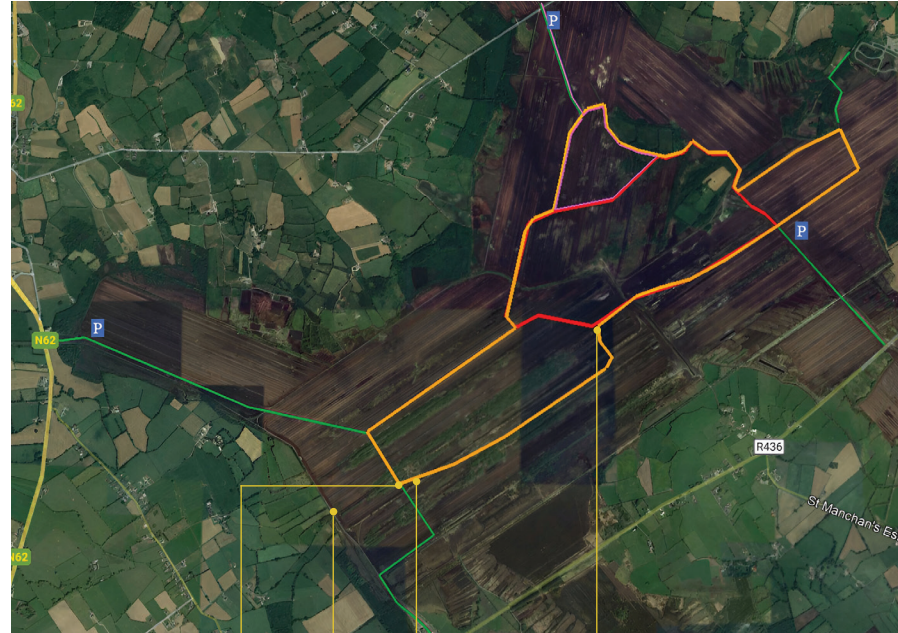


Place marker introducing the archaeological importance of the site.



## Industrial Heritage

Lemanaghan Bog has a strong industrial history, and it is planned to incorporate this history into the amenity proposals for the site.



Lectern sign with information on industrial heritage (then and now).



Narrow-gauge BNM rail system.



The bog & social history – lectern sign and solar audio player (local stories).

## Sharing Our Story

### Interpretation Panels

The images used are examples from our other wind farm developments, and we will continue to work with the local community to develop the final interpretation plan.

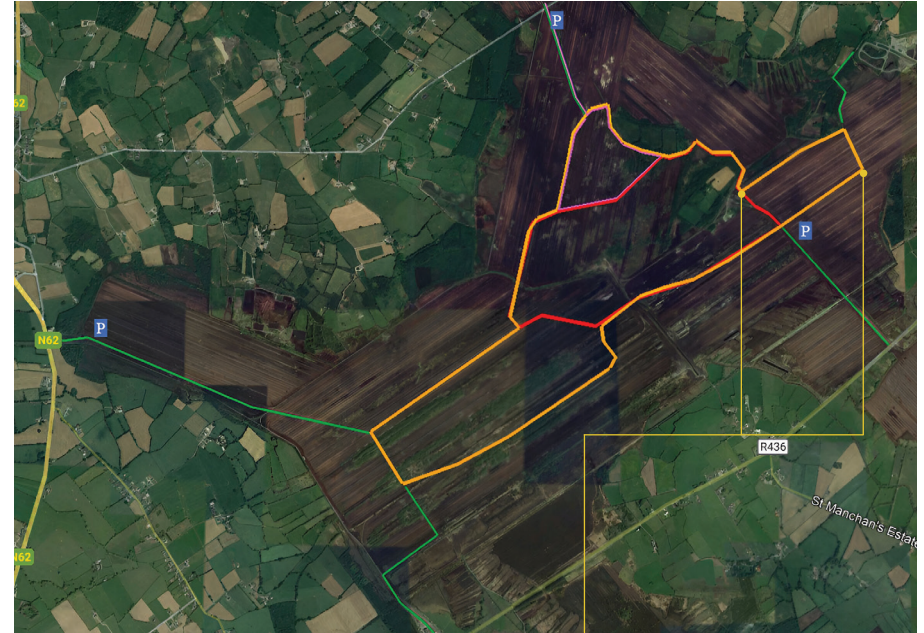
# Sharing Our Story

## Interpretation Panels



### Biodiversity

The interpretation panels will provide information on the local flora and fauna.



Lectern signs with information on biodiversity.



## Benches and Picnic Tables

Simple rustic style benches with armrests are proposed throughout the site. Every effort will be made to use recycled/reusable materials where possible. Typical examples of such materials would be reclaimed timber or recycled plastic.

Picnic table sets of a similar design will be installed at various locations to provide users with opportunities to rest and enjoy lunch on their visit. They will be designed to be wheelchair accessible.



## Waymarker Posts

Waymarker posts will be used at key junctions throughout the site to guide users along designated trails. This may include:

- Tall finger posts with labelled markers at main path intersections to highlight routes to special features such as car parks.
- Smaller waymarker bollards at path junctions with colour coded directional discs to direct people along designated trails.

## Benefits of the Development

Benefits arising from the construction and operation of the proposed Lemanaghan Wind Farm project will include:

- A Community Benefit Fund.
- 100 to 120 jobs at peak construction, followed by number of long term, high quality technical jobs in operations and maintenance.
- Substantial commercial rates paid to Offaly County Council, and investment in the wider economy through tax and exchequer contributions.
- Upgrades to the road infrastructure in the vicinity of the wind farm (as required).
- Indirect employment created through the sub-supply of a wide range of products and services.

## Community Benefit Fund

It is envisaged that an annual Community Benefit Fund will be set up for the proposed Lemanaghan Wind Farm once the project is operational. As the project is at an early stage of its development, the exact nature and structure of a proposed Community Benefit Fund is not known at this time, albeit we would envisage it being similar in type to our existing Community Benefit Funds which include:

- A Community Benefit Scheme – providing funding to local communities and not-for-profit organisations.
- Educational Scholarship Support Scheme- providing an annual number of scholarship support to the wider community for a variety of courses of NFC Level 6 Certificate and above.
- A Near Neighbour Fund – providing an annual electricity contribution and once off support to carry out energy efficiency measures and/or education support to residents within a prescribed distance of a turbine.



Clonbullogue National School - basketball court.



Killannin GAA for All – funding kits.



Bracknagh Heritage Society - community mural.



Ballyfore GAA - completed fence.



Bunroe – funding for EV charger.

## How you can get in touch

The proposed Lemanaghan Wind Farm will benefit from participation by all interested parties during each stage of the development.



### Call us

If you wish to make a comment or require further information about the proposed wind farm please contact the project's Community Liaison Officer, Colm on 087 4143305.

### Email us

Email us any comments or queries via:  
[lemanaghanwindfarm@bnm.ie](mailto:lemanaghanwindfarm@bnm.ie)

### Write to us

Lemanaghan Wind Farm Communications Team,  
Bord na Móna, Main Street, Newbridge, Co. Kildare.

### Join our mailing list

Keep informed of all project updates by signing up to our project mailing list. Please visit the project website to complete the sign-up form:  
[www.lemanaghanwindfarm.ie](http://www.lemanaghanwindfarm.ie)

Learn more at [lemanaghanwindfarm.ie](http://lemanaghanwindfarm.ie)

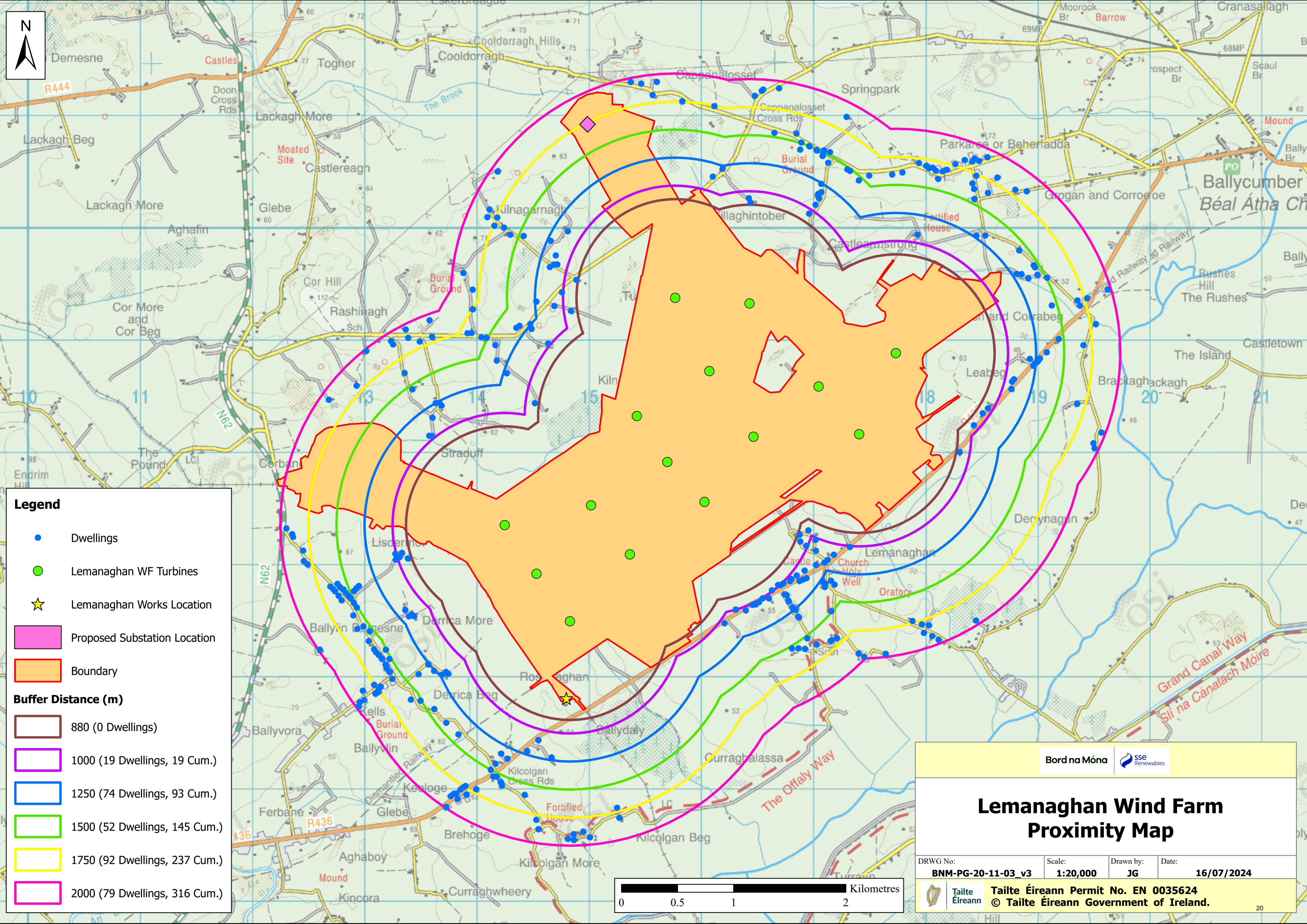
Bord na Móna



**Bord na Móna**



Learn more at [lemanaghanwindfarm.ie](http://lemanaghanwindfarm.ie)



**Legend**

- Dwellings
- Lemnaghan WF Turbines
- ★ Lemnaghan Works Location
- Proposed Substation Location
- Boundary

**Buffer Distance (m)**

- 880 (0 Dwellings)
- 1000 (19 Dwellings, 19 Cum.)
- 1250 (74 Dwellings, 93 Cum.)
- 1500 (52 Dwellings, 145 Cum.)
- 1750 (92 Dwellings, 237 Cum.)
- 2000 (79 Dwellings, 316 Cum.)



## Lemnaghan Wind Farm Proximity Map











DRWG No:	Scale:	Drawn by:	Date:
BNM-PG-20-11-03_v3	1:20,000	JG	16/07/2024

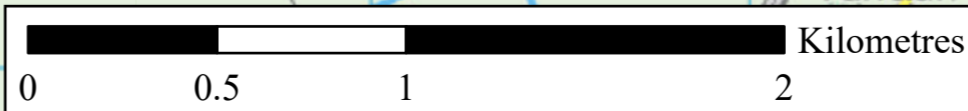
**Táilte Éireann Permit No. EN 0035624**

© Táilte Éireann Government of Ireland.



**Legend**

-  Lemanaghan WF Turbines
-  Proposed Met Mast
-  Lemanaghan Works Location
-  Proposed Amenity Car Parks
-  Derrevane Cottage
-  Proposed Additional Amenity Links
-  Proposed Amenity Pathways
-  Proposed Internal Wind Farm Roads
-  Proposed Substation Location
-  Boundary



# Lemanaghan Wind Farm Infrastructure Map

DRWG No: **BNM-PG-20-11-02\_v3** Scale: **1:20,000** Drawn by: **JG** Date: **16/07/2024**

 **Tailte Éireann** Tailte Éireann Permit No. EN 0035624  
© Tailte Éireann Government of Ireland.

# Appendix 5

## Print Media Advertisement

### Spring 2021

# Lemanaghan Wind Farm

## Public Consultation Phase One

In line with ongoing company strategy, Bord na Móna is proposing to develop a wind farm on Lemanaghan Bog located in north west Offaly. The proposed wind farm will be known as Lemanaghan Wind Farm.

Due to the current Covid-19 restrictions in place, we are currently not in a position to hold a public event to discuss the proposed Lemanaghan Wind Farm with you in person. Instead, we have launched a Virtual Public Consultation Experience on the dedicated project website: [www.lemanaghanwindfarm.ie](http://www.lemanaghanwindfarm.ie)

Through this Virtual Public Consultation Experience, you can view information on the proposed development, maps of the study area and submit feedback to the Project Team in a safe and accessible environment. As the project is at a very early stage, the proposed turbine locations or height have not yet been determined.

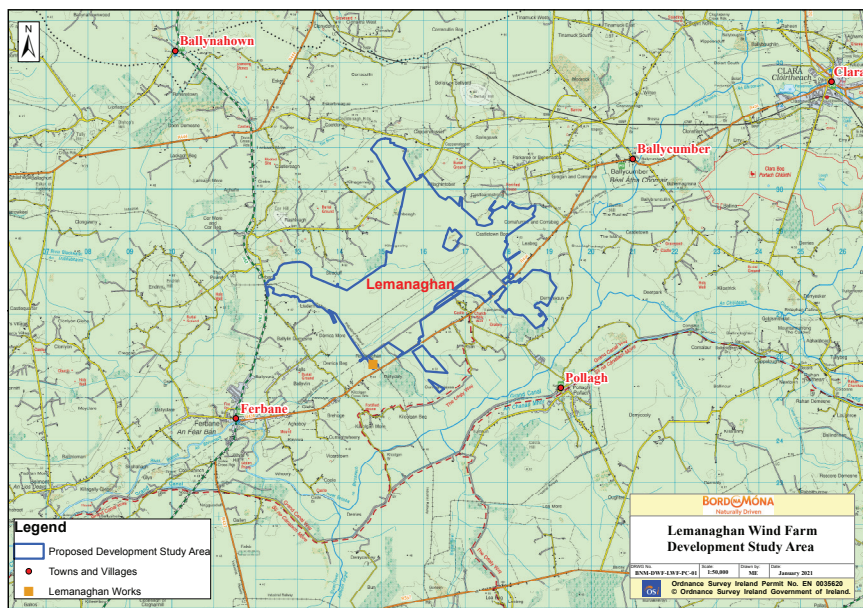


Figure 1: Development Study Area for Proposed Lemanaghan Wind Farm

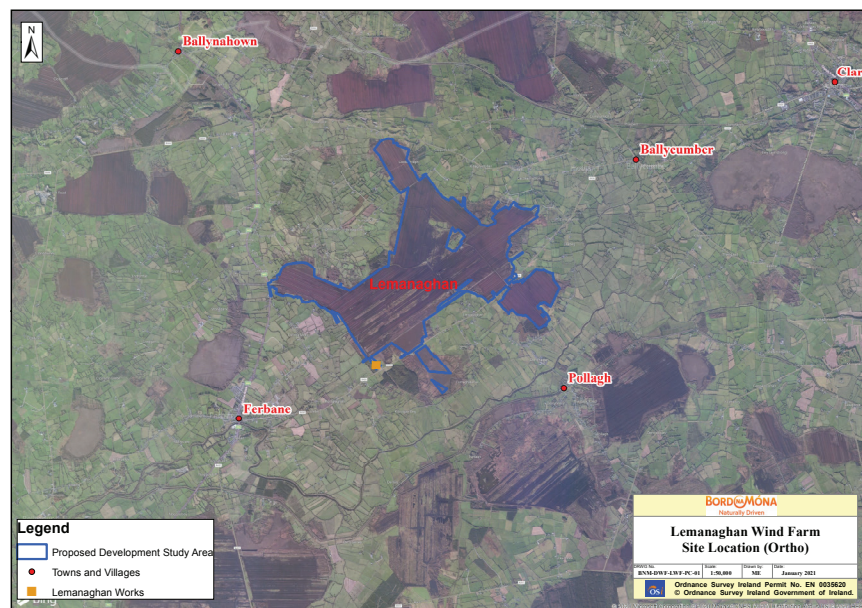


Figure 2: Development Study Area for Proposed Lemanaghan Wind Farm (Ortho)

At this stage of the project, we are seeking to consult the local community about our intention to develop the proposed Lemanaghan Wind Farm and to get your feedback on the proposed development. This can include any queries or concerns you may have on the proposed development or any information you have about the local area that you feel may be of interest to us.

To have your say, please complete the online survey via the dedicated project website mentioned above. You can also download a PDF version of the survey form from the above website. If you are unable to use the online survey you can send your completed survey form or other views, observations, or comments to us via the following channels:

- By post to:** Lemanaghan Wind Farm, Bord na Móna, Main Street, Newbridge, Co. Kildare. W12 XR59
- By email to:** [Lemanaghanwindfarm@bnm.ie](mailto:Lemanaghanwindfarm@bnm.ie)

Should you not have access to the internet, a postal copy of the public consultation material can be requested by contacting the project's Community Liaison Officer - Colm Dempsey on 087- 4143305 (Weekdays 9am-5pm).

**Please return your feedback on this Consultation Phase to the Project Team by Friday 16th April 2021. A second round of Public Consultation will be held in Autumn 2021.**

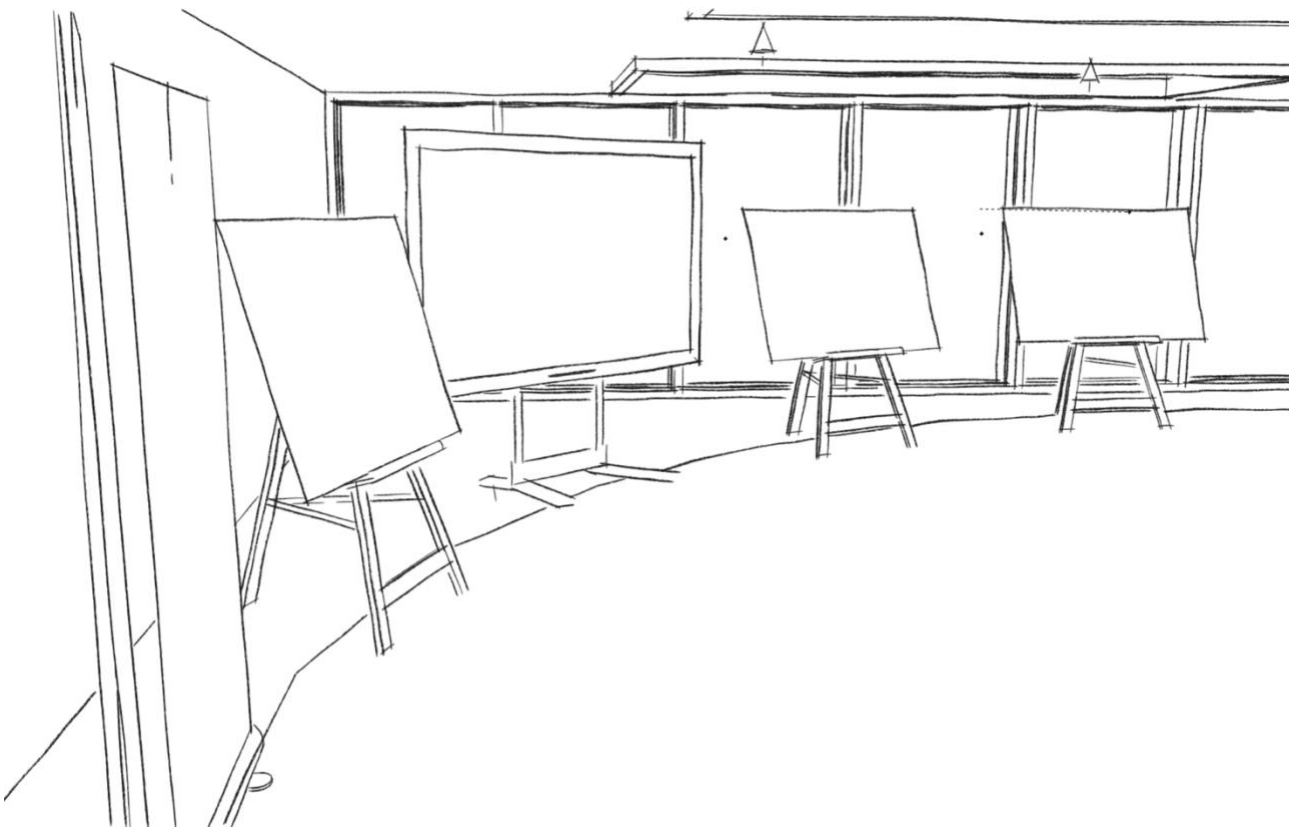
The views submitted by you on our proposals, along with results from further studies, will help us to identify the best plan to take forward into the planning process. All feedback in relation to the proposed development will be reviewed and considered by the project team.

As part of our commitment to community engagement and to ensure you are kept up-to-date on developments of this project you can also join our project mailing list via the project website. Visit [www.lemanaghanwindfarm.ie](http://www.lemanaghanwindfarm.ie) for more information.

# Appendix 6

## Virtual Consultation Room

### Report Spring 2021



## **Virtual Public Exhibition Web Traffic Report**

**Lemanaghan Wind Farm**

**March 8<sup>th</sup> to March 31<sup>st</sup> 2021**



## Executive Summary

- The total number of visits to the site during the period was 57.
- The most popular parts of the site were the “Welcome” banner followed by the “Proposed Lemanaghan Wind Farm Project” banner.
- 13 visitors (23%) spent more than 5 minutes in the room.
- 93% of visitors were from Ireland with 28% of those in the Dublin area.
- A desktop/laptop was the most common device used to access the site.
- The most common platform in use was Windows.
- The browser used most frequently to access the site was Chrome.

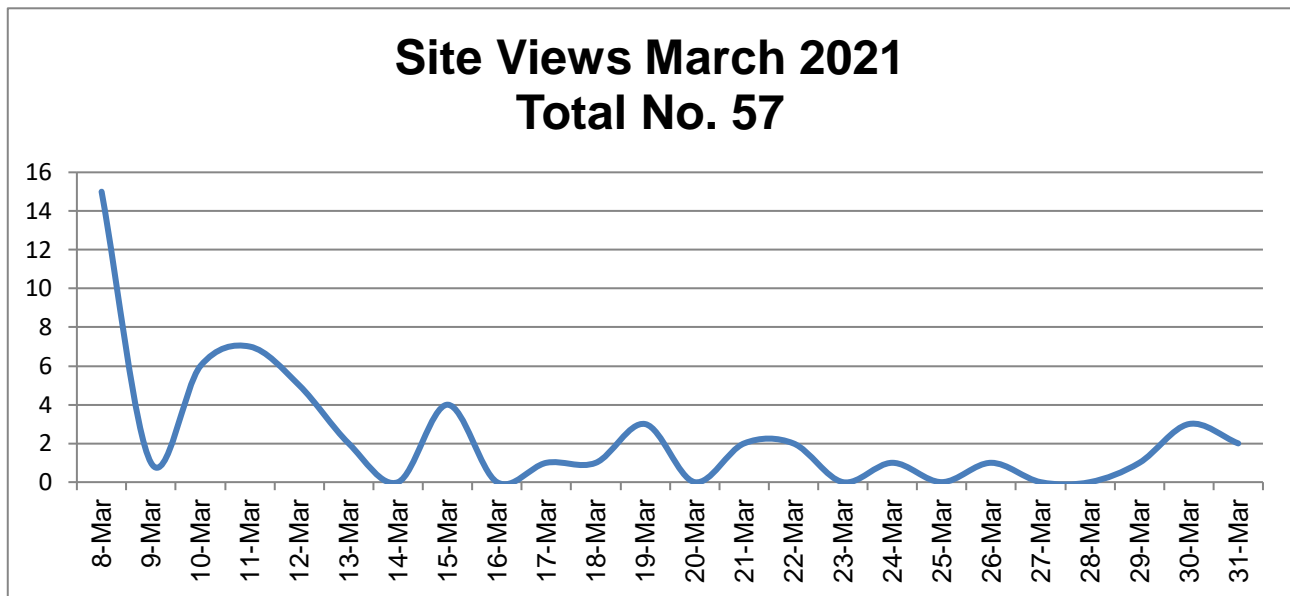
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• Duration of Site Visits	6
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• Device, Browser and Platform Information	8



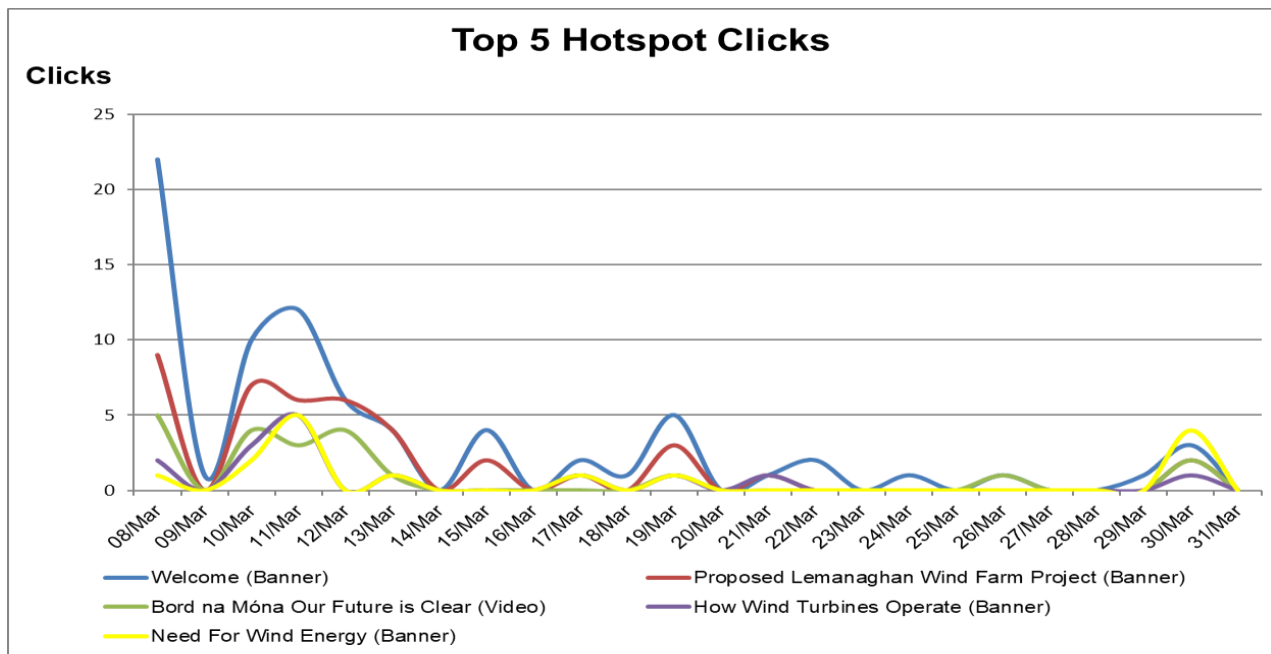
### Site Visits

There were 57 visits to the room during the period from the launch date to the end of March. Most activity was during the first week after the launch, with a gradual decline thereafter. There were some small spikes in activity on March 19<sup>th</sup>, 21<sup>st</sup>, 22<sup>nd</sup> and 30<sup>th</sup>.

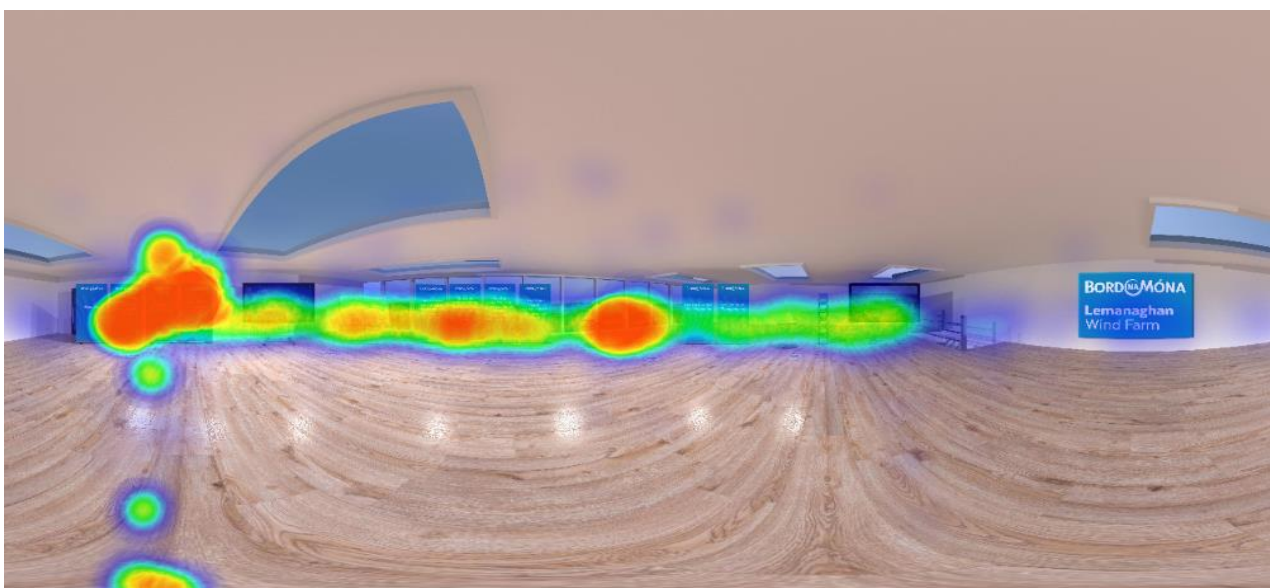


### Top 5 Hotspot Clicks

The “Welcome” banner was the most viewed in the room with 76 clicks. This is followed by the “Proposed Lemanaghan Wind Farm Project” banner and the “Our Future is Clear” video with 41 and 21 clicks respectively. After that, the “How Wind Turbines Operate” banner and the “Need for Wind Energy” banner complete the most popular five with 15 clicks each. All other figures are available in the table on page 5.



The heat map below indicates the areas of the room people have been looking at. There is a heavy concentration on the left-hand side which is where visitors enter the room. There is a drop off in activity moving towards the right hand side which depicts the end of the exhibition.





Virtual Public Exhibition – Web Traffic Report  
Lemanaghan Wind Farm

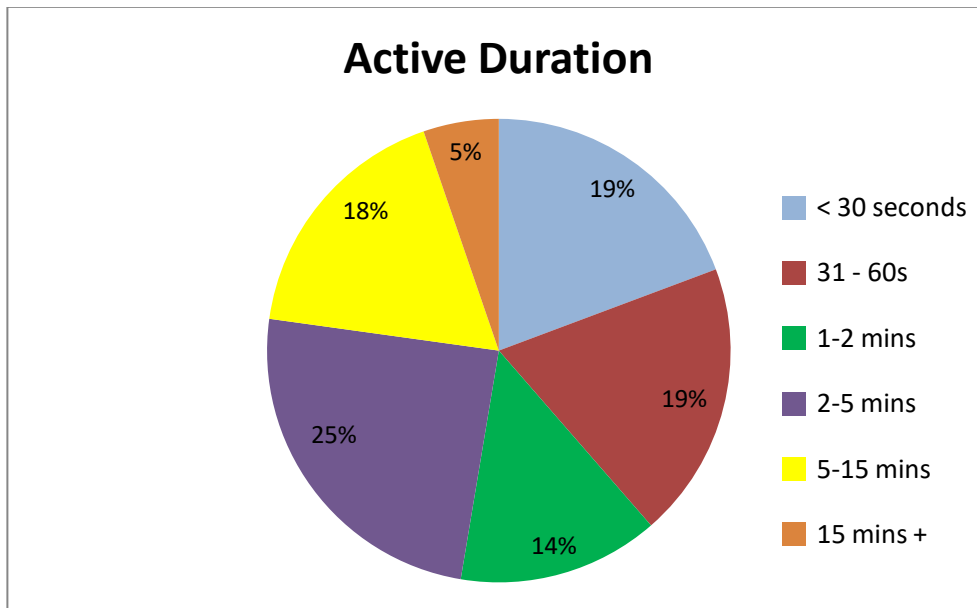
---

Hotspot	No. Clicks
Welcome (Banner)	76
Proposed Lemanaghan Wind Farm Project (Banner)	41
Bord na Móna Our Future is Clear (Video)	21
How Wind Turbines Operate (Banner)	15
Need For Wind Energy (Banner)	15
Lemanaghan Development Study Area Map	15
Community Engagement (Banner)	10
Project Information Brochure	7
Community Engagement Clinics (Form)	7
Contact us?	7
LVIA (Banner)	6
FAQs	6
Oweninny joint venture (Video)	4
Exit / Project Feedback Questionnaire	4
Benefits of the Development (Banner)	4
Join our mailing list?	4
Draft Revised Wind Energy Development Guidelines in Ireland (Banner)	3
SID Process (Banner)	2
EIAR (Banner)	1
<b>Total</b>	<b>248</b>



### Duration of Site Visits

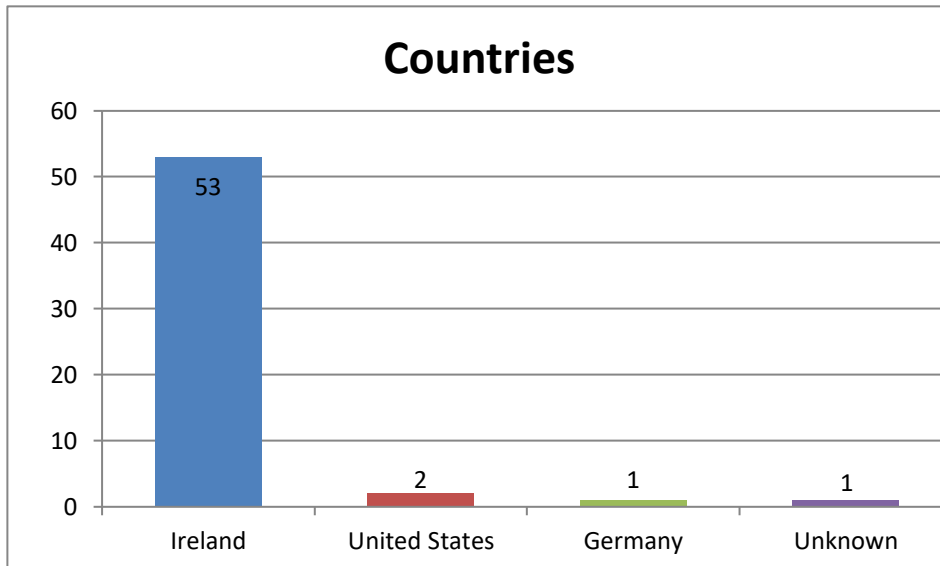
13 visitors (23%) spent longer than 5 minutes in the room while 22 visitors (39%) spent less than one minute in the room.



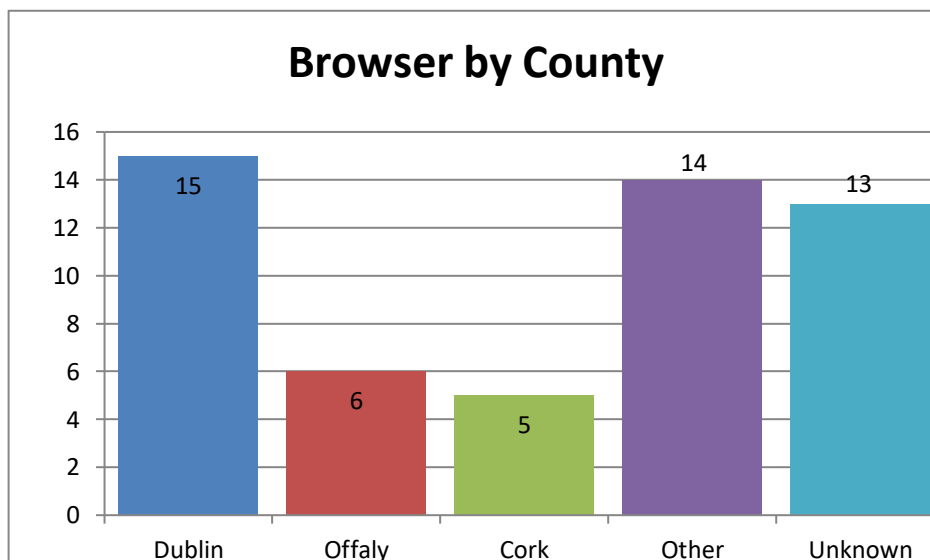


### Geographical Breakdown of Site Visitors

93% of traffic in the period was from Ireland with 4% from the United States. The remainder was made up of a visit from Germany and one visitor whose country was not determinable.



Dublin visitors (15) to the site represented approximately 28% of Irish visitors. There were 6 visitors from Offaly and 5 from Cork. A further 14 visitors were from other counties in Ireland. 13 visitors (25%) were from other locations in Ireland, but it was not possible to determine where due to user defined browser restrictions. These are indicated as “Unknown” in the chart below\*.

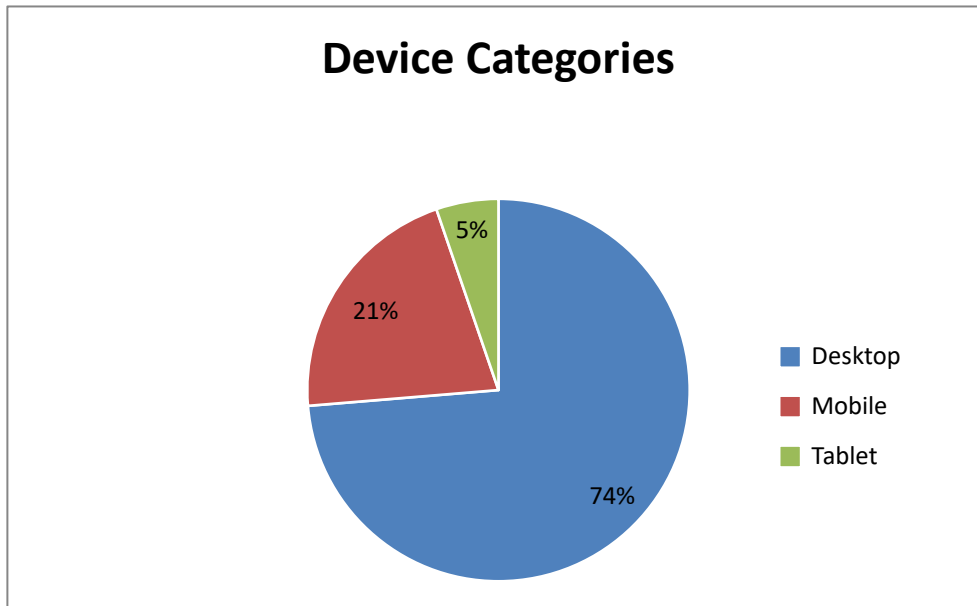


\*Note: The above browser location statistics do not always necessarily represent the location of the device accessing the website and may just represent the location of the user's internet service provider server. As such, these figures should be regarded with caution.

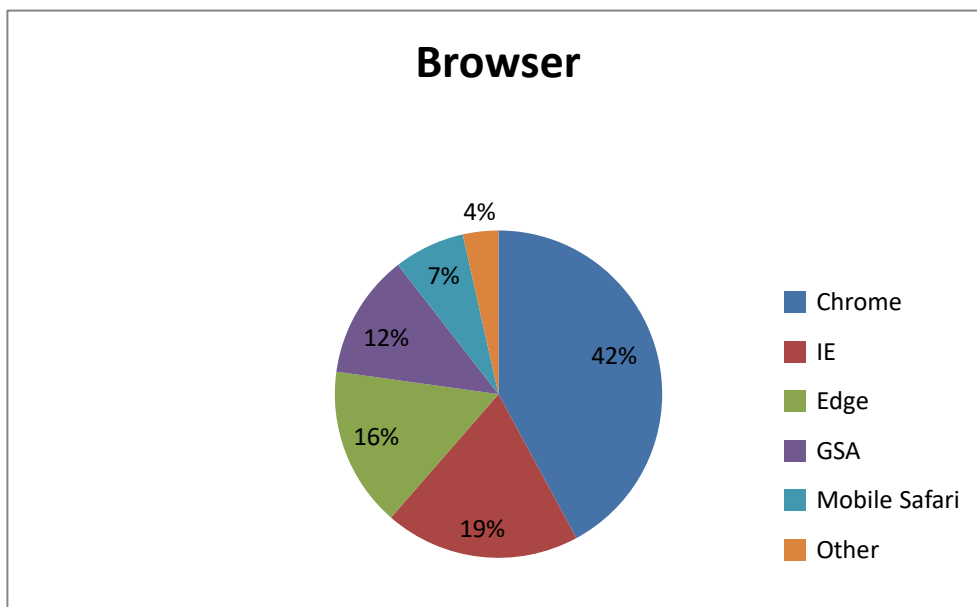


### Device, Browser and Platform Information

74% visitors accessed the room from a desktop/laptop computer while 21% were accessing from a mobile device and 5% from a tablet.

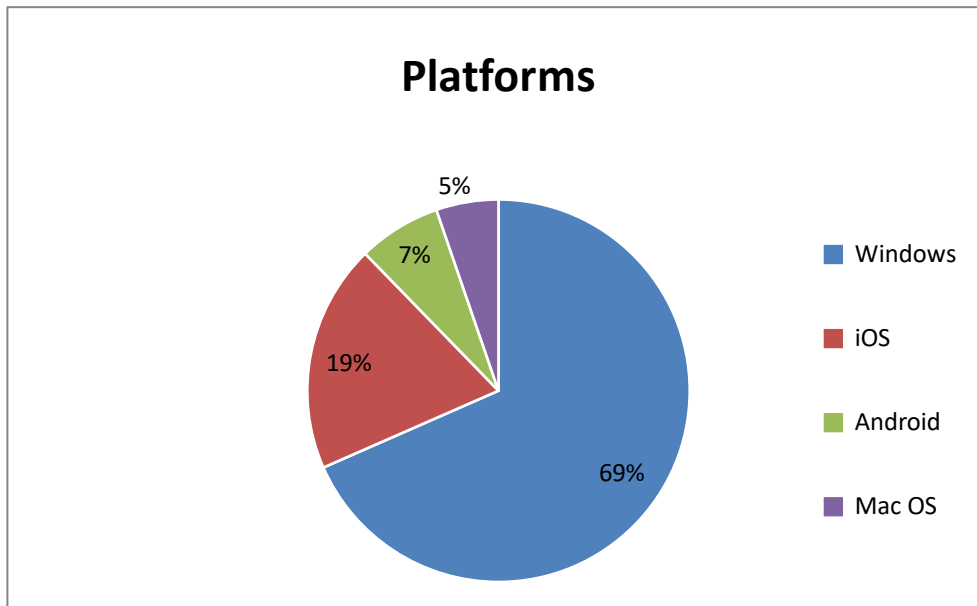


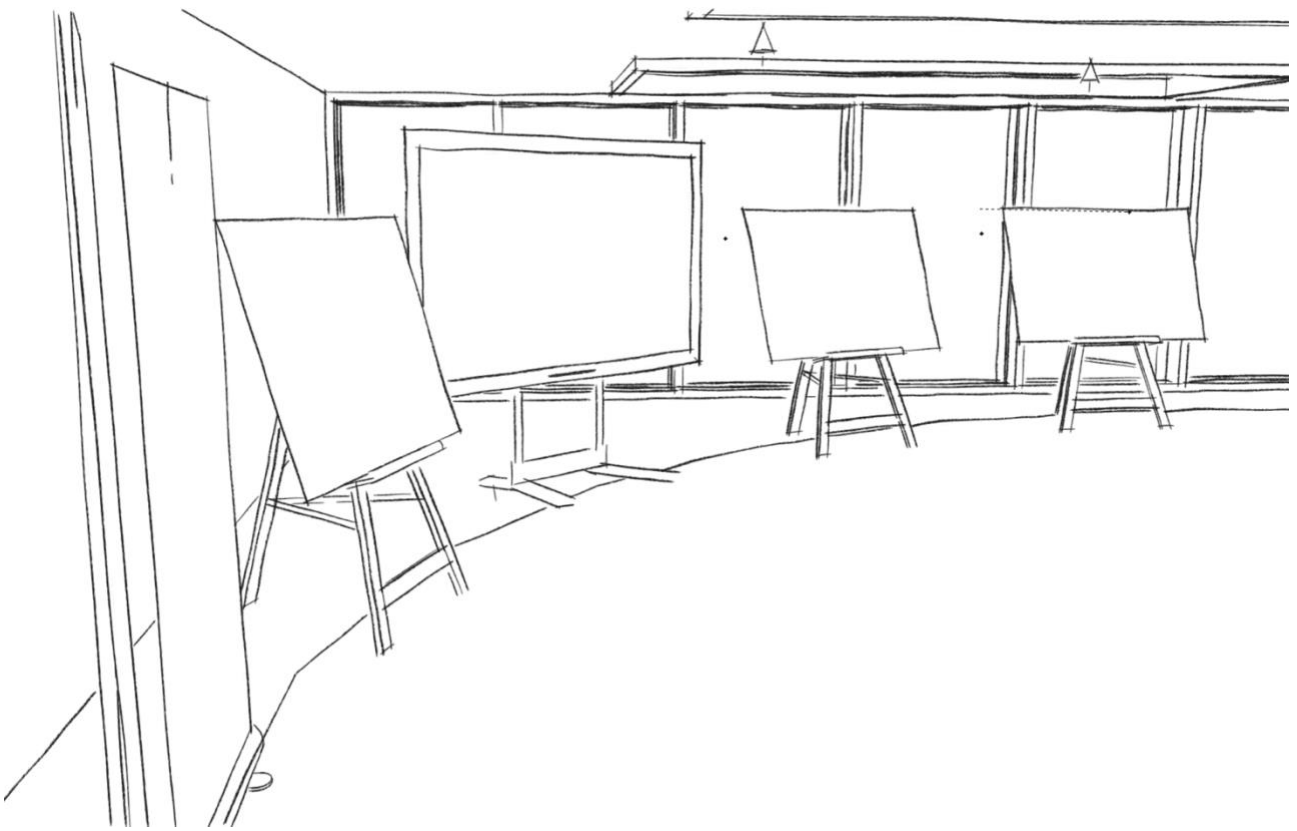
The most popular browser used to visit the site was Chrome. This accounted for 42%. IE accounted for 19% while Edge was used by 16%. The remaining 23% were using other browsers.





Windows was easily the most popular platform used with 69% of traffic using it. This was followed by iOS with 19% and Android with 7%. MAC OS made up the remaining 5%.





## **Virtual Public Exhibition Web Traffic Report**

**Lemanaghan Wind Farm**

**April 2021**



## Executive Summary

- The total number of visits to the site during the period was 43.
- The most popular parts of the site were the “Welcome” banner followed by the “Proposed Lemanaghan Wind Farm Project” banner.
- 3 visitors (7%) spent more than 5 minutes in the room.
- 93% of visitors were from Ireland with 35% of those in the Dublin area.
- A mobile device was the most common device used to access the site.
- The most common platform in use was Android.
- The browser used most frequently to access the site was Chrome.

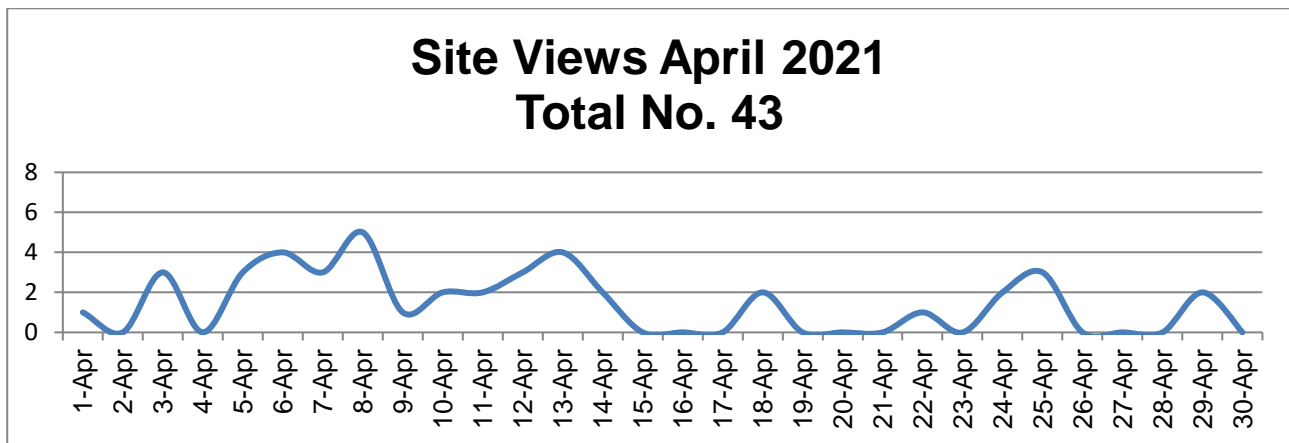
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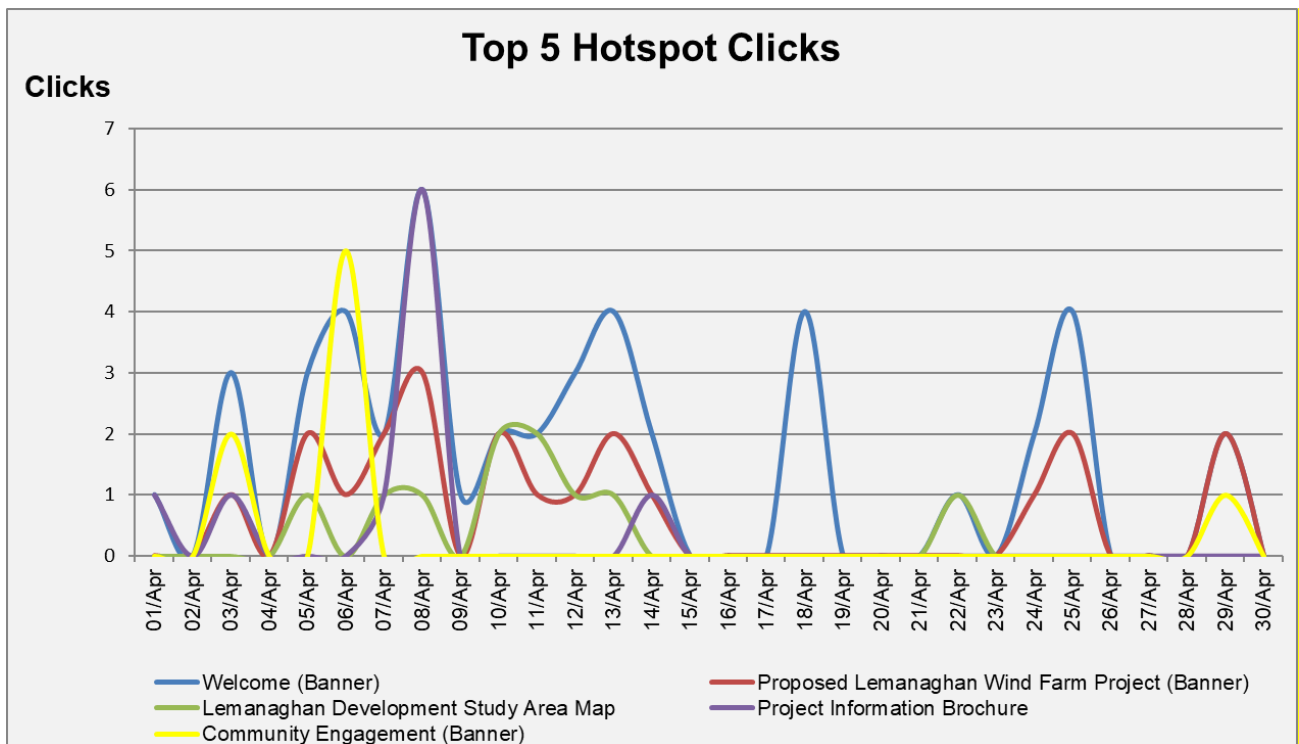
### Site Visits

There were 43 visits to the room during the month of April. Most activity was during the first half of the month, with some sporadic visits over the second half of the month. The graph below depicts the site views during the month.



### Top 5 Hotspot Clicks

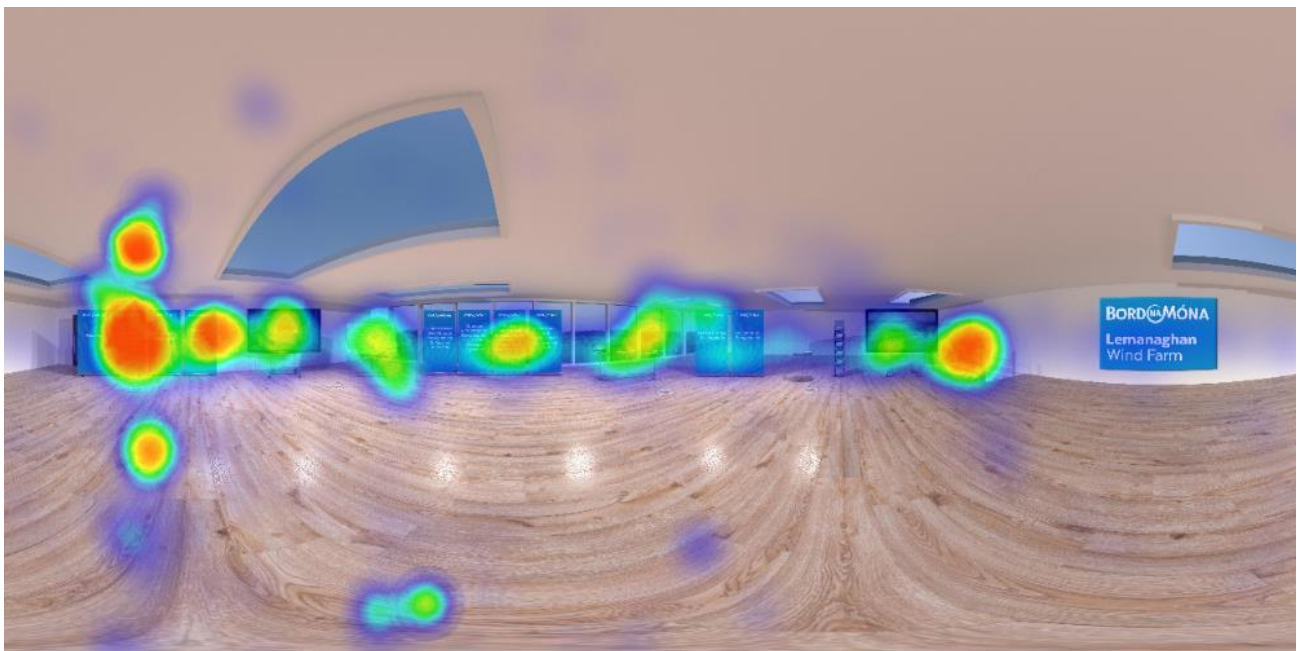
The “Welcome” banner was the most viewed in the room with 46 clicks. This is followed by the “Proposed Lemanaghan Wind Farm Project” banner and the “Lemanaghan Development Study Area Map” with 21 and 10 clicks respectively. The “Project Information Brochure” also attracted 10 clicks while the “Community Engagement” banner completed the most popular five with 8 clicks. All other figures are available in the table on page 5.



The heat map below indicates the areas of the room people have been looking at. The left-hand side, which is where visitors enter the room, shows the greatest popularity. There is a drop off in activity moving towards the right, until the end of the exhibition.



Virtual Public Exhibition – Web Traffic Report  
Lemanaghan Wind Farm

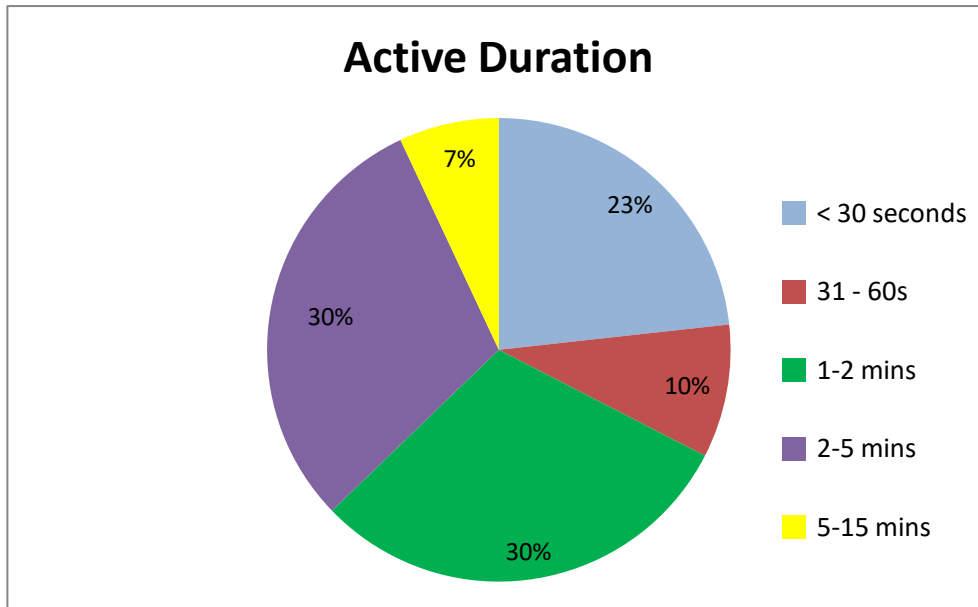


Hotspot	No. Clicks
Welcome (Banner)	46
Proposed Lemanaghan Wind Farm Project (Banner)	21
Lemanaghan Development Study Area Map	10
Project Information Brochure	10
Community Engagement (Banner)	8
LVIA (Banner)	7
Bord na Móna Our Future is Clear (Video)	7
How Wind Turbines Operate (Banner)	6
Need For Wind Energy (Banner)	6
Want to join our mailing list?	5
Want to contact us?	4
FAQs	3
EIAR (Banner)	3
Community Engagement Clinics (Link)	3
Benefits of the Development (Banner)	3
SID Process (Banner)	2
Oweninney Video	2
Exit / Project Feedback Questionnaire	2
Draft Revised Wind Energy Development Guidelines in Ireland (Banner)	1
<b>Total</b>	<b>149</b>



### Duration of Site Visits

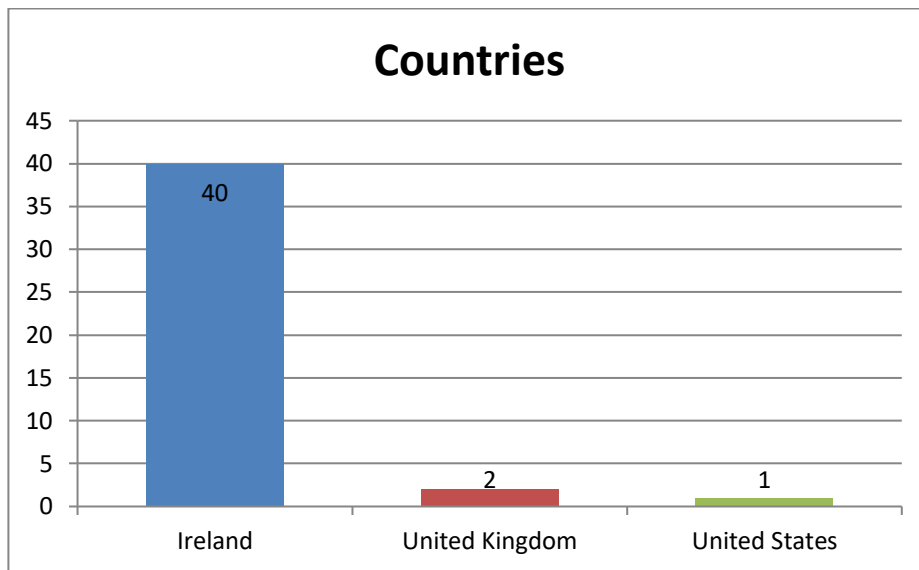
3 visitors (7%) spent longer than 5 minutes in the room while 14 visitors (33%) spent less than one minute in the room.



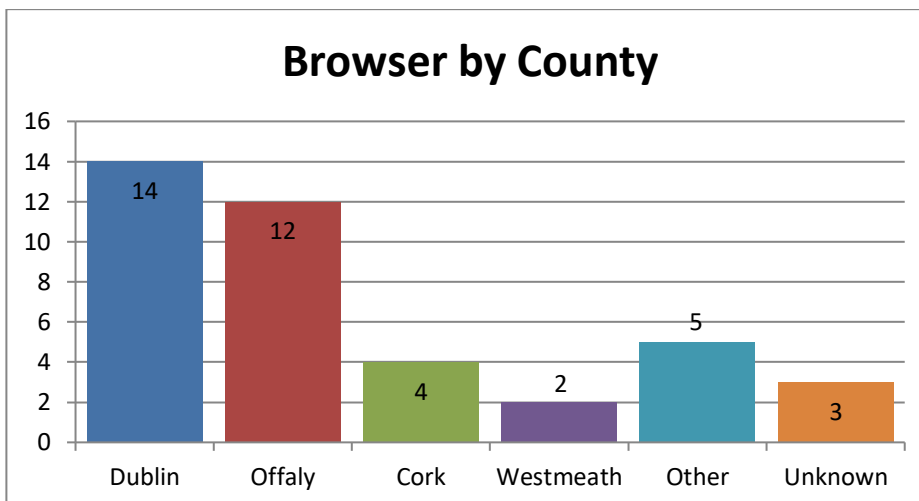


### Geographical Breakdown of Site Visitors

93% of traffic in the period was from Ireland with 5% from the United Kingdom. There was also one visit from the United States.



Dublin visitors (14) to the site represented approximately 35% of Irish visitors. There were 12 visitors from Offaly and 4 from Cork. A further 7 visitors were from other counties in Ireland. 3 visitors (8%) were from other locations in Ireland, but it was not possible to determine where due to user defined browser restrictions. These are indicated as “Unknown” in the chart below\*.

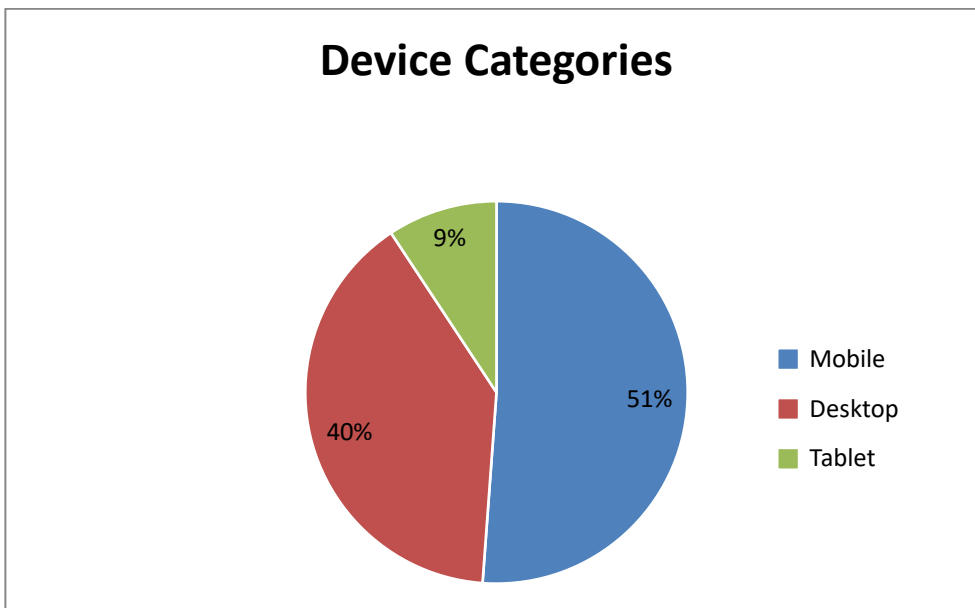


\*Note: The above browser location statistics do not always necessarily represent the location of the device accessing the website and may just represent the location of the user’s internet service provider server. As such, these figures should be regarded with caution.

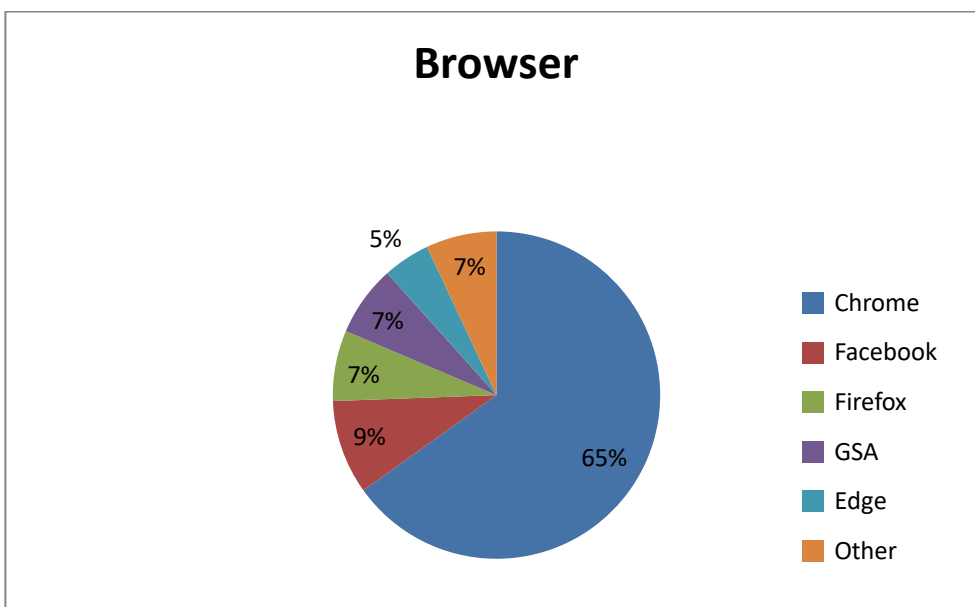


### Device, Browser and Platform Information

51% of visitors accessed the room from a mobile device while 40% were accessing from a laptop or desktop computer and 5% from a tablet.

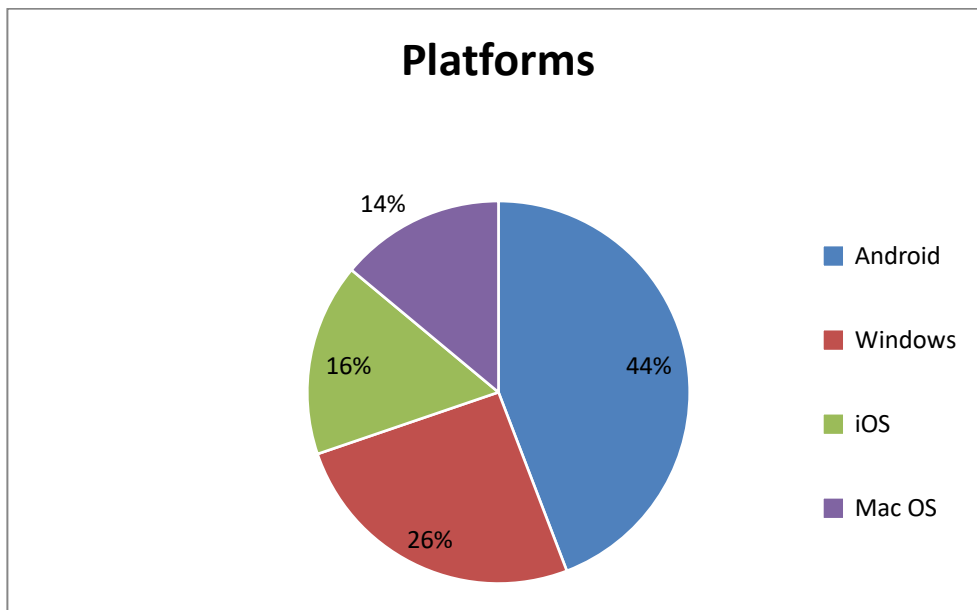


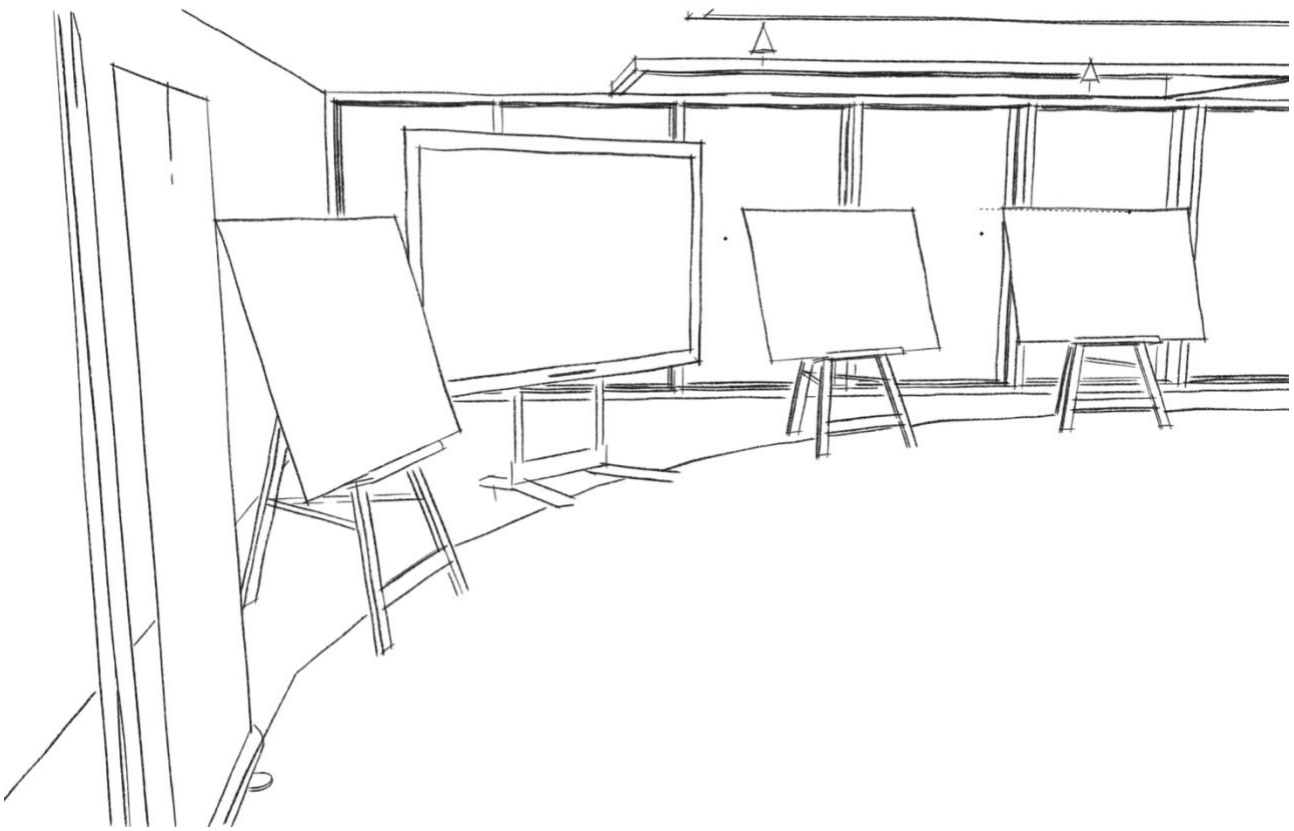
The most popular browser used to visit the site was Chrome. This accounted for 65%. Facebook accounted for 9% while Firefox and GSA were used by 7% each. The remaining 12% were using other browsers.





Android was the most popular platform used with 44% of traffic using it. This was followed by Windows with 26% and iOS with 16%. MAC OS made up the remaining 14%.





## **Virtual Public Exhibition Web Traffic Report**

**Lemanaghan Wind Farm**

**May 2021**



## Executive Summary

- The total number of visits to the site during the period was 6. The exhibition ceased to be available online on May 25<sup>th</sup>.
- The most popular parts of the site were the “Welcome” banner followed by the “Lemanaghan Development Study Area Map”
- No visitors spent more than 2 minutes in the room.
- 83% of visitors were from Ireland with 40% of those in the Wicklow area.
- A mobile device was the most common device used to access the site.
- The most common platform in use was iOS.
- The browser used most frequently to access the site was Chrome.

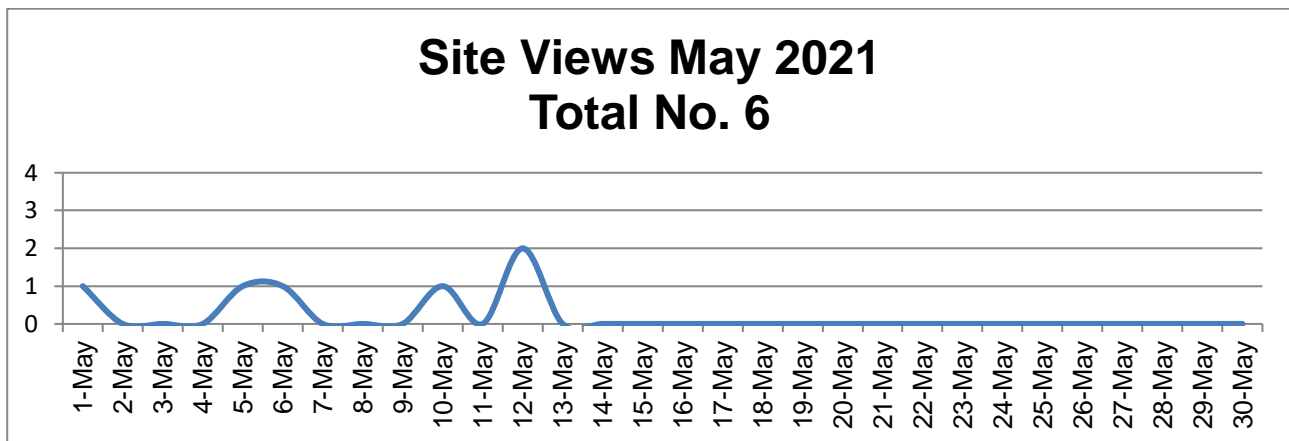
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### Site Visits

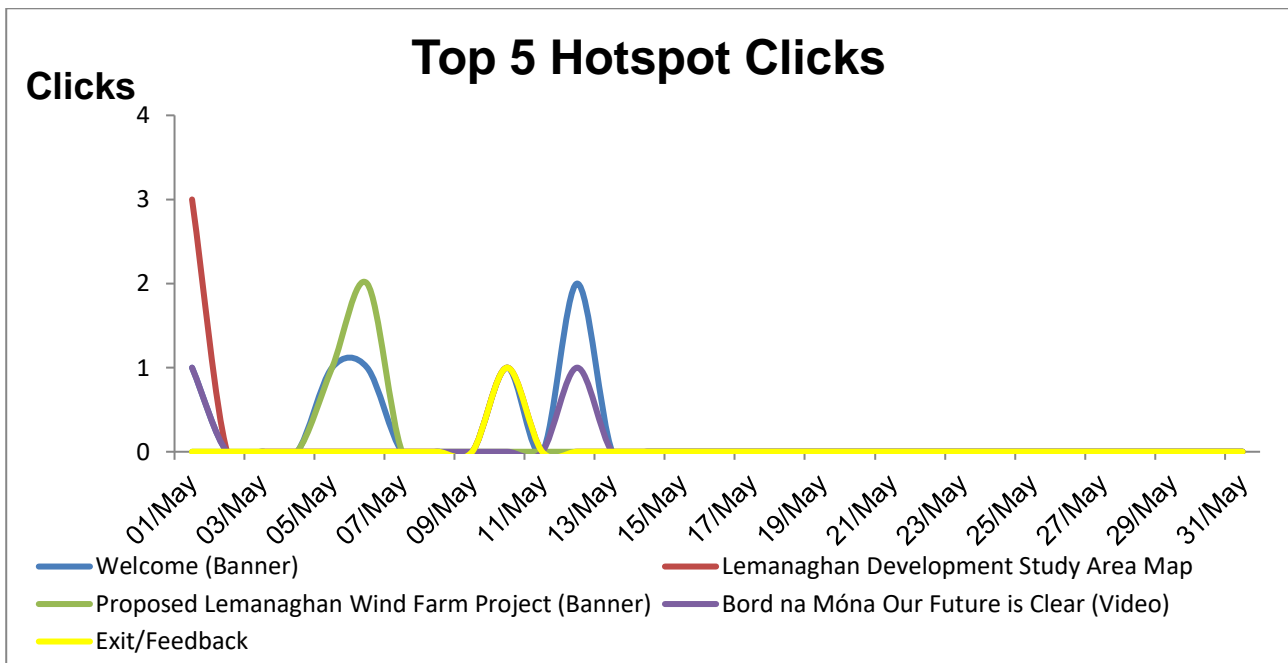
There were 6 visits to the room during the month of May. All activity was prior to May 12<sup>th</sup>. As the room was discontinued on May 25<sup>th</sup> there were no visits after that date. The graph below depicts the site views during the month.





### Top 5 Hotspot Clicks

The “Welcome” banner was the most viewed in the room with 66 clicks. This is followed by the “Lemanaghan Development Study Area Map” and the “Proposed Lemanaghan Wind Farm Project” banner with 4 and 3 clicks respectively. The “Our Future is Clear” video attracted 2 clicks while the “Exit/Feedback” link and the Oweninney video with one click each. All figures are available in the table below.

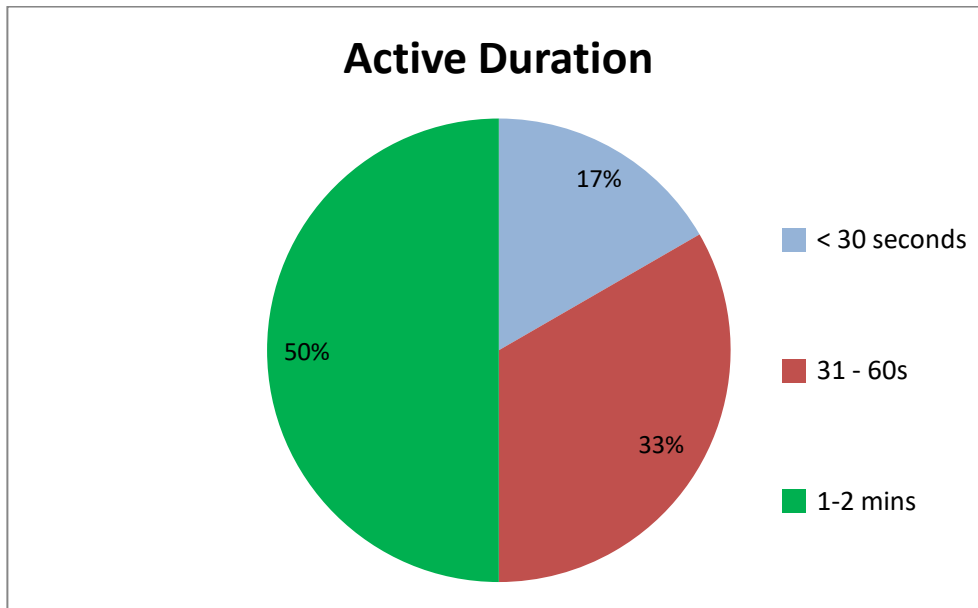


Hotspot	No. Clicks
Welcome (Banner)	6
Lemanaghan Development Study Area Map	4
Proposed Lemanaghan Wind Farm Project (Banner)	3
Bord na Móna Our Future is Clear (Video)	2
Exit / Project Feedback Questionnaire	1
Oweninney Video	1
<b>Total</b>	<b>17</b>



### Duration of Site Visits

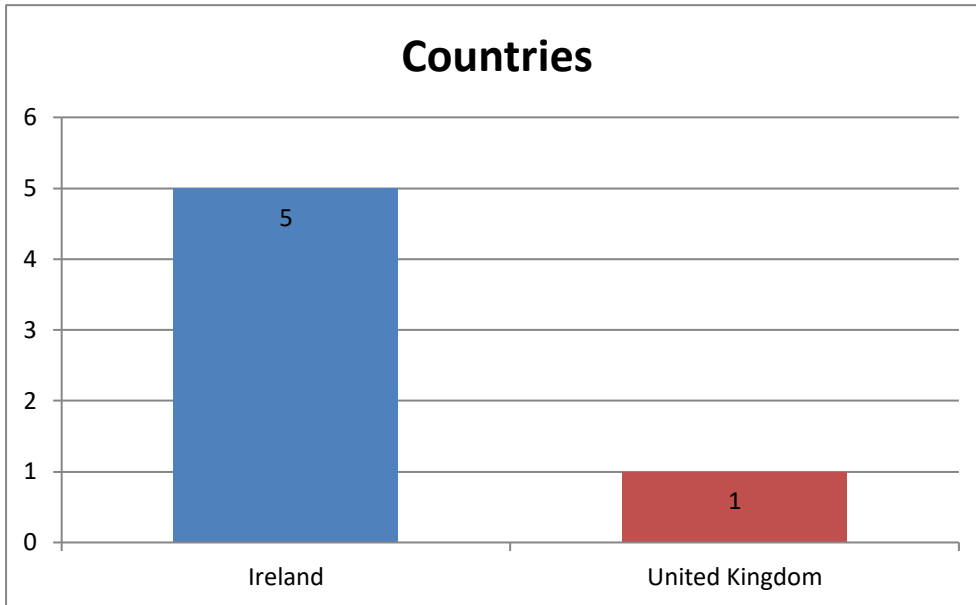
No visitors spent longer than 2 minutes in the room. 3 visitors spent between 1 and 2 minutes while the other 3 spent less than one minute in the room.



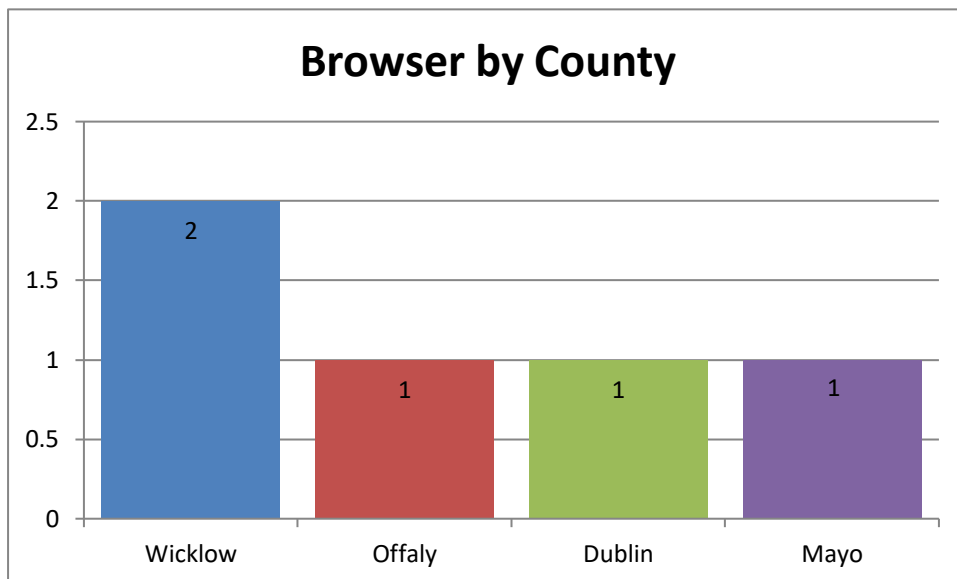


### Geographical Breakdown of Site Visitors

83% of traffic in the period was from Ireland with 17% from the United Kingdom.



Wicklow visitors (2) to the site represented 40% of Irish visitors. There was 1 visitor from each of counties Offaly, Dublin and Mayo.\*

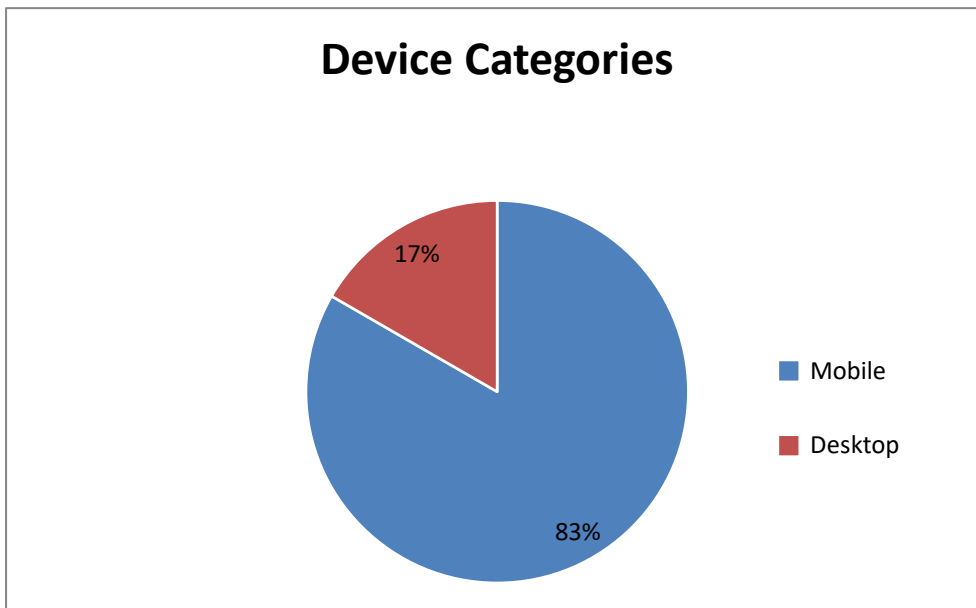


\*Note: The above browser location statistics do not always necessarily represent the location of the device accessing the website and may just represent the location of the user's internet service provider server. As such, these figures should be regarded with caution.

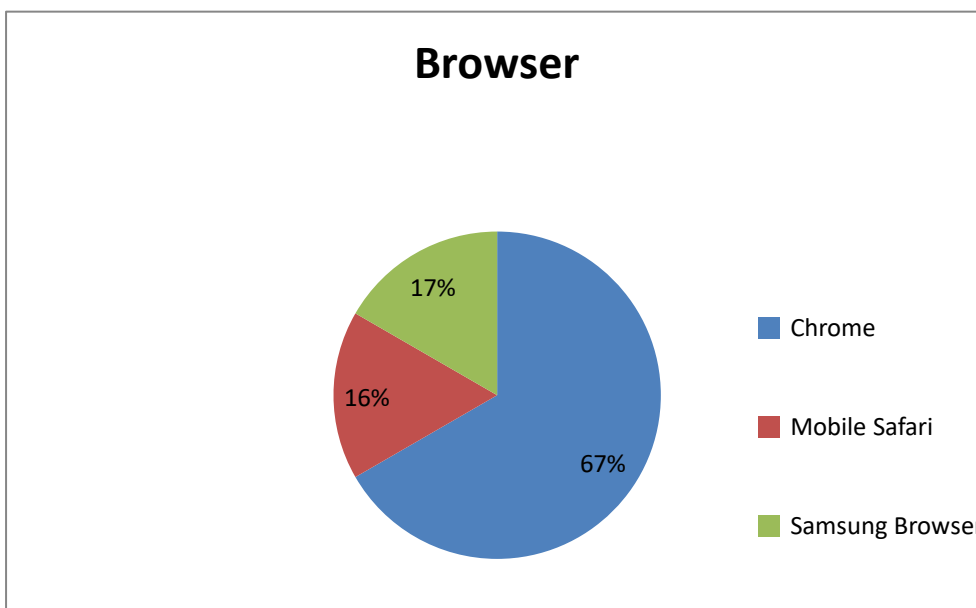


### Device, Browser and Platform Information

83% of visitors accessed the room from a mobile device while 17% were accessing from a laptop or desktop computer.

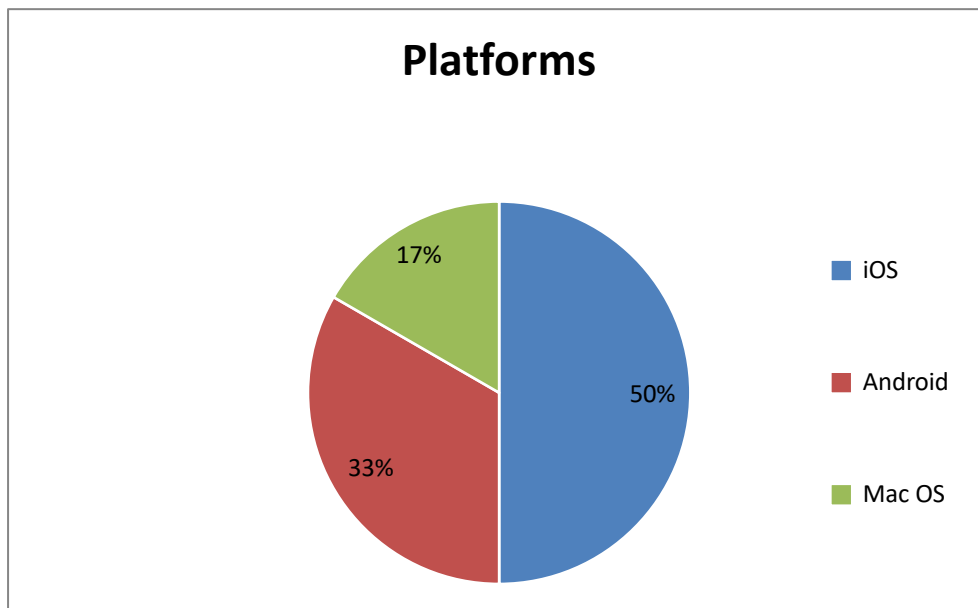


The most popular browser used to visit the site was Chrome. This accounted for 67%. Mobile Safari and Samsung Browser accounted for 16.5% each.





iOS was the most popular platform used with 50% of traffic using it. This was followed by Android with 33% and MAC OS with 17%



# **Appendix 7**

## **Print Media Advertisement**

### **Autumn 2021**

# Proposed Lemanaghan Wind Farm Community Engagement Clinics

Bord na Móna intend to hold Community Engagement Clinics in September and October regarding its proposed Lemanaghan Wind Farm.

Due to COVID-19 restrictions regarding public gatherings, these clinics will be held by appointment only. Bord na Móna will be ensuring that all social distancing requirements and Government health guidelines are adhered to.

If you wish to find out more about the clinics or arrange an appointment please call the Clinic Co-ordinator: 087 9460284

**About the project:** Bord na Móna is proposing to develop a wind farm on Lemanaghan Bog located in north west Offaly. The proposed development will consist of 17 turbines with an overall blade tip height of 220m. To view a copy of the proposed layout please visit: [www.lemanaghanwindfarm.ie](http://www.lemanaghanwindfarm.ie)

In addition to the above-mentioned clinics we have also launched a Virtual Public Consultation Experience on the dedicated project website mentioned above.

Through this Virtual Public Consultation Experience, you can view information on the proposed development and submit feedback to the Project Team in a safe and accessible environment. To have your say, please complete the online survey via the dedicated project website mentioned above. Or, you can download a PDF version of the survey form from the above website. If you are unable to use the online

survey you can send your completed survey form or other views, observations, or comments to us via the following channels:

**By post to:** Lemanaghan Wind Farm, Bord na Móna, Main Street, Newbridge, Co. Kildare. W12 XR59

**By email to:** [lemanaghanwindfarm@bnm.ie](mailto:lemanaghanwindfarm@bnm.ie)

Should you not have access to the internet, a postal copy of the public consultation material can be requested by contacting the project's Community Liason Officer - Colm (087-4143305) weekdays 9am-5pm or by emailing:

[lemanaghanwindfarm@bnm.ie](mailto:lemanaghanwindfarm@bnm.ie)

Please return your feedback on this Consultation Phase to the Project Team by Friday 29th of October 2021.

The views submitted by you on our proposals, along with results from further studies, will help us to identify the best plan to take forward into the planning process. All feedback in relation to the proposed development will be reviewed and considered by the project team.

As part of our commitment to community engagement and to ensure you are kept up-to-date on developments of this project you can also join our project mailing list via the project website.

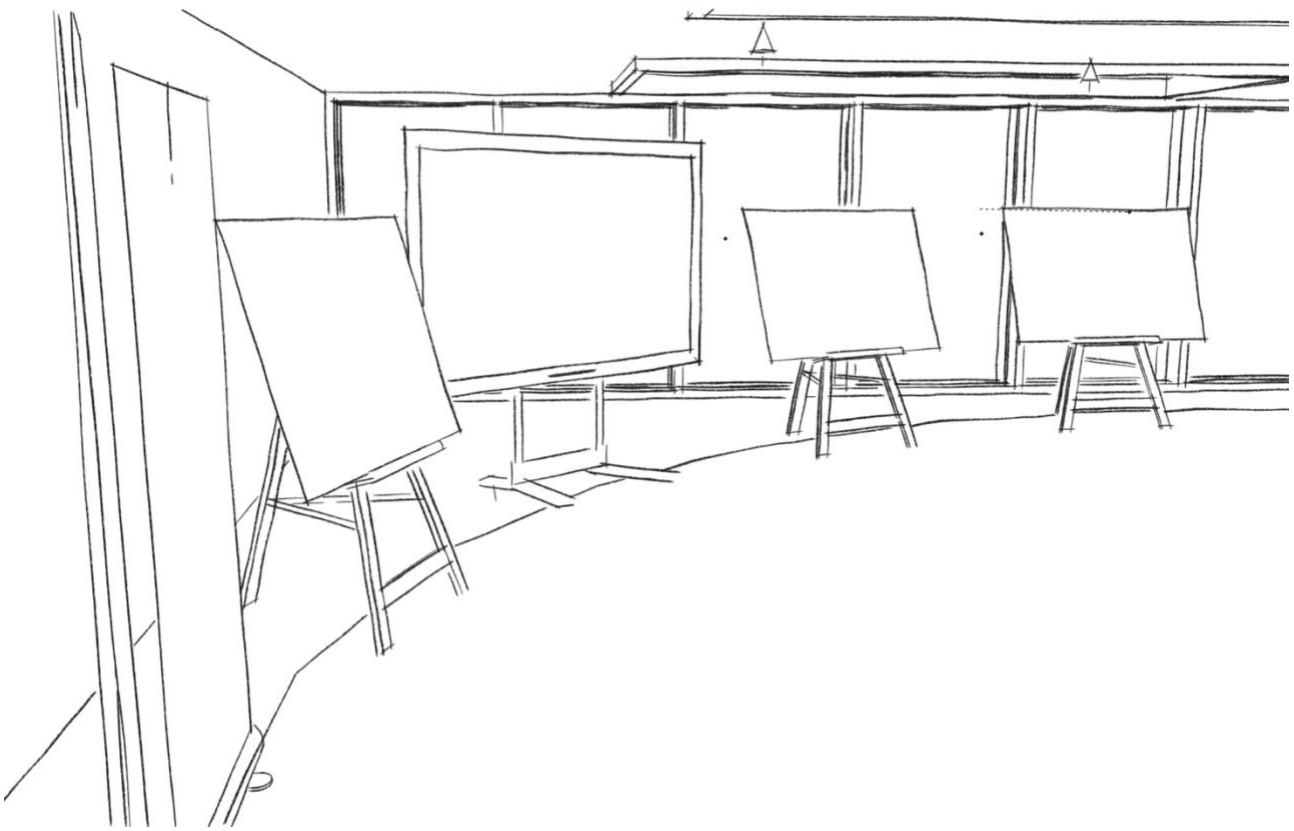
Visit [www.lemanaghanwindfarm.ie](http://www.lemanaghanwindfarm.ie) for more information.



# Appendix 8

## Virtual Consultation Room

### Report Autumn 2021



## **Virtual Public Exhibition Web Traffic Report**

**Lemanaghan Wind Farm**

**August 17<sup>th</sup> – August 31<sup>st</sup>, 2021**



## Executive Summary

- The total number of visits to the site during the period was 60.
- The most popular parts of the site were the “Welcome Video” followed by the “Photomontage Viewer”
- 13 visitors (22%) spent more than 5 minutes in the room.
- 68% of visitors were from Ireland with 37% of those in the Dublin area.
- A mobile device was the most common device used to access the site.
- The most common platform in use was Android.
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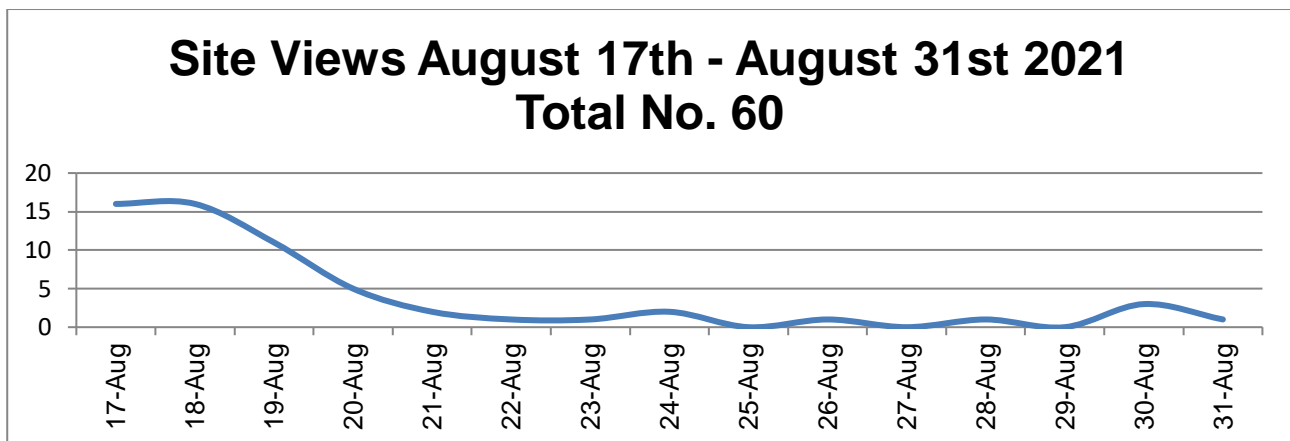
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• Top 5 Hotspot Clicks	4
• Duration of Site Visits	6
• Geographical Breakdown of Site Visitors	7
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### Site Visits

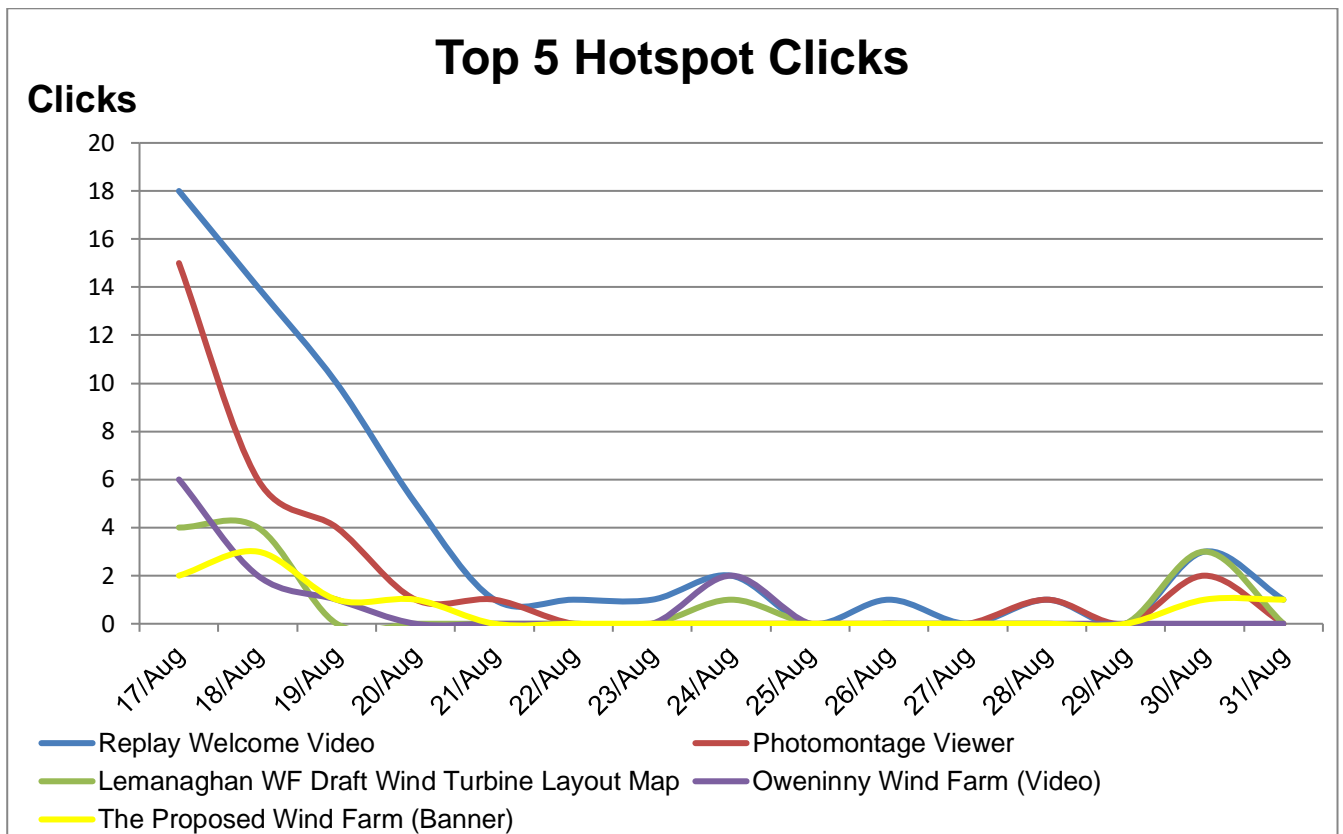
There were 60 visits to the room during the two-week period. The first 4 days after the launch accounted for 80% of the site views. There were 16 visits on both 17<sup>th</sup> and 18<sup>th</sup> August. There were 11 on 19<sup>th</sup> and 5 on the 20<sup>th</sup>. The only other date on which there were more than two visits was August 30<sup>th</sup> with 3 visits. The graph below depicts the site views during the month.





### Top 5 Hotspot Clicks

The “Welcome Video” was the most viewed in the room with 58 clicks. This is to be expected as the video launches upon entry to the room. This is followed by the “Photomontage Viewer” and the “Proposed Lemanaghan WF Draft Wind Turbine Layout Map” with 30 and 12 clicks respectively. The “Oweninny” video attracted 11 clicks while the “Proposed Wind Farm” banner completed the top 5 with 9 clicks. All figures are available in the table on page 5.





Virtual Public Exhibition – Web Traffic Report  
Lemanaghan Wind Farm

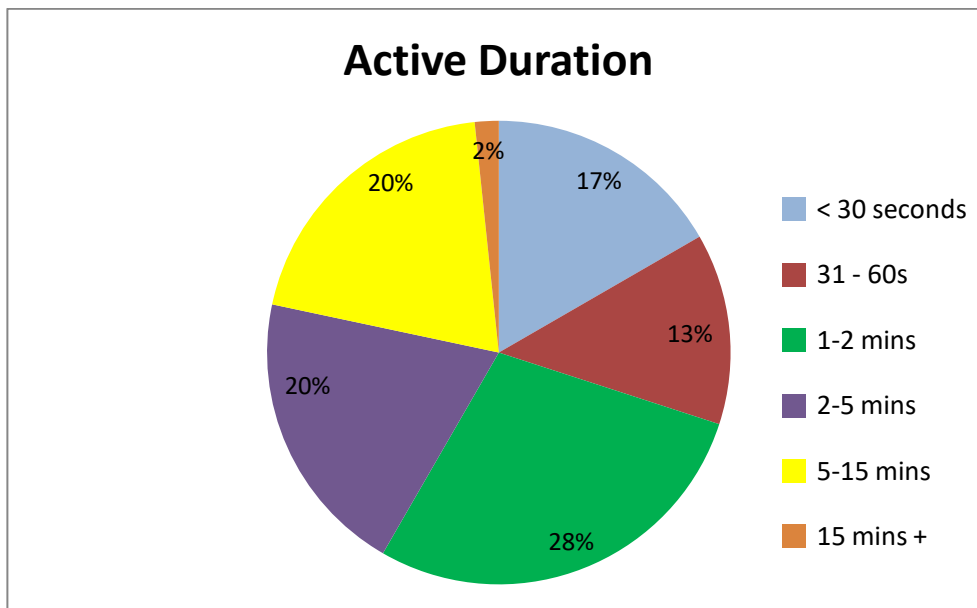
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Hotspot	No. Clicks
Replay Welcome Video	58
Photomontage Viewer	30
Lemanaghan WF Draft Wind Turbine Layout Map	12
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Book an appointment for our Community Engagement Clinics	3
SID Process (Banner)	3
Project Information Booklet Download	2
FAQs	2
Government Policy (Banner)	2
Welcome (Banner)	2
Want to Contact Us?	2
Want to join our mailing list?	1
Exit / Project Feedback Questionnaire	1
<b>Total</b>	<b>163</b>

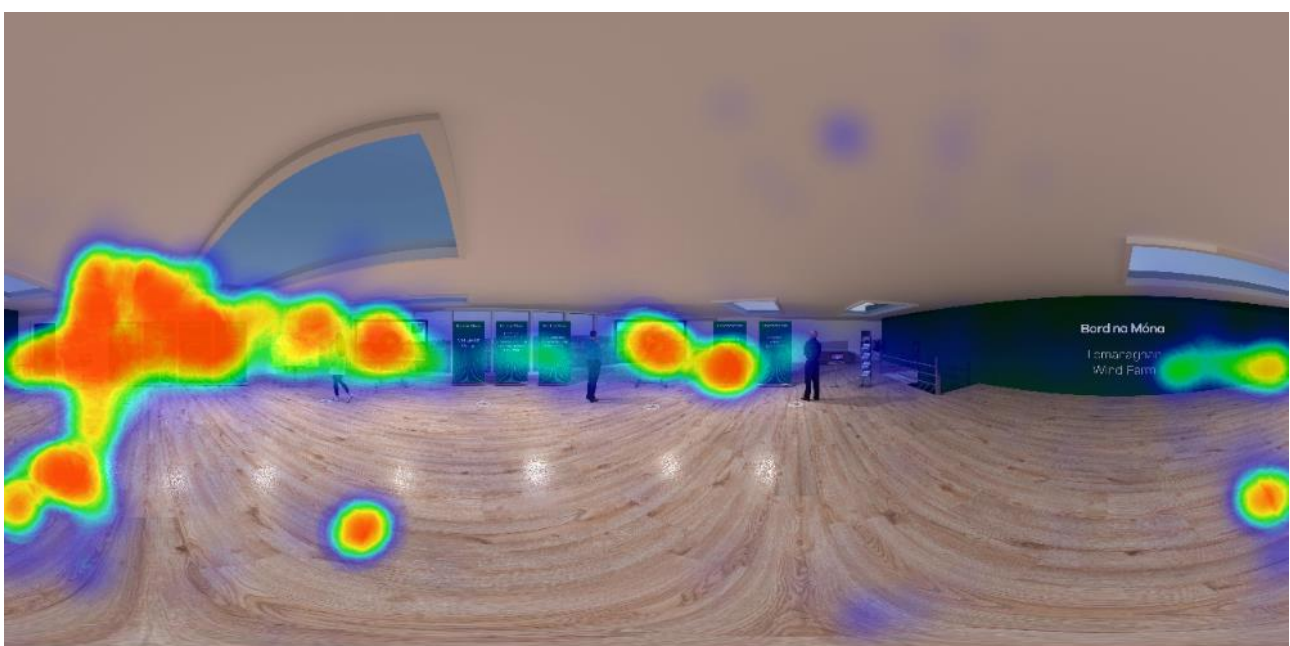


### Duration of Site Visits

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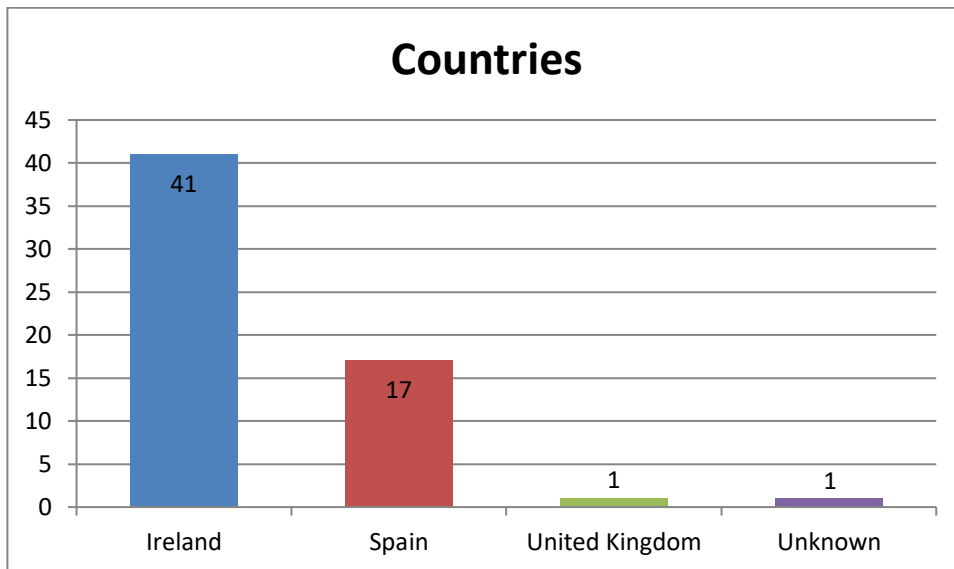
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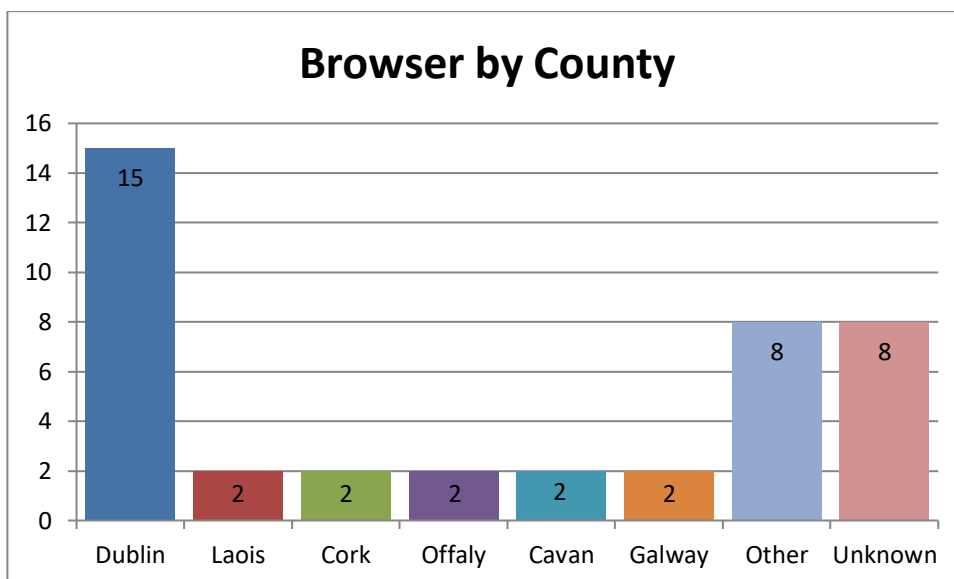


### Geographical Breakdown of Site Visitors

68% of traffic in the period was from Ireland with 28% from Spain. There was one visit from the United Kingdom and one where the location was unknown. 16 of the 17 visits from Spain came from the municipality of Beniel in the south east of the country.



Dublin visitors (15) to the site represented 37% of Irish visitors. There were 2 visitors from each of counties Laois, Cork, Offaly, Cavan and Galway. There were 8 visitors (20%) from other counties in Ireland while 8 visitors (20%) were from other locations in Ireland, but it was not possible to determine where due to user defined browser restrictions. These are indicated as “Unknown” in the chart below\*

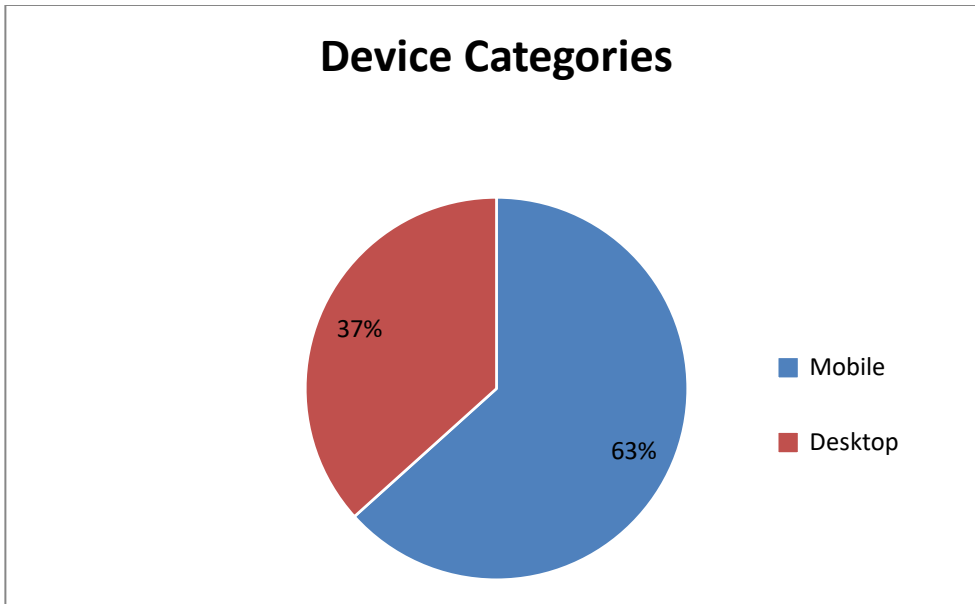


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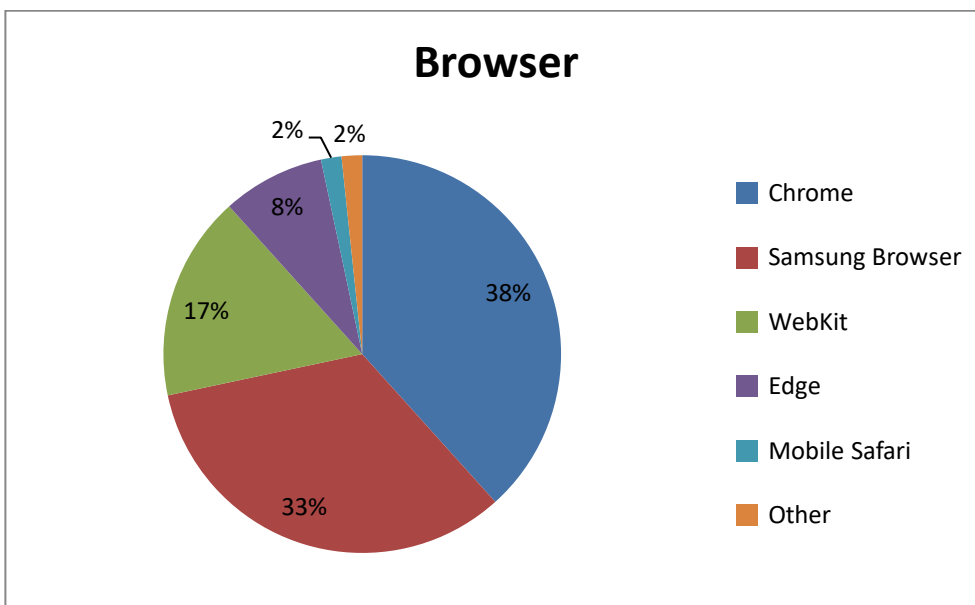


### Device, Browser and Platform Information

63% of visitors accessed the room from a mobile device while 37% were accessing from a laptop or desktop computer. No users accessed the site using a tablet.

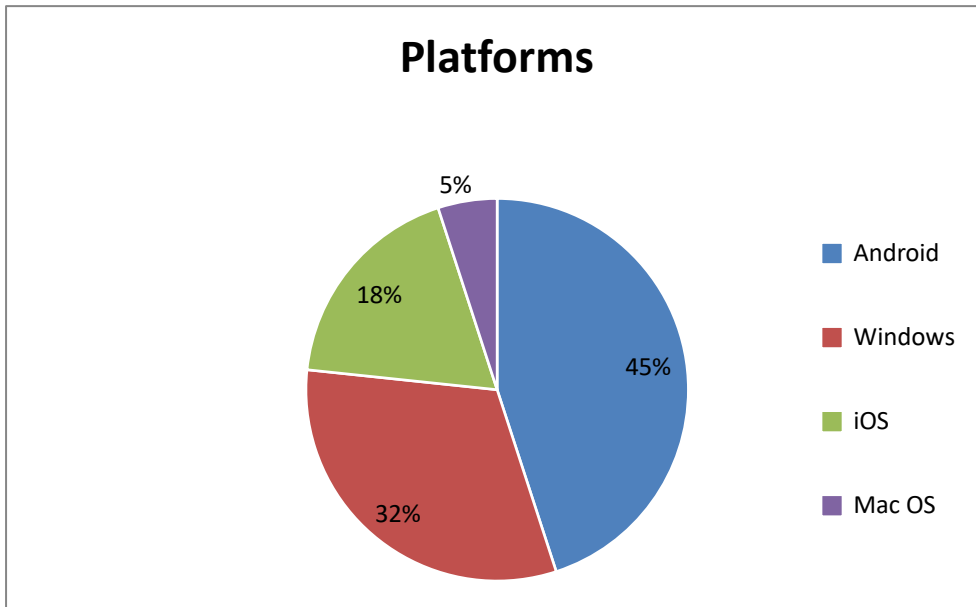


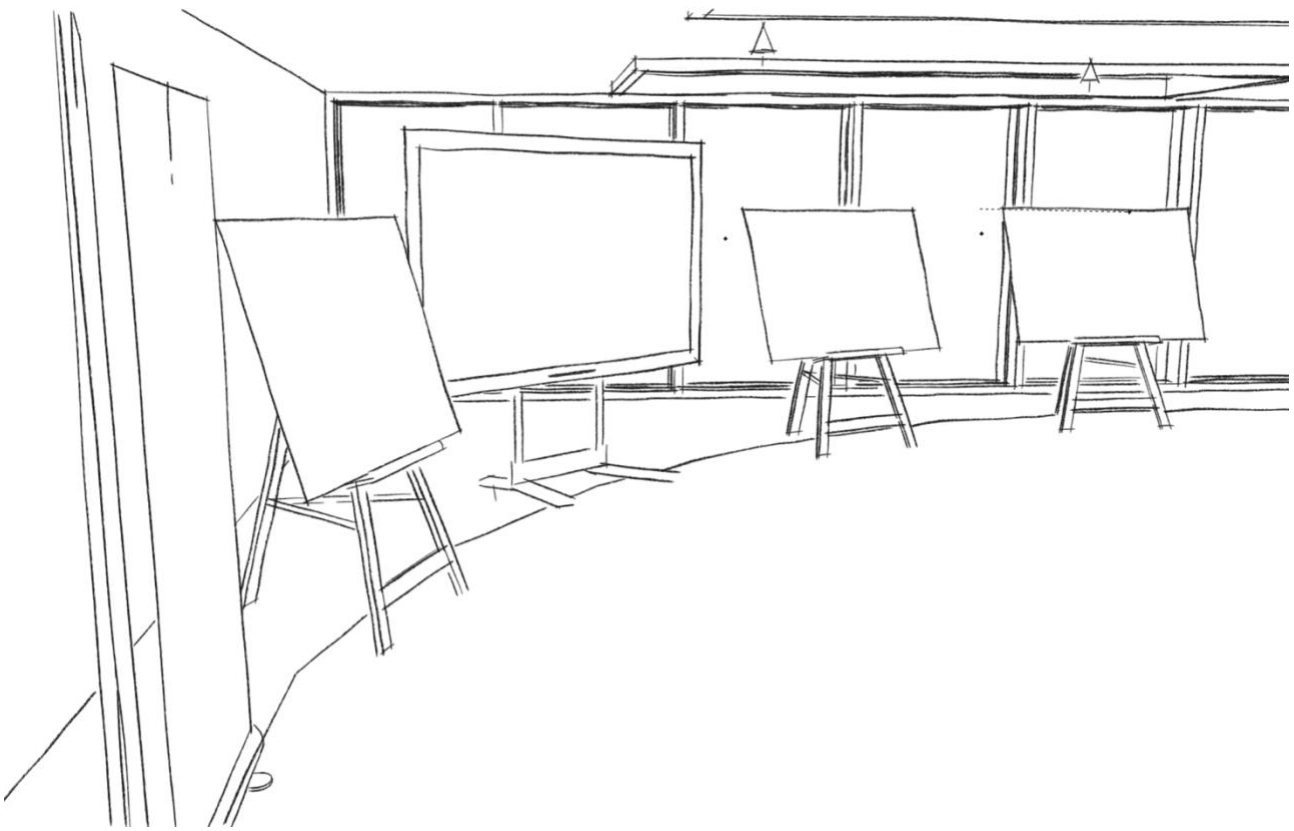
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Android was the most popular platform used with 45% of traffic using it. This was followed by Windows with 32%, iOS with 18% and MAC OS with 5%.





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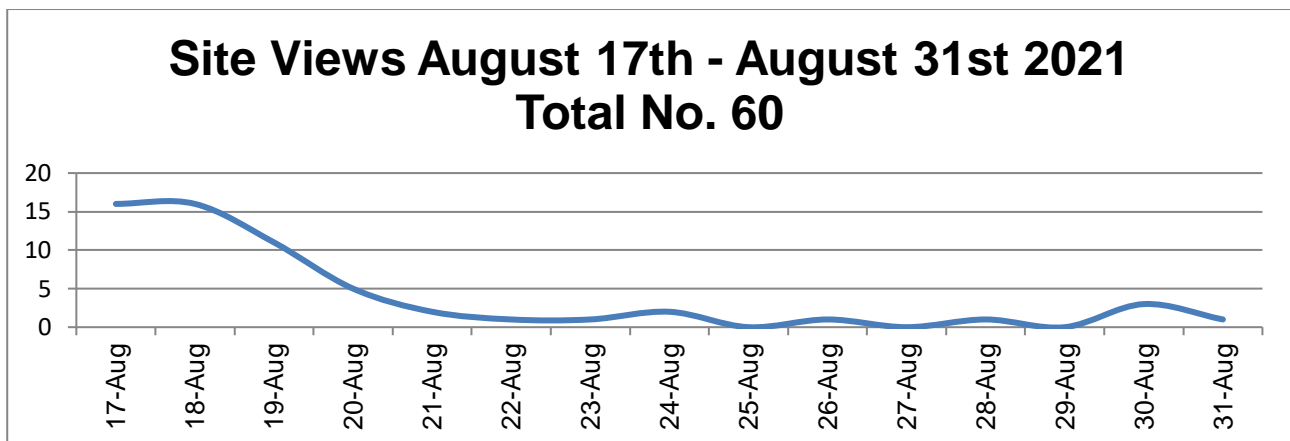
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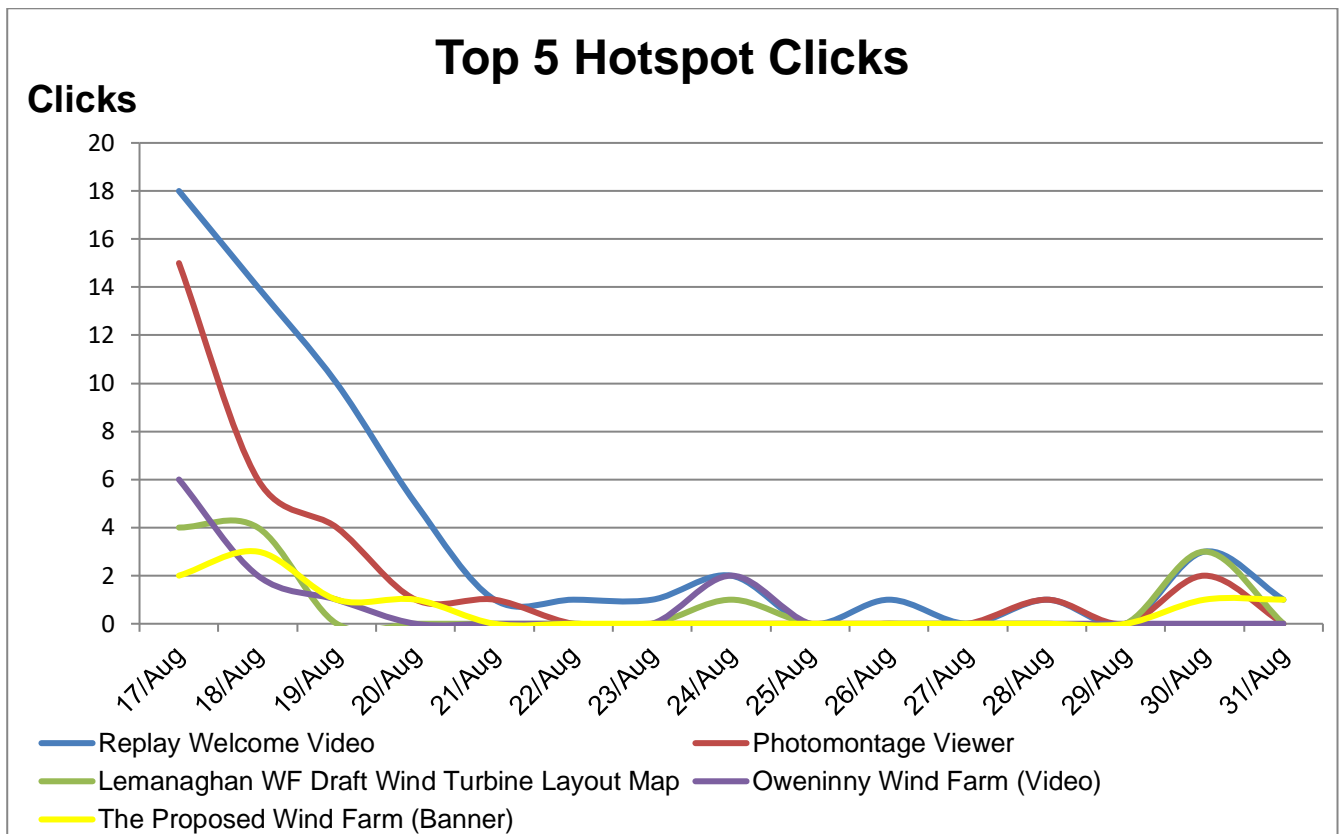
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Lemanaghan Wind Farm

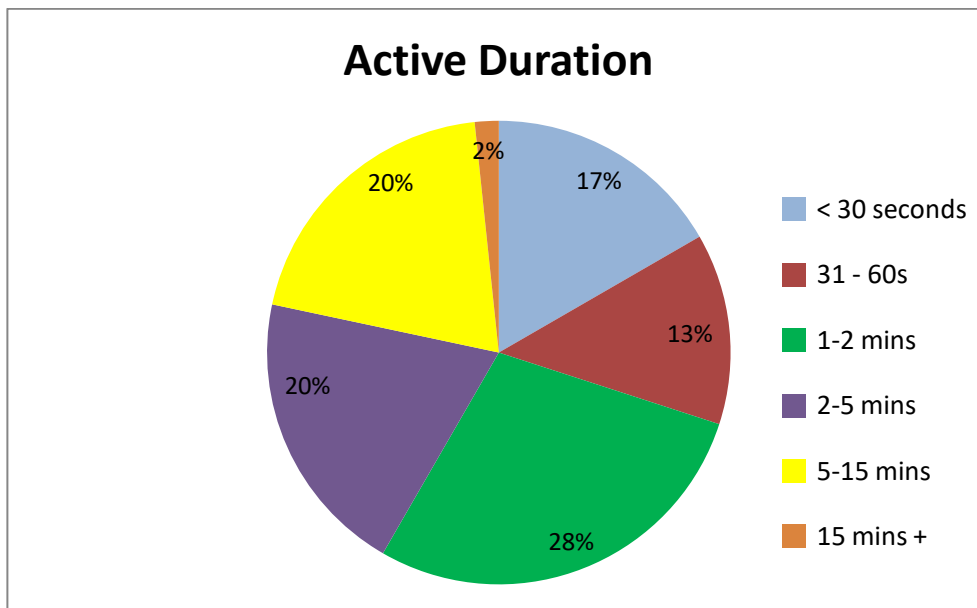
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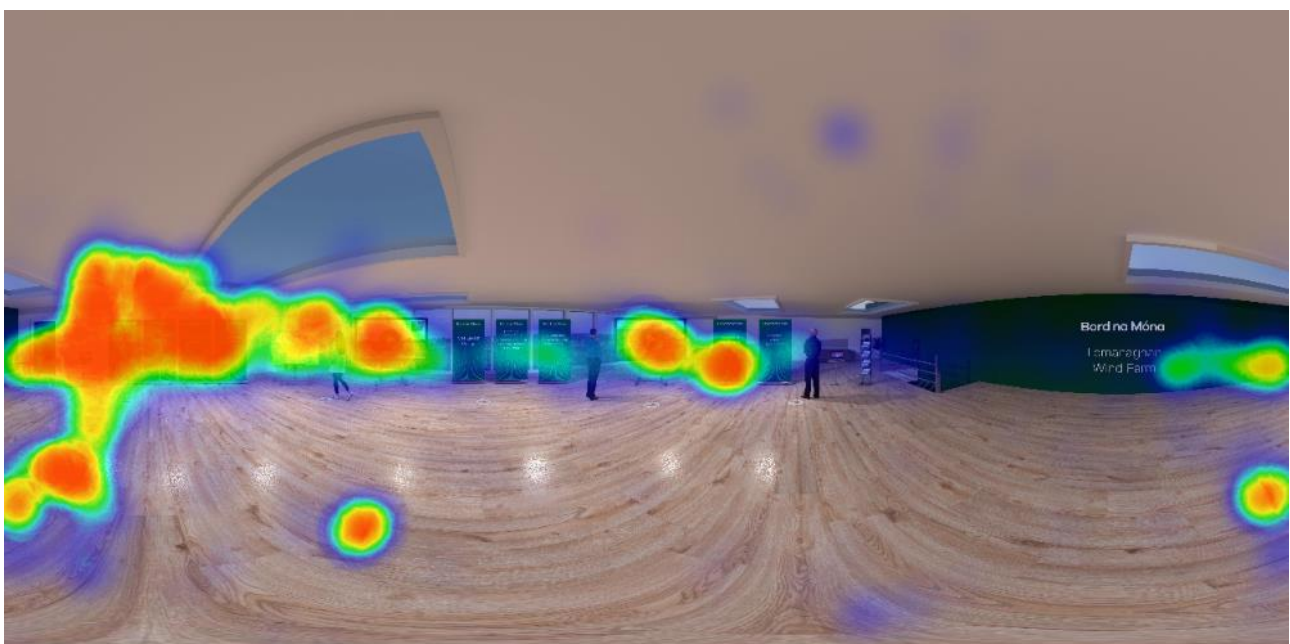


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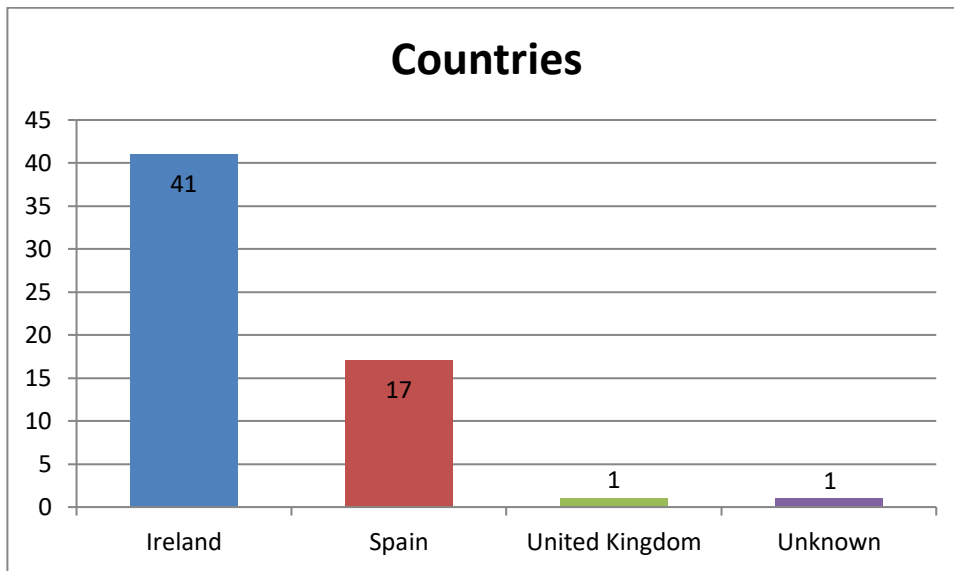
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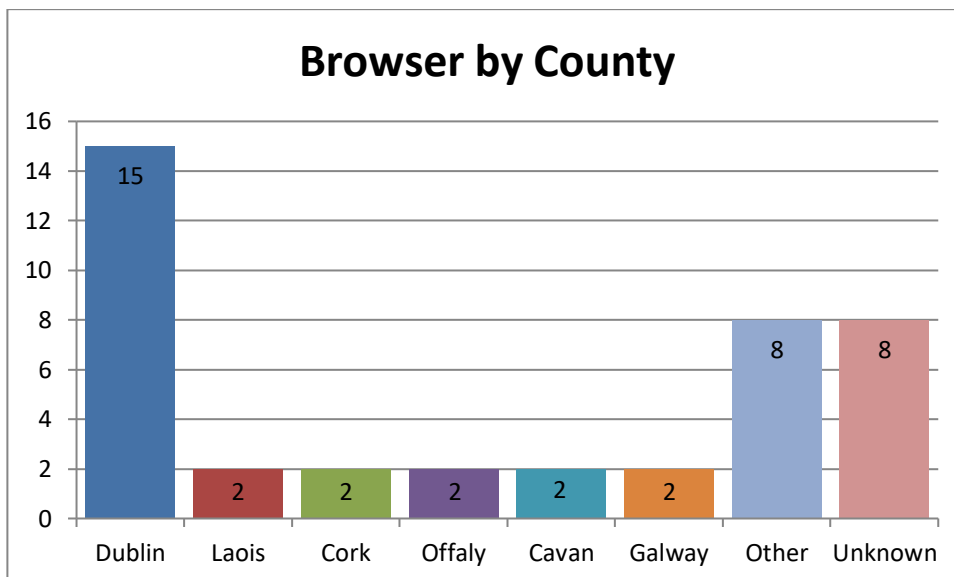


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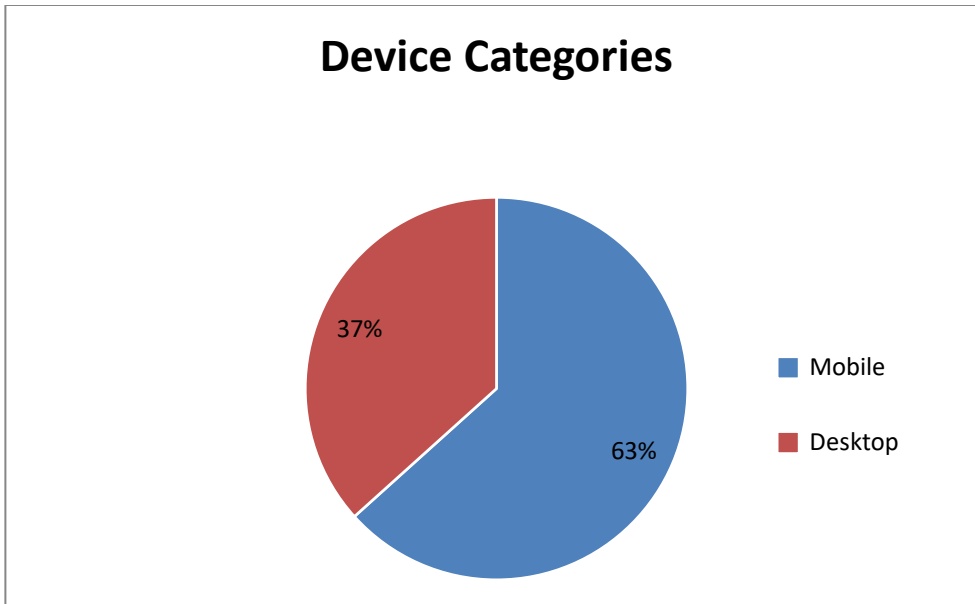


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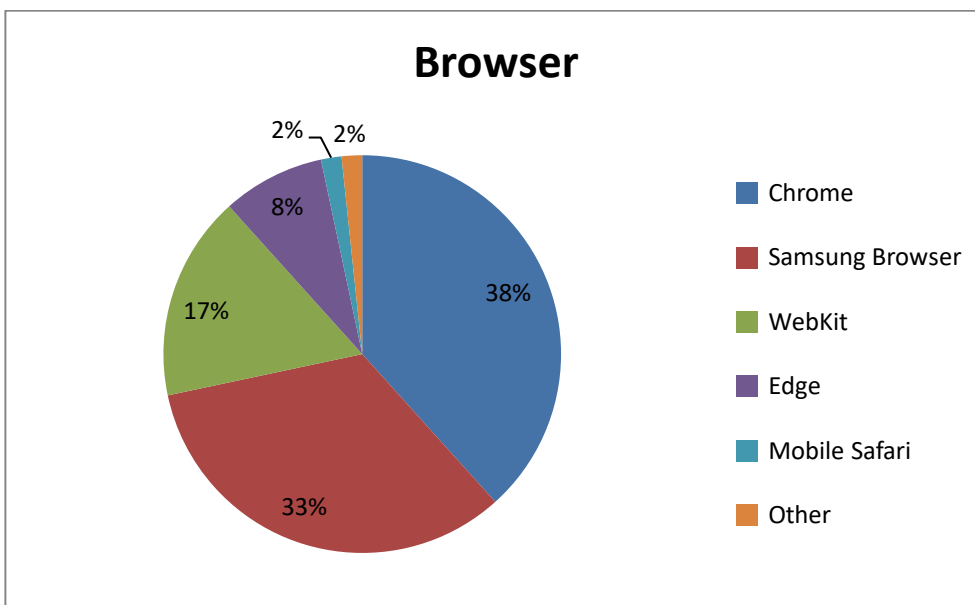


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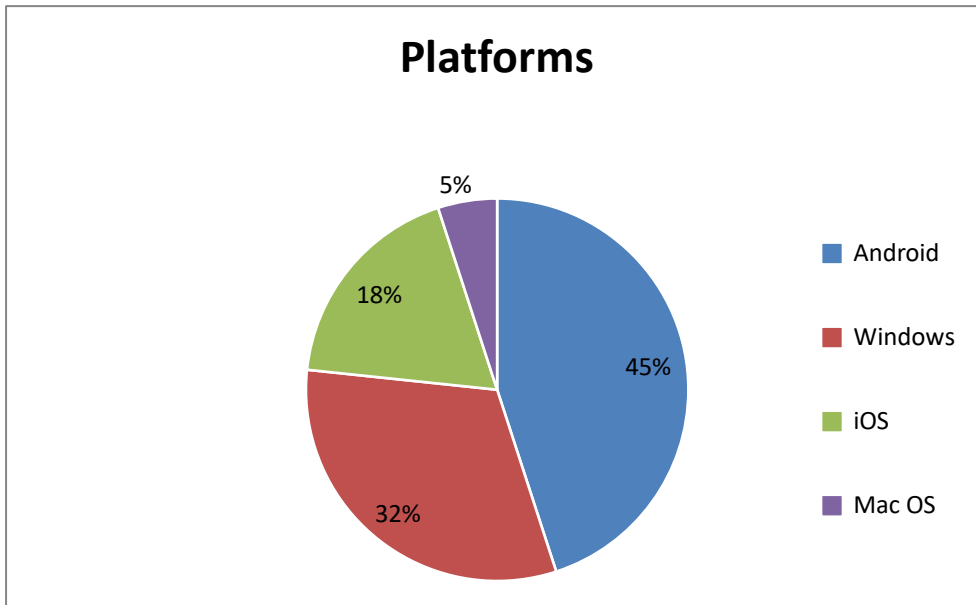


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# **Appendix 9**

## **Joint Venture Announcement**

### **House to House Letter March**

**2024**

March 2024

Dear Resident,

**Bord na Móna partners with SSE Renewables to deliver Lemanaghan Wind Farm.**

Bord na Móna have announced a significant joint venture with one of Ireland's leading renewable energy companies SSE Renewables to develop a series of onshore wind energy projects across the Midlands. This partnership will deliver up to 800 MW of new renewable energy generation for Ireland.

The joint venture includes the proposed Lemanaghan Wind Farm located here in north-west Offaly. Since the first announcement of this proposed wind farm in 2021, Bord na Móna has appointed a project Community Engagement and Stakeholder Team including a designated Community Liaison Officer to engage with local communities and near neighbours. This team remains in place and your local Community Liaison Officer will continue to be Colm Dempsey, whose contact details are provided below.

The wind farms jointly developed by Bord na Móna and SSE Renewables will contribute towards the goals set out in Ireland's Climate Action Plan 2023 and will also offer new economic opportunities across the Midlands, with the creation of hundreds of jobs. Working together, both companies will leverage their extensive expertise, resources, and presence across Ireland to generate positive outcomes for communities, local economies, and climate change.

All wind farms developed as part of this joint venture portfolio will have strong commitments to community benefits. Associated Community Benefit Funds will invest in local communities across the Midlands, delivering new public amenities where possible, and delivering biodiversity net gain across all sites.

The joint venture partnership is fully committed to continuing to inform and engage with you through an active communication programme. We are finalising the project design currently and will circulate updates to you in the coming months.

Your local Community Liaison Officer, Colm Dempsey will continue to be available to meet residents as before and is contactable at 087 4143305 or via [lemanaghanwindfarm@bnm.ie](mailto:lemanaghanwindfarm@bnm.ie).

Yours faithfully,

***Lemanaghan Wind Farm Communication Team***

**Appendix 10**  
**Final Layout and Draft**  
**Amenity Plan House to**  
**House Pack Summer 2024**

Summer 2024

**Project: Proposed Lemanaghan Wind Farm – Final Layout /Public Information Evening**

Dear Resident,

The purpose of this communication is to provide you with an update on the proposed Lemanaghan Wind Farm, and to advise that we are holding a Public Information Evening on Tuesday 13th August from 5.00pm – 8.30pm.

Since the last communication on this proposed wind farm, the project team has been advancing the project design and produced a final layout for the proposed development. Accompanying this letter please find enclosed a double-sided map showing the final turbine layout and internal infrastructure for the proposed Lemanaghan Wind Farm. The revisions to the draft layout previously presented are primarily associated with feedback from the public and revisions to the site constraints arising from further studies.

The revised proposal, for which Bord na Móna and SSE intend to submit a planning application in the coming months, comprises of fifteen turbines with an overall tip height of 220 metres. It is also intended to construct a substation to facilitate access to the National Grid for the proposed development. Please refer to the enclosed double sided A2 map for further details. The turbine layout has been designed with a minimum setback distance of 880 metres to the nearest house from a turbine. This complies with the Draft Wind Energy Development Guidelines (2019), which propose a visual amenity setback of four times the turbine tip height between a wind turbine and the nearest residential property, subject to a mandatory minimum requirement of 500 metres.

It is intended that the revised layout as shown on the enclosed map will be the layout submitted with the planning application – which is envisaged to be lodged in the coming months. Should there be any significant change to the proposed layout prior to submission we will keep you informed.

The proposed Lemanaghan Wind Farm will include the construction of new access roads to install and maintain the wind turbines.

The Draft Amenity Plan will seek to utilise these new access roads as a basis for most of the proposed trails for walking and cycling. Additional amenity links are also provided to create loops and increase accessibility within the site. Please refer to the proposed Draft Amenity Plan Booklet for more detail on the proposed plans for the development.

We will inform you directly when a planning application has been lodged for the proposed development.

In the meantime, we would like to invite you to attend a **Public Information Evening on Tuesday 13th August, from 5.00pm to 8.30pm** at the **Community Development Centre, The Barracks, Ballycumber, Co. Offaly, R35 KC82.**

If you would like further information on the proposed development in advance of the Information Evening please contact the Community Liaison Officer, Colm at 087 4143305 or contact us via [lemanaghanwindfarm@bnm.ie](mailto:lemanaghanwindfarm@bnm.ie).

Yours faithfully,

***Lemanaghan Wind Farm Communication Team***



# Powering Green Energy Together

Lemanaghan Wind Farm  
Draft Amenity Plan

Learn more at [lemanaghanwindfarm.ie](http://lemanaghanwindfarm.ie)

Bord na Móna





# Introduction

The proposed Lemanaghan Wind Farm will include the construction of new access roads to install and maintain the wind turbines. This Draft Amenity Plan utilises this new infrastructure as a basis for most of the proposed trails for walking and cycling. Additional amenity links are also provided to create loops and increase accessibility within the site.

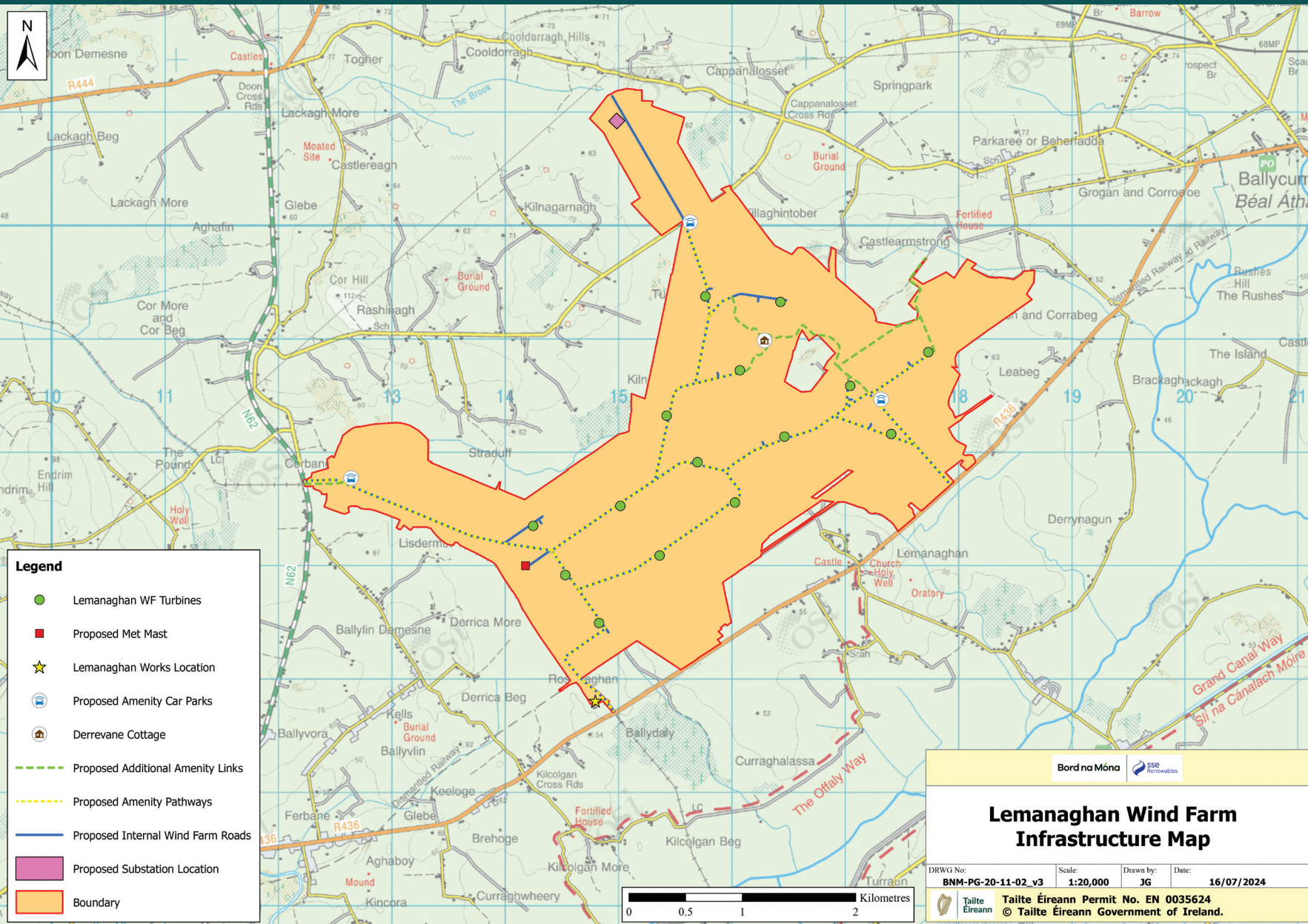
This Draft Amenity Plan has been produced in conjunction with community feedback received from the proposed Lemanaghan Wind Farm Consultation events held in April/May and September/October 2021. It provides an overview of amenity facilities for the proposed Wind Farm and will be submitted as part of the planning application for the proposed wind farm development to be considered by An Bord Pleanála.

The proposed development, including the Draft Amenity Plan, will not impact on areas of high ecological or archaeological heritage importance or on any other areas of environmental significance. The amenities will tie in with and complement the proposed wind farm infrastructure and any future cutaway bog rehabilitation works. The proposed amenity infrastructure will also link with, or provide opportunities for future connectivity with, settlements and sites of interest in the wider community.

**Bord na Móna**



Learn more at [lemnaghanwindfarm.ie](https://www.lemnaghanwindfarm.ie)



The key amenities identified in this **Draft Amenity Plan** include:

The proposed amenity infrastructure will also link with, or provide opportunities for future connectivity with, settlements and sites of interest in the wider community.

A network of internal roads provide looped routes for walking and cycling.

Trail infrastructure such as benches, waymarker posts and interpretation panels.

Key amenity access infrastructure such as car parks.

## Access & Car Parks

There are three new car parks proposed to service access to the site by vehicle which are distributed geographically across the site.

These are intended to provide a range of options to access the site.



## Proposed Trail Routes

The Draft Amenity Plan includes a number of waymarked trails of different lengths, ranging from 3 to 10km, which will accommodate walkers and cyclists.

The routes have been designed to be looped and tie in with the network of existing roads, former railway lines and proposed internal wind turbine roads. In total, over 18km of amenity will be provided including 4.6km of additional amenity links.



- 3km loop
- 5km loop
- 10km loop



# Sharing Our Story

## Interpretation Panels

Interpretation and orientation signage will be strategically located throughout the site to guide, inform and maximise enjoyment of the site for all users.

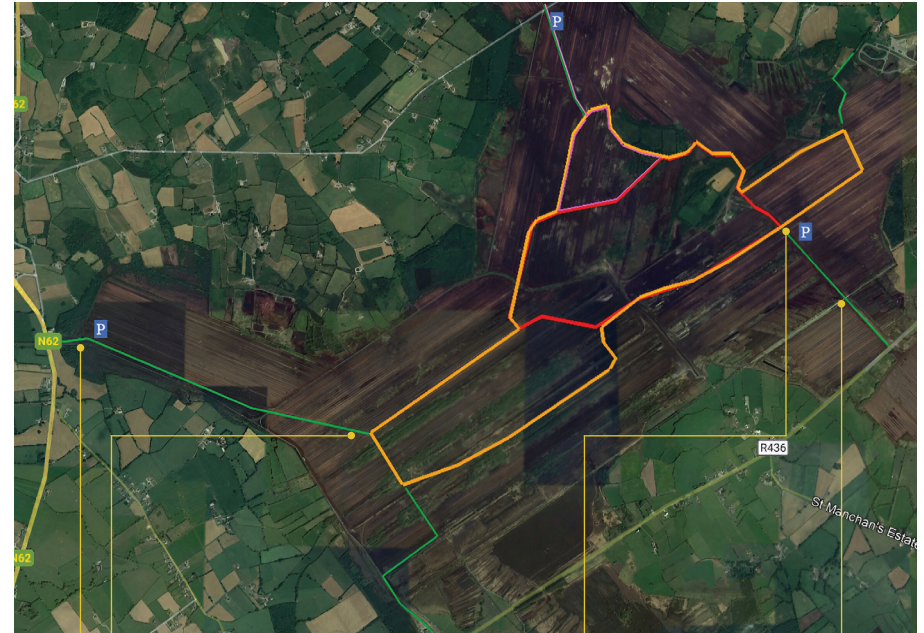
The style of all signage will be consistent throughout. Materials such as corten steel will be used to provide a durable finish that will visually blend in with the natural landscape and create a visual link to other site furnishings including proposed benches.

Interactive signs that play recordings such as bird calls or historic recordings to be included with the potential for these signs to be powered by a renewable energy source and crankshaft systems.



## Archaeological Heritage

Lemanaghan Bog and the surrounding areas have a rich archaeological history which will be taken into account during all stages of the project. It is planned to incorporate this archaeological history into the amenity proposals for the site.



Lectern signs with information about archaeological finds (bog body, axe, pilgrim path etc) and peripheral sites.



Site map showing the loops and access points.

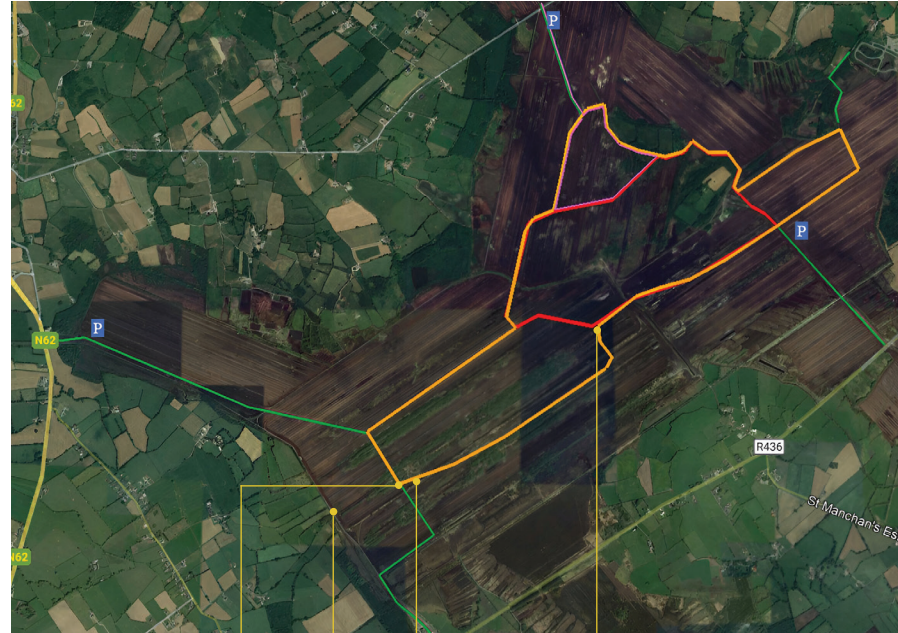


Place marker introducing the archaeological importance of the site.



## Industrial Heritage

Lemanaghan Bog has a strong industrial history, and it is planned to incorporate this history into the amenity proposals for the site.



Lectern sign with information on industrial heritage (then and now).



Narrow-gauge BNM rail system.



The bog & social history – lectern sign and solar audio player (local stories).

## Sharing Our Story

### Interpretation Panels

The images used are examples from our other wind farm developments, and we will continue to work with the local community to develop the final interpretation plan.

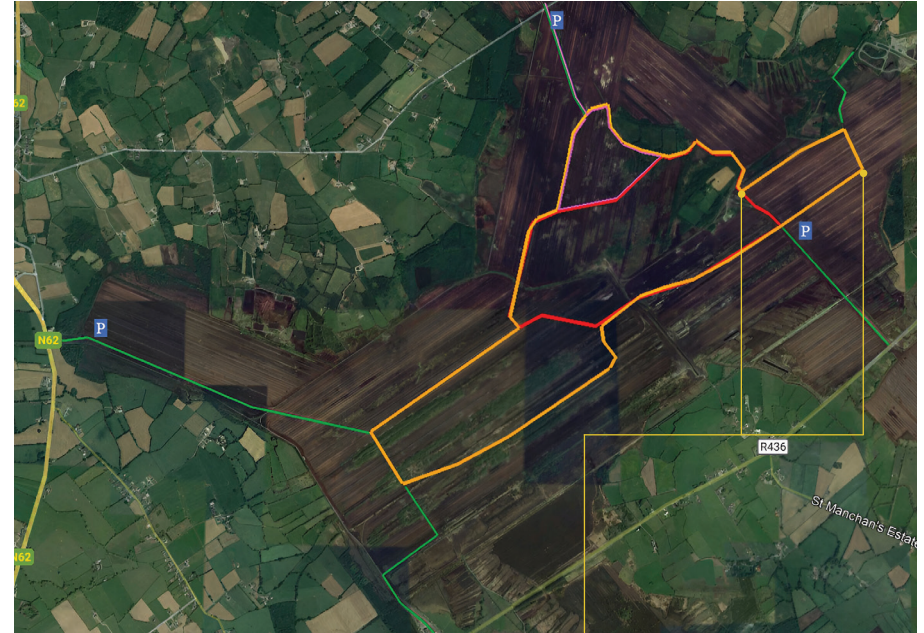
# Sharing Our Story

## Interpretation Panels



### Biodiversity

The interpretation panels will provide information on the local flora and fauna.



Lectern signs with information on biodiversity.



## Benches and Picnic Tables

Simple rustic style benches with armrests are proposed throughout the site. Every effort will be made to use recycled/reusable materials where possible. Typical examples of such materials would be reclaimed timber or recycled plastic.

Picnic table sets of a similar design will be installed at various locations to provide users with opportunities to rest and enjoy lunch on their visit. They will be designed to be wheelchair accessible.



## Waymarker Posts

Waymarker posts will be used at key junctions throughout the site to guide users along designated trails. This may include:

- Tall finger posts with labelled markers at main path intersections to highlight routes to special features such as car parks.
- Smaller waymarker bollards at path junctions with colour coded directional discs to direct people along designated trails.

## Benefits of the Development

Benefits arising from the construction and operation of the proposed Lemanaghan Wind Farm project will include:

- A Community Benefit Fund.
- 100 to 120 jobs at peak construction, followed by number of long term, high quality technical jobs in operations and maintenance.
- Substantial commercial rates paid to Offaly County Council, and investment in the wider economy through tax and exchequer contributions.
- Upgrades to the road infrastructure in the vicinity of the wind farm (as required).
- Indirect employment created through the sub-supply of a wide range of products and services.

## Community Benefit Fund

It is envisaged that an annual Community Benefit Fund will be set up for the proposed Lemanaghan Wind Farm once the project is operational. As the project is at an early stage of its development, the exact nature and structure of a proposed Community Benefit Fund is not known at this time, albeit we would envisage it being similar in type to our existing Community Benefit Funds which include:

- A Community Benefit Scheme – providing funding to local communities and not-for-profit organisations.
- Educational Scholarship Support Scheme- providing an annual number of scholarship support to the wider community for a variety of courses of NFC Level 6 Certificate and above.
- A Near Neighbour Fund – providing an annual electricity contribution and once off support to carry out energy efficiency measures and/or education support to residents within a prescribed distance of a turbine.



Clonbullogue National School - basketball court.



Killannin GAA for All – funding kits.



Bracknagh Heritage Society - community mural.



Ballyfore GAA - completed fence.



Bunroe – funding for EV charger.

## How you can get in touch

The proposed Lemanaghan Wind Farm will benefit from participation by all interested parties during each stage of the development.



### Call us

If you wish to make a comment or require further information about the proposed wind farm please contact the project's Community Liaison Officer, Colm on 087 4143305.

### Email us

Email us any comments or queries via:  
[lemanaghanwindfarm@bnm.ie](mailto:lemanaghanwindfarm@bnm.ie)

### Write to us

Lemanaghan Wind Farm Communications Team,  
Bord na Móna, Main Street, Newbridge, Co. Kildare.

### Join our mailing list

Keep informed of all project updates by signing up to our project mailing list. Please visit the project website to complete the sign-up form:  
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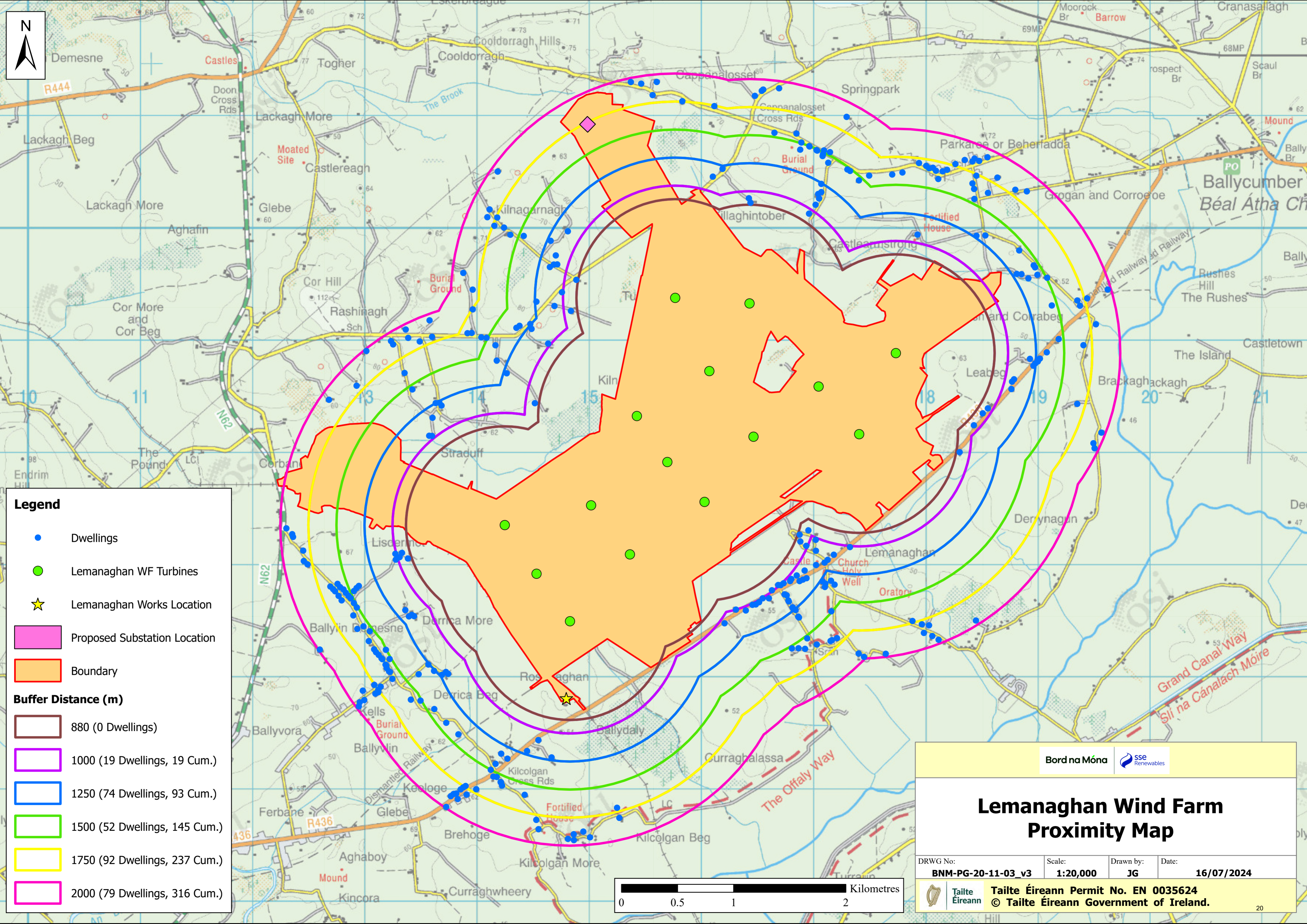
**Bord na Móna**



**Bord na Móna**



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**Legend**

- Dwellings
- Lemnaghan WF Turbines
- ★ Lemnaghan Works Location
- Proposed Substation Location
- Boundary

**Buffer Distance (m)**

- 880 (0 Dwellings)
- 1000 (19 Dwellings, 19 Cum.)
- 1250 (74 Dwellings, 93 Cum.)
- 1500 (52 Dwellings, 145 Cum.)
- 1750 (92 Dwellings, 237 Cum.)
- 2000 (79 Dwellings, 316 Cum.)



## Lemnaghan Wind Farm Proximity Map











DRWG No: <b>BNM-PG-20-11-03_v3</b>	Scale: <b>1:20,000</b>	Drawn by: <b>JG</b>	Date: <b>16/07/2024</b>
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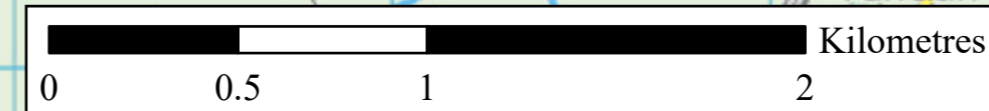
**Táilte Éireann Permit No. EN 0035624**



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**Legend**



-  Lemanaghan WF Turbines
-  Proposed Met Mast
-  Lemanaghan Works Location
-  Proposed Amenity Car Parks
-  Derrevane Cottage
-  Proposed Additional Amenity Links
-  Proposed Amenity Pathways
-  Proposed Internal Wind Farm Roads
-  Proposed Substation Location
-  Boundary

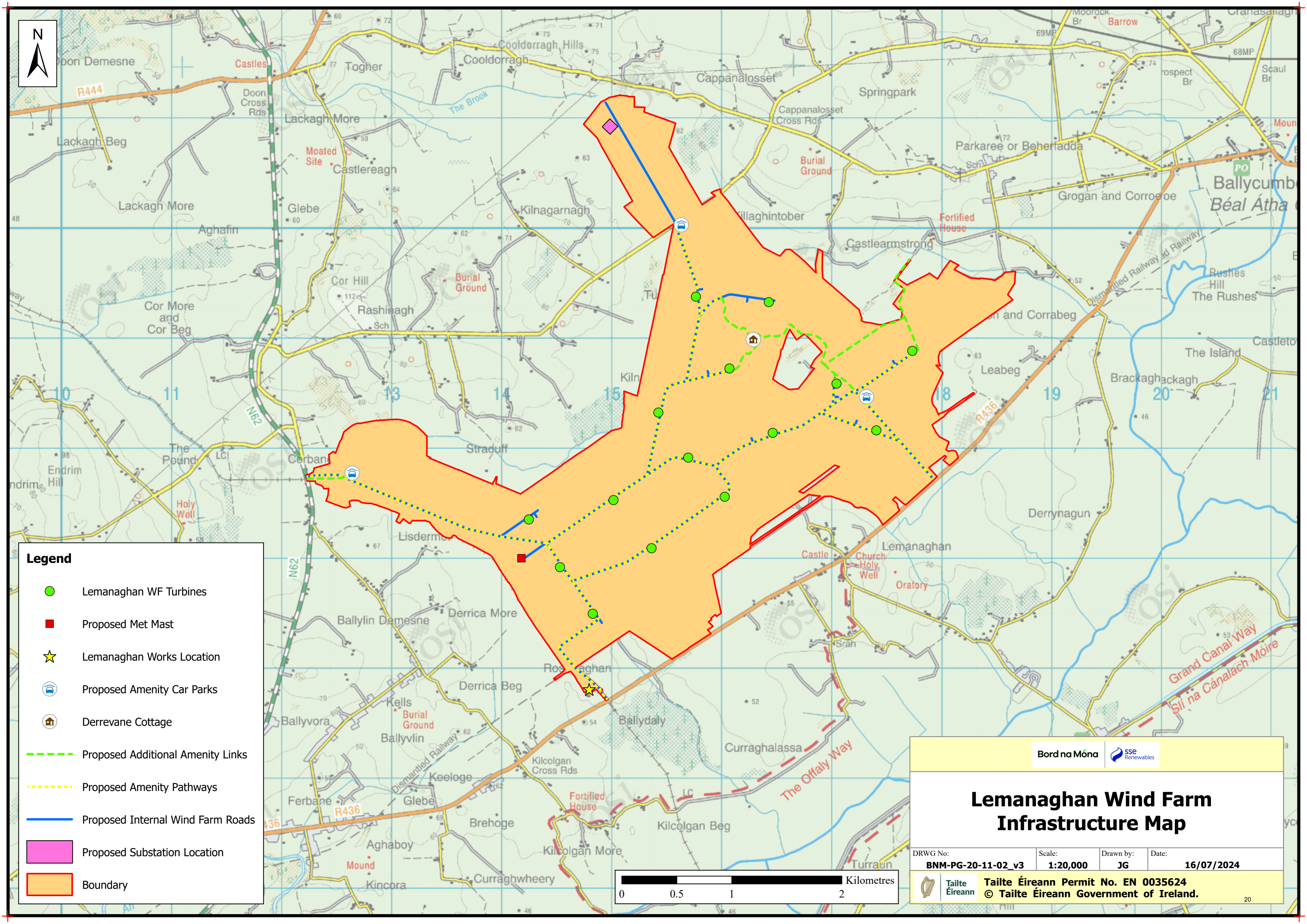


## Lemanaghan Wind Farm Infrastructure Map

DRWG No: <b>BNM-PG-20-11-02_v3</b>	Scale: <b>1:20,000</b>	Drawn by: <b>JG</b>	Date: <b>16/07/2024</b>
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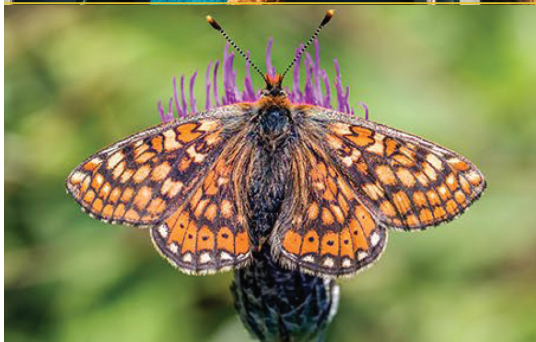


# **Appendix 11**

## **Print Media Advertisement**

### **Public Information Event**

**August 2024**



Bord na Móna



# Public Information Evening

Bord na Móna and SSE Renewables invite you to attend a Public Information Evening on the proposed Lemanaghan Wind Farm. The Project Team will be on hand to answer queries and to discuss the latest information on the proposed development.

Date: **Tuesday 13th August 2024**, from 5.00pm to 8.30pm  
Venue: Community Development Centre, The Barracks,  
Ballycumber, Co. Offaly, R35 KC82.

## Powering Green Energy Together

Learn more at [lemanaghanwindfarm.ie](https://lemanaghanwindfarm.ie)