



An Coimisiún Pleanála  
64 Marlborough Street,  
Dublin 1,  
D01 V902

Our ref: 200804

Your ref:

Date: 27<sup>th</sup> March 2026

**Re: Section 37E of the Planning and Development Act 2000, as amended - Planning Application to An Coimisiún Pleanála for a Renewable Energy Development which will comprise 15 no. wind turbines, a permanent 220kV on-site substation, and associated infrastructure at Lemanaghan and surrounding townlands, Co. Offaly.**

Dear Sir/Madam,

On behalf of our client, Lemanaghan Wind Farm Designated Activity Company ('the Applicant'), with a registered address of Main Street, Newbridge, Kildare, Ireland, please find enclosed a planning application for a proposed renewable energy development which will comprise 15 no. wind turbines, a permanent 220kV on-site substation, and associated infrastructure and works located within the townlands of Cooldorragh, Kilnagarnagh, Cappanalsosset, Tumbleagh, Killaghintoher, Castlearmstrong, Leabeg, Cornafurrish and Corrabeg, Lemanaghan, Kilnagoolny, Straduff, Lisdermot, Derrica More, Rosfaraghan, Rashinagh, Cor Mor and Cor Beg, Corbane, and Ballindown, Co. Offaly.

This planning application is being made directly to An Coimisiún Pleanála ('ACP' or 'the Commission') as 'Strategic Infrastructure Development' (SID) under the provisions of Section 37E of Planning and Development Act 2000, as amended ('the Act'). The SID status of the Proposed Development was confirmed by the Commission by letter dated 3<sup>rd</sup> of March 2026 following pre-application consultations with the Commission (ACP pre-app ref: 310844-21). A copy of the SID Determination letter is enclosed with the Planning Application Form.

Please note that this development is covered by the provisions of the Renewable Energy Directive III (Directive 2023/2413) (RED III) and the planning application is subject to a completeness check under section 37JA of the Planning and Development Act 2000, as amended by the European Union (Planning and Development) (Renewable Energy) Regulations 2025. A RED III completeness checklist is provided for information purposes and is enclosed with this letter.

### **Proposed Development**

The Proposed Development description, as per the public notices is as follows:

*The proposed development will comprise:*

- (i) 15 no. wind turbines with the following dimensions:
  - A total tip height of 220m;

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- Rotor diameter of 150m;
  - Hub height of 145m.
- (ii) Permanent turbine foundations, hard-standing and assembly areas;
  - (iii) Underground electrical and communications cabling connecting the 15 no. wind turbines to the proposed 220kV onsite electrical substation;
  - (iv) A new permanent 220kV electrical substation compound (c. 9611m<sup>2</sup>) in the townland of Cooldorragh consisting of 1 no. Gas Insulated Substation (GIS) building, 1 no. Independent Power Producer (IPP) control building, 2 no. gantry structures, all associated electrical and communications plant and equipment, welfare facilities, 2 no. foul water holding tank, 2 no. bored wells, access roads, security fencing and gates, lightning masts, signage, landscaping, drainage infrastructure and all other ancillary works;
  - (v) A permanent telecommunications tower with a height of 36m and associated foundation and hard-standing area;
  - (vi) The permanent installation of c. 800m of 220kV overhead line, 4 no. new steel masts, temporary tower build areas, temporary tower crane pads and associated hard-standing areas to facilitate the new 'loop-in/loop-out' connection into the existing 220kV Shannonbridge to Maynooth line;
  - (vii) The new permanent overhead line grid connection will require the decommissioning / removal of 1 no. existing steel mast and c. 75m of existing 220 kV line;
  - (viii) A meteorological mast with a height of 145 metres and associated foundation and hard-standing area;
  - (ix) The permanent upgrade of c.1.14km of existing internal site roads/tracks and the provision of c.17.1 km of new permanent internal site access roads, passing bays and a layby area;
  - (x) The permanent upgrade of c.1.8km of existing tracks and the provision of c.3.9km of new permanent tracks for the purposes of amenity, seating areas, and amenity signage;
  - (xi) The provision of temporary access track off the L7001 local road during the construction phase;
  - (xii) Removal of an existing agricultural shed to accommodate the new temporary access track off the L7001 local road;
  - (xiii) 2 no. new gated site entrances off the L7002 local road;
  - (xiv) Upgrade of 3 no. existing site entrances off the N62 national road, R436 regional road and L7001 local road;
  - (xv) A temporary access track from the N52 national road to the N62 national road at Kennedy's Cross in the townland of Ballindown to facilitate the delivery of turbine components and other abnormal loads;
  - (xvi) 5 no. temporary construction compounds with temporary offices, containers and staff facilities;
  - (xvii) 3 no. permanent amenity car parks each including 15 no. spaces for private vehicles, 3 no. spaces for accessible parking, parking for buses and bicycle rack facilities;
  - (xviii) 4 no. temporary borrow pits;
  - (xix) 5 no. temporary security cabins;
  - (xx) 2 no. clear span watercourse crossings;
  - (xxi) Peat and Spoil Management;
  - (xxii) Site Drainage;
  - (xxiii) Removal of c.1.02ha of immature woodland and c.0.64 hectares of scrub;
  - (xxiv) Biodiversity management and enhancement measures;
  - (xxv) Operational stage site signage; and
  - (xxvi) All ancillary apparatus and site development works above and below ground, including hard and soft landscaping and drainage infrastructure.

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

*An Environmental Impact Assessment Report (EIAR) and Natura Impact Statement (NIS) have been prepared and accompany this planning application.*

### **Planning Application Contents**

The following documents are included in the planning application pack:

- Planning Application Documents
  - Cover Letter
    - RED III - Compliance with Schedule of Information to inform the Completeness Check
    - Confirmation of Planning Fee Payment
    - Agreement of scales with ACP
  - SID Planning Application Form
    - Addendum 1: Schedule of Drawings
    - Addendum 2: Letters of Consent
    - Addendum 3: Consultation
    - Addendum 4: SID Status Confirmation and Prescribed Body Letters
    - Addendum 5: EIA Portal ID Confirmation
  - Site Notice – Erected on site on the 27<sup>th</sup> of March 2026
  - Newspaper Notices – Published in the Irish Independent and the Midland Tribune on the 26<sup>th</sup> of March 2026
- Planning Report
- Planning Application Drawings
  - SID Planning Application Red Line Boundary in DWG format
- Environmental Impact Assessment Report (EIAR)
  - Volume 1 – Non-Technical Summary (NTS) and Main Report
  - Volume 2 – Photomontage Booklet
  - Volume 3 – EIAR Appendices
- Natura Impact Statement (NIS)

### **EIA Portal ID Confirmation**

The EIA Portal was notified of this planning application on 25<sup>th</sup> of March 2026. The EIA Portal ID reference is 2026041. The EIA Portal ID Confirmation is included with the SID Planning Application Form.

2 no. hard copies and 8 no. electronic copies of the planning application pack as outlined above are enclosed. Offaly County Council have also been furnished 2 no. hard copy and 1 no. electronic copy of the planning application pack, as agreed with them by phone call on the 16<sup>th</sup> of February 2026. The planning application will be available for inspection at their main office between 9:30am and 4pm, Monday to Friday. All prescribed bodies set out in the Commission’s SID Status Confirmation issued in respect of the Section 37B consultations have also been furnished with a copy of the planning application pack.

All planning application drawings are provided at scales which have been previously agreed with the Commission by email on the on the 23<sup>rd</sup> of March 2026.

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All documentation and drawings associated with the planning application can be found at the dedicated project website: [www.lemanaghanwindfarmplanning.ie](http://www.lemanaghanwindfarmplanning.ie)

Payment of the required fee of €100,000 has been paid to the Commission on the 16th March 2026 with the following details:

- Sender's Name: Lemanaghan Wind Farm DAC
- Payment Reference: 239075827

Confirmation of this payment is enclosed with this letter.

I trust that the Commission now have all the information required to progress the application. If however, there is anything further or you have any query on any matter in relation to this application, please do not hesitate to contact me.

Yours sincerely,



**Ronan Dunne**

**Project Planner**

**MKO**

#### Enclosed

- **Appendix 1** - RED III - Compliance with Schedule of Information to inform the Completeness Check
- **Appendix 2** - Confirmation of Planning Fee Payment
- **Appendix 3** - Agreement of Scales with ACP

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## Appendix 1 - RED III - Compliance with Schedule of Information to inform the Completeness Check

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Table 1 Compliance with Schedule of Information to Inform the Completeness Check as provided by An Coimisiún Pleanála

Requirement	N/A	Yes	No	Note
<b>Plans and Particulars</b>				
<b>Public Notice</b>				
Time Period for Consultation and Fee for Submissions		✓		Time Period for Consultation and Fee for Submissions has been included on the public notices.
Standalone website address		✓		Reference to the standalone website has been included on the public notices.
EIAR and NIS referenced		✓		Reference to the EIAR and NIS has been included on the public notices.
Reference to RED III and Section 37JA		✓		Reference to RED III and Section 37JA has been included on the public notices.
All townlands within the site boundary to be correctly referenced		✓		All townlands within the planning application boundary have been correctly referenced on the public notices.
Copies of notices to be submitted		✓		Copies of the site and newspaper notices are submitted with the application.
<b>Prescribed Bodies</b>				
Notification of all Prescribed Bodies and a copy of the correspondence sent to same		✓		Prescribed Bodies specified at conclusion of pre-application consultation have been notified and a copy of correspondence sent to same is included as Addendum 4 of the SID Application Form.
<b>Land Ownership</b>				

Interest in land		✓		The land within the redline boundary is under the ownership of Bord na Móna Energy Ltd. and a number of third-party landowners. All necessary letters of consent have been provided for all land included within the redline boundary, please see Addendum 2 of the SID Application Form.
Written consent of all other landowners (Inc. legally binding agreement & land registry map if required)		✓		All necessary letters of consent have been provided for all land included within the redline boundary, please see Addendum 2 of the SID Application Form.
<b>Design Flexibility</b>				
Design flexibility not sought	✓			Design flexibility not sought.
<b>Fee</b>				
Details of appropriate fee payment		✓		The correct fee of €100,000 has been paid to An Coimisiún Pleanála. See Cover Letter for further details.
<b>Application Form</b>				
Complete form to be submitted		✓		The completed SID Application Form and relevant addendums have been submitted.
<b>EIA Portal</b>				
Letter from Portal		✓		Confirmation of EIA Portal ID 2026041 has been included with this application in Addendum 5 of the SID Application Form.
<b>Planning Report</b>				

Renewable Energy Designation Policy Statement		✓		This is addressed in Section 7 of the accompanying Planning Report.
Statement outlining compliance with all relevant policies and objectives in the County Development Plan, including a justification for material contravention of same if relevant		✓		All Relevant Policies and Objectives are covered throughout the Planning Report and EIAR Chapter 2: Background. Table 7-3 of the Planning Report includes a policy compliance table addressing all relevant policies objectives in the County Development Plan.
Consultation overview		✓		This is addressed in Section 4 of the Planning Report and Section 2.8 of EIAR Chapter 2: Background. Consultation details are also provided in Addendum 3 of the SID application form.
Community Benefit Fund		✓		This is addressed in Section 4.3 of the Planning Report and Section 2.9 of EIAR Chapter 2: Background. A Community Engagement Report is also provided as Appendix 2-2 of the EIAR.
Planning history		✓		This is addressed in Section 3.3 of the Planning Report and Section 2.7 of EIAR Chapter 2: Background.
<b>Drawings</b>				
Drawing Schedule		✓		A Drawing Schedule has been provided with the application drawings pack and as Addendum 1 of the SID application form.
Site location map		✓		A Site Location Map has been provided with the application drawings pack.

Site layout plan		✓		A Site Layout Plan has been provided with the application drawings pack.
Plans, elevation, sections and cross-sections		✓		Plans, elevations, sections and cross-sections have been provided with the application drawings pack, as necessary.
Wayleaves shown		✓		All relevant wayleaves have been provided on the site location plans in the application drawings pack.
Grid Connection Route		✓		All relevant Grid Connection drawings have been provided with the application drawings pack, as necessary.
Scales appropriate		✓		All scales have been agreed with An Coimisiún Pleanála.
<b>EIAR</b>				
<b>No design flex</b>				
15 No. wind turbines with a tip height of 220m, hub height of 145m and rotor diameter of 150m	✓			Design flexibility not sought.
<b>Non-Technical Summary</b>				
Provided as a standalone section		✓		The Non-Technical Summary (NTS) of the EIAR has been provided in a standalone section.
<b>Introduction</b>				
Legislative context		✓		The legislative context has been covered throughout EIAR Chapter 1: Introduction

				and EIAR Chapter 2: Background to the Proposed Project.
Scoping Consultation		✓		This is addressed in Section 2.8 of EIAR Chapter 2: Background.
Community Engagement Report		✓		A Community Engagement Report is provided as Appendix 2-2 of the EIAR.
Methodology/methodologies for the assessment of the environmental factors and for the description and consideration of the significance of effects		✓		The description of likely significant effects methodology is detailed Section 1.7.2 of EIAR Chapter 1: Introduction, and the methodologies for the impact assessment topics of the EIAR are detailed in a dedicated methodology section in the relevant EIAR Chapters and Appendices.
Study Area(s) and justification for same		✓		The justification for the EIAR Site Boundary is detailed in Section 1.1.1 of Chapter 1: Introduction of the EIAR. The description of each discipline study area and associated justifications is detailed in a dedicated study area section in the relevant EIAR Chapters and Appendices. The cumulative study area and justification are contained in Section 2.10.1.1 of Chapter 2: Background of the EIAR and detailed in all chapters of the EIAR.
Project Team (Author qualifications, experience and expertise)		✓		Detailed Statements of Authorities for all members of the project team are provided in Section 1.8.2 of Chapter 1: Introduction with each discipline specific EIAR chapter further providing the required statement of authority.
Technical Difficulties/Limitations	✓			Section 1.9 of Chapter 1: Introduction of the EIAR outlines that there were no difficulties

				encountered during the preparation of this E.I.A.R. Any technical limitation or difficulty, if experienced, is detailed in the relevant E.I.A.R. Chapter.
<b>Description of the Proposed development</b>				
Detailed description (all stages) of the characteristics of the proposed development including use of natural resources, production of waste, emissions & disturbances		✓		Provided in Chapter 4: Description of the Proposed Project of the E.I.A.R and its 8 no. Supporting Appendices.
Construction Environmental Management Plan		✓		Provided as Appendix 4-4 to the E.I.A.R
Decommissioning Plan		✓		Provided as Appendix 4-8 to the E.I.A.R
Waste & Resource Management Plan		✓		Provided in Section 3.8 of Appendix 4-4 and Section 3.9 of Appendix 4-8 to the E.I.A.R
<b>Consideration of Alternatives</b>				
Site selection & design process		✓		Provided in Section 3.2.3 of Chapter 3: Site Selection and Reasonable Alternatives of the E.I.A.R
Reasonable alternatives considered (Layout, scale, technologies, grid connection, turbine delivery, substation infrastructure, construction methodology etc.)		✓		Provided in Section 3.2.4, 3.2.5, and 3.2.6 of Chapter 3: Site Selection and Reasonable Alternatives of the E.I.A.R
<b>Population and Human Health</b>				
Population & settlement patterns		✓		Provided in Section 5.3 of Chapter 5: Population and Human Health of the E.I.A.R
Economic activity & employment		✓		Provided in Section 5.3.6 of Chapter 5: Population and Human Health of the E.I.A.R

Tourism & amenities (incl. recreational trails)		✓		Provided in Section 5.3.9 of Chapter 5: Population and Human Health of the EIAR
Human health & wellbeing (reference up to date studies/research)		✓		Provided in Section 5.2.2 of Chapter 5: Population and Human Health of the EIAR
Property devaluation/house prices (reference up to date studies/research)		✓		Provided in Section 5.5 of Chapter 5: Population and Human Health of the EIAR and included as Appendix 5-2 to the EIAR.
<b>Biodiversity</b>				
Derogations (if required)	✓			No derogations are required.
Ecological Impact Assessment		✓		Provided in Section 6.4 of Chapter 6: Biodiversity of the EIAR
Terrestrial Surveys (habitats, protected flora, invasive plant species, mammals, amphibians and reptiles as relevant)		✓		Provided in Section 6.2.3 of Chapter 6: Biodiversity of the EIAR and within Appendix 6-3 to the EIAR
Aquatic Surveys (habitats macroinvertebrate, electro-fishing, fisheries as relevant)		✓		Provided in Section 6.2.3.4 of Chapter 6: Biodiversity and within Appendix 6-2 to the EIAR
Bat Surveys (to include as relevant) <ul style="list-style-type: none"> <li>• Preliminary Roost Assessment Surveys,</li> <li>• Bat activity transect surveys</li> <li>• Static bat detector deployments,</li> <li>• Emergence/re-entry bat roost,</li> </ul>		✓		Provided as Appendix 6-1 to the EIAR
Extent and location of tree/hedge removal		✓		No hedgerow or treeline removal is proposed as part of the Proposed Project. Table 6-10 in Chapter 6: Biodiversity of the EIAR outlines all habitat loss, notably the

				1.02ha of immature woodland and 0.64ha of scrub.
Biodiversity Enhancement Areas/Management Plan (to clearly address interaction with rehabilitation of IPC licenced site)		✓		<p>A Biodiversity Management and Enhancement Plan is provided as Appendix 6-5 to the EIAR</p> <ul style="list-style-type: none"> <li>› Chapter 6: Biodiversity and Chapter 7: Birds of the EIAR have fully incorporated the rehabilitation associated with Condition 10 of the IPC License that is currently active on Lemanaghan Bog (P0500-01)</li> <li>› Section 4.6 in Chapter 4: Description of the Proposed Project details current EPA IPC Licensed Activities Section 4.4.1.7 of Chapter 4: Description of the Proposed Project outlines the Biodiversity Management and Enhancement Plan for the Proposed Project site</li> </ul>
Invasive Species Management Plan	✓			No invasive species, listed on the Third Schedule of the S.I. No. 477/2011 - European Communities (Birds and Natural Habitats) Regulations 2011, have been recorded within the Proposed Project site.
<b>Ornithology</b>				
Surveys (vantage point, breeding & non-breeding, hinterland, dusk, walkover, roost & winter surveys as relevant)		✓		The bird survey effort is outlined in Appendix 7-2 of the EIAR.
Connectivity with European Sites		✓		Provided in Section 7.5.5 of the EIAR. A standalone NIS and AASR is also included as part of this application.
Collision Risk Model (CRM) Assessment		✓		Provided as Appendix 7-6 of the EIAR.

Monitoring programme		✓		Provided as Appendix 7-7 of the EIAR.
Cumulative assessment		✓		Provided in Section 7.10 of Chapter 7: Birds of the EIAR.
<b>Noise and Vibration</b>				
Baseline noise levels		✓		Provided in Section 12.3.5 of Chapter 12: Noise and Vibration of the EIAR
Map of all receptors within 4 x tip of turbines (to include any extant planning permissions)		✓		Included as Figure 12-2 in Chapter 12: Noise and Vibration of the EIAR.
Predicted noise levels		✓		Provided in Section 12.3.7 and 12.5.3 of Chapter 12: Noise and Vibration of the EIAR.
Proposed noise limits (cumulative)		✓		A curtailment strategy is provided in Section 12.6.2.2 and 12.6.4.1 of Chapter 12: Noise and Vibration of the EIAR. A cumulative noise assessment is provided in Section 12.8 of Chapter 12 of the EIAR.
Operational Noise Monitoring Proposal		✓		Provided in Section 12.6.4 of Chapter 12: Noise and Vibration of the EIAR. A mitigation strategy for operational Amplitude Modulation and Tonal Noises is also provided in Appendix 12-6 of the EIAR.
Mitigation strategy for operational Amplitude Modulation and Tonal Noises		✓		A mitigation strategy for operational Amplitude Modulation and Tonal Noises is provided in Appendix 12-6 of the EIAR.
Cumulative noise assessment		✓		Provided in Section 12.8 of Chapter 12: Noise and Vibration of the EIAR. A cumulative noise assessment is provided in Section 12.8 of Chapter 12 of the EIAR.

Shadow Flicker				
Map of all receptors (to include any extant planning permissions)		✓		Included as Figure 5-3 in Chapter 5: Population and Human Health of the EIAR.
Shadow flicker analysis		✓		Provided in Section 5.8.3.2.8 of Chapter 5: Population and Human Health of the EIAR
Wind turbine control measures		✓		Provided in Section 5.8.3.2.8 of Chapter 5: Population and Human Health of the EIAR
Air and Climate				
Carbon Impact Assessment including Embodied Energy Assessment and Climate Change Vulnerability Assessment		✓		<ul style="list-style-type: none"> <li>› Carbon Impact Assessment, including embodied carbon, is contained in Section 11.5.3 and Appendix 11-2 of Chapter 11: Climate of the EIAR.</li> <li>› Section 11.3.2 of Chapter 11: Climate and Section 16.3.3 discuss the baseline of the future environment of the Proposed Project site in relation to climate change and major accidents/natural disasters</li> <li>› A detailed risk assessment is provided in Section 16.4 of Chapter 16: Major Accidents and Natural Disasters of the EIAR</li> </ul>
Dust generation/emissions and management		✓		Included in Section 10.3.2.2 and Section 10.3.3.2 of Chapter 10: Air Quality the EIAR.
Vehicle emissions and management		✓		Included in Section 10.3.2.1 and Section 10.3.3.1 of Chapter 10: Air Quality and Section 11.5.2 and Section 11.5.3 of Chapter 11: Climate of the EIAR.

Land, Soils & Geology				
<p>Ground Condition Assessment (incl):</p> <ul style="list-style-type: none"> <li>• Ground Investigations Report</li> <li>• Site Investigations Report</li> <li>• Ground and surface water monitoring results</li> <li>• Peat Stability Risk Assessment and Report</li> <li>• Slope Stability Analysis</li> </ul>		✓		<ul style="list-style-type: none"> <li>› Description of geology and soil types, including a map of soils is included in Section 8.3.3 of Chapter 8: Land, Soils and Geology of the EIAR.</li> <li>› Site and Ground Investigations are detailed in the Peat Stability Risk Assessment included as Appendix 8-1 of the EIAR.</li> <li>› Surface Water impacts have been considered in Section 9.5.2.3 of Chapter 9: Water of the EIAR. Groundwater has been considered in Section 9.5.2.2.</li> <li>› A Peat and Stability Risk Assessment is included as Appendix 8-1 to the EIAR</li> <li>› Slope Stability Analysis has informed design via the utilisation of LIDAR data and site investigations. The data collected informed the Peat Stability Risk Assessment (Appendix 8-1 of the EIAR), Peat and Spoil Management Plan (Appendix 4-3 of the EIAR), and drainage/general site design.</li> </ul>
Peat and Spoil Management Plan		✓		Included as Appendix 4-3 to the EIAR
Hydrology, Hydrogeology & Water Quality				
Hydrological Assessment		✓		Provided within Section 9.2.1, 9.3 and 9.5 of the EIAR.
Hydrogeological Assessment		✓		Provided within Section 9.2.1, 9.3 and 9.5 of the EIAR.

Flood Risk Assessment		✓		Provided in Section 9.3.7 of Chapter 9: Water of the EIAR and as Appendix 9-1 of the EIAR
Surface water/Drainage Management Plan		✓		Included as Appendix 4-6 to the EIAR
Standalone Water Framework Directive Compliance Report		✓		Included as Appendix 9-3 to the EIAR
Emergency Response Plan		✓		Provided in Section 6 of Appendix 4-4 to the EIAR and Section 5 of Appendix 4-8 to the EIAR.
Water Quality Management Plan		✓		A Surface Water Management Plan has been provided as Appendix 4-6 of the EIAR, which contains mitigation and monitoring measures related to water quality.
<b>Landscape &amp; Visual</b>				
Photomontages		✓		Included as EIAR Volume 2 Photomontage Booklet
ZTV Analysis (min. 20km radius from development site)		✓		Included in Section 14.3 of Chapter 14: Landscape and Visual of the EIAR
Landscape Character Assessment		✓		Included as Appendix 14-2 of the EIAR
Viewpoint Assessment		✓		Included as Appendix 14-3 of the EIAR.
<b>Traffic &amp; Transportation</b>				
Turbine Delivery Route & Swept Path Analysis		✓		The turbine delivery route is detailed in Section 4.2.10 of Chapter 4: Description of the Proposed Project and Section 15.1.9 of Chapter 15: Material Assets of the EIAR. The swept path analysis is provided in

				Appendix 4-7 and Appendix 15-3 of the E.I.A.R.
Haul Route & Swept Path Analysis		✓		<ul style="list-style-type: none"> <li>› The construction haul routes for the construction phase of the Proposed Project are detailed in Section 15.1.2.4 of Chapter 15: Material Assets of the E.I.A.R.</li> <li>› Swept Path Analysis along the proposed turbine delivery route is shown in Figure 15-3, detailed in Section 15.1.10 of Chapter 15: Material Assets of the E.I.A.R.</li> <li>› The swept path analysis is provided in Appendix 4-7 and Appendix 15-3 of the E.I.A.R.</li> </ul>
Traffic and Transport Assessment		✓		A Traffic and Transport Assessment is provided in Section 15.1 of Chapter 15: Material Assets of the E.I.A.R.
Traffic Management Plan (including Construction traffic)		✓		A Traffic Management Plan is provided as Appendix 15-2 of the E.I.A.R.
Stage 1 Road Safety Audit		✓		A Stage 1 Road Safety Audit is provided as Appendix 15-4 of the E.I.A.R.
<b>Material Assets</b>				
Gas/ESB networks, as relevant		✓		Provided in Section 15.3.4 of Chapter 15: Material Assets of the E.I.A.R.
Telecommunications Impact Study		✓		Provided in Section 15.2.5 of Chapter 15: Material Assets of the E.I.A.R. and provided as Appendix 15-6 and Appendix 15-7 of the E.I.A.R.

Aviation Review Statement		✓		Provided in Section 15.2.6.3.2 of Chapter 15: Material Assets of the EIAR
Any other relevant material assets identified in consultation process	✓			No other relevant material assets identified during the consultation process. EIAR scoping responses are set out in Table 2-5 of Chapter: Background to the Proposed Project. All relevant feedback material addressed in Chapter 15: Material Assets.
<b>Cultural Heritage</b>				
Heritage Impact Assessment		✓		Provided in Section 13.2.2.1, Section 13.3.4.7, and Section 13.3.4.8 of Chapter 13: Cultural Heritage of the EIAR
Archaeological Impact Assessment		✓		Provided in Section 13.3, Section 13.4 and Section 13.5 of Chapter 13: Cultural Heritage of the EIAR
<b>Major Accidents and Disasters</b>				
Construction Stage		✓		Provided in Section 16.4.1.2 of Chapter 16: Major Accidents and Natural Disasters of the EIAR
Operational Stage		✓		Provided in Section 16.4.1.3 of Chapter 16: Major Accidents and Natural Disasters of the EIAR
Impact of Climate Change		✓		<ul style="list-style-type: none"> <li>› Section 11.3.1 of Chapter 11: Climate details the current baseline of the Proposed Project site</li> <li>› Section 11.3.2 of Chapter 11: Climate and Section 16.3.3 of Chapter 16: Major Accidents and Natural Disasters discuss the baseline of the future</li> </ul>

				<p>environment of the Proposed Project site in relation to climate change and major accidents/natural disasters</p> <p>› A detailed risk assessment is provided in Section 16.4 of Chapter 16: Major Accidents and Natural Disasters of the EIAR</p>
<b>Cumulative Assessment</b>				
Projects considered should be clearly identified and the location of the cumulative assessment clearly labelled within each Chapter as relevant		✓		<p>Provided in Section 2.10 of Chapter 2: Background to the Proposed Project of the EIAR. Cumulative assessment of projects and plans has been incorporated throughout all impact assessment chapters with each EIAR chapter outlining the methodology and cumulative assessment study area in a dedicated section.</p>
<b>Interactions of the Foregoing</b>				
Description of interactions between factors		✓		<p>Detailed in Chapter 17: Interaction of the Foregoing of the EIAR</p>
<b>Compendium of Mitigation Measures</b>				
Intent expressed for the implementation of mitigation measures to be clearly set out as 'shall'		✓		<p>Intent clearly defined with terms such as "shall" or "will" throughout the EIAR.</p>
Commitments need to be expressed clearly and be specific		✓		<p>Mitigation measures are specified and detailed throughout all relevant chapters of the EIAR and associated appendices. Chapter 18: Schedule of Mitigation and Monitoring Measures of the EIAR provides all mitigation and monitoring measures for the Proposed Project</p>
<b>Appendices</b>				

<p>All appendices and sub appendices to be submitted in hard and soft copy. To include:</p> <ul style="list-style-type: none"> <li>• Glossary of Terms</li> <li>• Noise Survey Results &amp; Calibration Certificates</li> <li>• Material Volume Calculations</li> <li>• Statement of Competency</li> <li>• Other relevant documents</li> </ul>		✓		<ul style="list-style-type: none"> <li>› A Glossary of terms has been included in Volume 1 of the EIAR</li> <li>› Noise Survey Results and Calibration Certificates are included as Appendix 12-5 and Appendix 12-2 of the EIAR, respectively</li> <li>› Material Volume Calculations are included in Appendix 4-3 of the EIAR</li> <li>› A statement of authority has been included at the beginning of each EIAR chapter, and project team and competency of author included in Section 1.8 of Chapter 1: Introduction.</li> </ul>
<b>AA Screening Report</b>				
Author qualifications, experience and expertise		✓		Included in Section 1.3 of the NIS/AASR
Methodology		✓		Included in Section 1.4 of the NIS/AASR
Zone of Influence (ZOI) and identification of relevant European Sites to be based on a Source-Pathway-Receptor Model using the precautionary principle		✓		Table 4-1 of the NIS/AASR identifies Natura 2000 sites within the ZOI and is based on a Source-Pathway-Receptor Model using the precautionary principle
Must include consideration of: Ferbane Bog SAC Mongan Bog SPA, River Shannon Callows SAC, Middle Shannon Callows SPA		✓		These Natura Sites are considered in Table 4-1 of the NIS/AASR
<b>NIS</b>				
Author qualifications, experience and expertise		✓		Included in Section 1.3 of the NIS/AASR
Methodology		✓		Included in Section 1.4 of the NIS/AASR

Biodiversity & Ornithology Surveys for QI & SCI species and habitats in accordance with Best Practice		✓		Survey methodologies are in accordance with best practice and detailed in Section 1.4.2 of the NIS/AASR
Consideration of relevant Hydrological, hydrogeological & water reports/assessments*  <i>* As stipulated above for EIAR</i>		✓		All hydrological, hydrogeological and water reports/assessments included in the EIAR have been considered and are detailed throughout the NIS/AASR
Consideration of relevant Land, soils & geology reports/assessments*  <i>* As stipulated above for EIAR</i>		✓		Land Soils and Geology reports have been considered and the site-specific peat and spoil management plan has been included as Appendix 5 of the NIS/AASR
Assessment in view of Conservation Objectives		✓		Provided in Section 4, Section 5, and Section 6 of the NIS/AASR
Compendium of Mitigation Measures (Intent expressed for implementation of mitigation measures - 'shall')		✓		Provided as Appendix 10 to the NIS/AASR
Clear statement on site integrity in view of Conservation Objectives		✓		Statement provided in Section 9 of the NIS/AASR
<b>Appendices</b>				
All appendices and sub appendices to be submitted in hard and soft copy		✓		All appendices and sub appendices have been submitted in soft and hard copies
<u>Other Documents (To include):</u>				
<b>Civil Engineering Report</b>				

Site Entrances		✓		Provided in Section 4.7.1 of Chapter 4: Description of the Proposed Project of the EIAR. Drawings provided in planning drawing pack - Drawing No. 200804 - 49 to 200804 - 52.
Access Tracks		✓		Provided in Section 4.4.1.2 of Chapter 4: Description of the Proposed Project of the EIAR. Drawings provided in planning drawing pack - Drawing No. P20-216-0600-0016 to P20-216-0600-0018.
Wind turbines		✓		Provided in Section 4.4.1.1 of Chapter 4: Description of the Proposed Project of the EIAR. Drawing provided in planning drawing pack - Drawing No. 200804 - 20.
Cable routes & connections		✓		Provided in Section 4.4.1.3 and Section 4.4.2 of Chapter 4: Description of the Proposed Project of the EIAR. Drawings provided in planning drawing pack - Drawing No. 200804 - 31 & 200804 - 46
Substation (Compound & Buildings)		✓		Provided in Section 4.4.2.1 of Chapter 4: Description of the Proposed Project of the EIAR. Drawings provided in planning drawing pack - Drawing No. 200804 - 33 to 200804 - 37.1.
Meteorological Mast		✓		Provided in Section 4.4.1.4 of Chapter 4: Description of the Proposed Project of the EIAR. Drawing provided in planning drawing pack - Drawing No. 200804 - 45.
Temporary construction compounds		✓		Provided in Section 4.4.1.5 of Chapter 4: Description of the Proposed Project of the EIAR. Drawings provided in planning

				drawing pack - Drawing No. 200804 - 23 to 200804 - 26.
Borrow Pits & Deposition Areas		✓		Provided in Section 4.4.3 of Chapter 4: Description of the Proposed Project of the EIAR. Drawings provided in planning drawing pack - Drawing No. P20-216-0600-0019 to P20-216-0600-0022.
Haul Route		✓		Provided in Section 4.7.2 of Chapter 4: Description of the Proposed Project of the EIAR.
Turbine Delivery Route		✓		Provided in Section 4.7.3 and Section 4.7.4 of Chapter 4: Description of the Proposed Project of the EIAR. The swept path analysis of the turbine delivery route is provided in Appendix 4-7 and Appendix 15-3 of the EIAR. Drawing for accommodation works provided in planning drawing pack - Drawing No. 200804 - 47.
Surface Water Design		✓		Provided in Section 4.9 of Chapter 4: Description of the Proposed Project of the EIAR and included as Appendix 4-6 of the EIAR. Drawings provided in planning drawing pack - Drawing No. P1540-0-0326-A1-D101-00A to P1540-0-0326-A1-D502-Rev A.
Wastewater		✓		Provided in Section 4.4.1.5 and Section 4.4.2.2 of Chapter 4: Description of the Proposed Project of the EIAR. Drawing provided in planning drawing pack - Drawing No. 200804 - 42.
Potable Water	✓			Provided in Section 4.4.2.2 and 4.11.2.2.1 of Chapter 4: Description of the Proposed

				Project of the EIAR, potable water will be supplied from the 2 no. proposed bored well at the proposed onsite 220kV substation. Drawing provided in planning drawing pack - Drawing No. 200804 - 42.
Decommissioning & Restoration		✓		Provided in Section 4.6 and Section 4.13 of Chapter 4: Description of the Proposed Project of the EIAR and provided in Appendix 4-8 to the EIAR.

## Appendix 2 - Confirmation of Planning Fee Payment

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**Galway** - MKO, Tuam Road, Galway, H91 VW84 (**Correspondence address**)  
**Dublin** - MKO, 9C Beckett Way, Park West Business Park, Dublin, D12 XN9W

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MKO Water Limited t/a MKO. Registered in Ireland No: 338589. VAT No: IE6358589Q  
MKO Estates & Project Management Ltd. Registered in Ireland No: 613029. VAT No: 3497897JH

Payment Details

Payment Reference No. 239075827

Printed On  
Friday, March 13, 2026  
04:30:12 PM

Pay From > LEMANAGHAN WIND FARM DAC , NEWBRIDGE CO  
KILDARE , 77114305

Pay To > AN COIMISIUN PLEANALA ,  
IBANIE70AIBK93105500316067

Payment Details > €100,000.00 on 16/03/2026, SEPA Payment

Status > Payment Pending

▶ PAYEE NAME	VALUE DATE & REF- NUMBER	AMOUNT	STATUS
AN COIMISIUN PLEANALA 00316067	16/03/2026 239075827	€100,000.00	Payment Processed

## Appendix 3 - Agreement of Scales with ACP

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**Galway** - MKO, Tuam Road, Galway, H91 VW84 (**Correspondence address**)  
**Dublin** - MKO, 9C Beckett Way, Park West Business Park, Dublin, D12 XN9W

+353 (091) 735 611 | [mkoireland.ie](http://mkoireland.ie) | [info@mkoireland.ie](mailto:info@mkoireland.ie)

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MKO Water Limited t/a MKO. Registered in Ireland No: 338589. VAT No: IE6358589Q  
MKO Estates & Project Management Ltd. Registered in Ireland No: 613029. VAT No: 3497897JH

## Ronan Dunne

---

**From:** Ellen Moss <e.moss@pleanala.ie>  
**Sent:** 23 March 2026 12:13  
**To:** Ronan Dunne  
**Subject:** RE: Public notice and drawing scales for agreement - Lemanaghan Wind Farm - Pre-app Ref: PC19.310844

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

Hi Rory,

Further to your query regarding the subject matter, we can advise the following.

Given the nature of the subject proposals, covering an expansive area, we are satisfied that it would be impractical for the prospective applicant in these circumstances to provide all drawings at the scales normally required (i.e. for a standard planning application), and that it is reasonable for the drawing scales to be agreed in advance of lodging an application to An Coimisiún Pleanála.

The scales proposed for your drawings, as detailed in your email correspondence below, would appear reasonable in these circumstances. The stated approach in providing drawings illustrating detailed elements of the proposals at a metric scale of 1:500 or similar appropriate scale would appear reasonable. This should also apply with respect to locations of joint bays, watercourse crossings and major junctions along the subject proposed grid-connection route, as well as other specific features of the proposed development.

The onus is on the prospective applicant to ensure that all of their application drawings are prepared at scales sufficient to allow An Coimisiún Pleanála and other parties to the application to understand and assess the siting, layout and other substantive elements of the subject development.

You are also requested to provide an A3 booklet of all drawings for the Inspector's ease of reference.

Kind regards,  
Ellen Moss

---

**From:** Ellen Moss  
**Sent:** Monday 23 March 2026 10:41  
**To:** Ronan Dunne <rdunne@mkoireland.ie>  
**Subject:** RE: Public notice and drawing scales for agreement - Lemanaghan Wind Farm - Pre-app Ref: PC19.310844

Hi Ronan,

I have reviewed your site notice.

Please note that the Commission's offices will be closed on Monday, 6th April 2026, for Easter Monday, and the documentation will not be available for public inspection. A further response will issue in due course regarding the drawing scales.

Kind regards,  
Ellen Moss

**From:** Ronan Dunne <[rdunne@mkoireland.ie](mailto:rdunne@mkoireland.ie)>  
**Sent:** Thursday 19 March 2026 10:38  
**To:** Ellen Moss <[e.moss@pleanala.ie](mailto:e.moss@pleanala.ie)>; SIDS <[sids@pleanala.ie](mailto:sids@pleanala.ie)>  
**Cc:** Mike Amiel Mekell <[mamekell@mkoireland.ie](mailto:mamekell@mkoireland.ie)>  
**Subject:** Public notice and drawing scales for agreement - Lemanaghan Wind Farm - Pre-app Ref: PC19.310844

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Hi Ellen,

Ahead of the upcoming submission of the Lemanaghan wind farm SID application, I would like to get the Commission's approval in relation to the public notices and drawing scales to be submitted with the application.

Please see a draft copy of the site notice attached. We are proposing a 7 week public consultation period 6<sup>th</sup> April 2026 to 25<sup>th</sup> May 2026, with 5 working days between the submission of the application and the start of the consultation period.

Also attached is a draft drawing schedule. We are proposing to submit site location maps, site layout maps (2 series – 1:5,000 & 1:2,500), turbine layouts (1:500) and detail drawings for all other infrastructure at appropriate scales. I have attached sample drawings from both site layout series and a turbine layout for reference. If you would like to see any other draft drawings from the drawing schedule, please let me know and I will send them across.

I would be grateful if you could revert back by end of day tomorrow.

Much appreciated.

Best regards,  
Ronan

**Ronan Dunne**  
Project Planner

**MKO**  
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Ellen Moss  
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Marine and Climate  
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Má fhaigheann tú an ríomhphost seo lasmuigh de na gnáthuaireanta oibre, ní bheidh mé ag súil le freagra ná gníomh lasmuigh de d'uaireanta oibre féin.

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