

An
Coimisiún
Pleanála

Application Form for Permission / Approval in respect of a Strategic Infrastructure Development

1.

Please specify the statutory provision under which your application is being made:	Section 37E of the Planning and Development Act 2000 (as amended)
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2. **Applicant:**

Name of Applicant:	Lemanaghan Wind Farm Designated Activity Company
Address:	Main Street, Newbridge, Kildare, Ireland.
Telephone No:	+353 (0)87 487 8153 (Paul Bonar, Development Project Manager)
Email Address (if any):	Paul.Bonar@sse.com (Paul Bonar, Development Project Manager)

3. Where Applicant is a company (registered under the Companies Acts):

Name(s) of company director(s):	Heather Donald, SSE Renewables Damien McSweeney, SSE Renewables John Reilly, BnM Bernice Sheridan, BnM
Registered Address (of company)	Main Street, Newbridge, Kildare, Ireland.
Company Registration No.	746051
Telephone No.	+353 (0)87 487 8153 (Paul Bonar, Development Project Manager)
Email Address (if any)	Paul.Bonar@sse.com (Paul Bonar, Development Project Manager)

4. Person / Agent acting on behalf of the Applicant (if any):

Name:	Ronan Dunne of MKO
Address:	MKO, Tuam Road, Galway, Ireland, H91VW84.
Telephone No.	091735611
Mobile No. (if any)	N/A
Email address (if any)	rdunne@mkoireland.ie

Should all correspondence be sent to the above address? (Please tick appropriate box)

(Please note that if the answer is “No”, all correspondence will be sent to the Applicant’s address)

Yes: [] No:[]

Contact Name and Contact Details (Phone number) for arranging entry on site if required / appropriate:

Ronan Dunne of MKO, Telephone No. 091735611

5. Person responsible for preparation of Drawings and Plans:

Name:	1. Gabriela Oliviera 2. Michael Gill 3. Aaron Clarke
Firm / Company:	1. MKO 2. Hydro Environmental Services 3. Fehily Timoney
Address:	1. MKO, Tuam Road, Galway H91 VW84 2. 22 Lower Main Street, Dungarvan, Co. Waterford. 3. Core House, Pouladuff Road, Cork, T12 D773
Telephone No:	1. 091735611 2. 05844122 3. 0214964133
Mobile No:	N/A
Email Address (if any):	1. info@mkoireland.ie 2. info@hydroenvironmental.ie 3. info@ftco.ie
<p>Details all plans / drawings submitted – title of drawings / plans, scale and no. of copies submitted. This can be submitted as a separate schedule with the application form.</p> <p>Please refer to Addendum 1 for full details of all accompanying plans/drawings.</p> <p>2 no. hard copies and 8 no. electronic copies of drawings have been provided.</p>	

6. Site:

Site Address / Location of the Proposed Development (as may best identify the land or structure in question)	The Proposed Development is located in the townlands of Cooldorragh, Kilnagarnagh, Cappanalosset, Tumbleagh, Killaghintober, Castlearmstrong, Leabeg, Cornafurrish and Corrabeg, Lemanaghan, Kilnagoolny, Straduff, Lisdermot, Derrica More, Rosfaraghan, Rashinagh, Cor Mor and Cor Beg, Corbane, and Ballindown, Co. Offaly.	
Ordnance Survey Map Ref No. (and the Grid Reference where available)	OS2222, OS2220, OS2022, OS2020 ITM X 616027 ITM Y 728163	
Where available, please provide the application site boundary, as shown in the submitted plans / drawings, as an ESRI shapefile in the Irish Transverse Mercator (ITM IRENET95) co-ordinate reference system. Alternatively, a CAD file in .dwg format, with all geometry referenced to ITM, may be provided.		
Area of site to which the application relates in hectares	1,111 ha	
Site zoning in current Development Plan for the area:	Wind Energy Strategy Designations in the Wind Energy Strategy of the Offaly County Development Plan 2021-2027 <i>'Areas Open for Consideration for Wind Energy Development'</i> (14 turbines) Boundary between <i>'Areas Open for Consideration for Wind Energy Development'</i> and <i>'Areas Not Deemed Suitable for Wind Energy Development'</i> (1 turbine) See planning report for further detail	
Existing use of the site & proposed use of the site:	Existing use: Decommissioning of industrial peatland Proposed use: Commercial Wind Farm and associated amenity	
Name of the Planning Authority(s) in whose functional area the site is situated:	Offaly County Council	

7. Legal Interest of Applicant in respect of the site the subject of the application:

Please tick appropriate box to show applicant's legal interest in the land or structure:	Owner	Occupier
	Other <input checked="" type="checkbox"/>	
Where legal interest is "Other", please expand further on your interest in the land or structure.		
The proposed development site is under the ownership of Bord na Móna Energy Ltd, Bord na Móna Powergen Limited Ltd and 2 no. third party landowners who have given consent to include their lands within the application site boundary. Please see the letters of consent from the landowners as Addendum 2 of this application form.		
If you are not the legal owner , please state the name and address of the owner and supply a letter from the owner of consent to make the application as listed in the accompanying documentation.		
Bord na Móna Energy Ltd., Main Street, Newbridge, Co. Kildare Bord na Móna Powergen Ltd., Main Street, Newbridge, Co. Kildare John Mollen, Corbane, Ferbane, Co. Offaly Martin Bosco Larkin, Cooldorragh, Ballinahown, Co. Offaly		
Does the applicant own or have a beneficial interest in adjoining, abutting or adjacent lands? If so, identify the lands and state the interest.		
Yes - Please see drawing ref: 200804 – 02A to 200804 – 02.08		

8. Site History:

Details regarding site history (if known):
Has the site in question ever, to your knowledge, been flooded? Yes: [<input type="checkbox"/>] No: [<input checked="" type="checkbox"/>] If yes, please give details e.g. year, extent: Are you aware of previous uses of the site e.g. dumping or quarrying? Yes: [<input checked="" type="checkbox"/>] No: [<input type="checkbox"/>] If yes, please give details: The application site was formerly subject to commercial peat extraction.

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

Yes: [] No: []

If yes, please state planning register reference number(s) of same if known and details of applications

Reg. Ref. No:	Nature of Proposed Development	Nature of Final Decision of Application Grant of Refusal by Planning Authority / An Coimisiún Pleanála
ACP: SU19.323676	Substitute Consent under the provisions of Section 177E of the Planning and Development Act 2000 (as amended) for peat extraction and ancillary works. Remedial Natura Impact Statement (rNIS) and Remedial Environmental Impact Assessment Report (rEIAR) was submitted with this application.	Case is due to be decided by 31/03/2026
OCC: 24/75	Continued use of an existing guyed wind monitoring mast, with instruments, 100m in height for a further period of three years. The purpose of the mast is to assess the suitability of the company's adjacent lands for windfarm development. Previous planning application reference numbers: PL16/341	Granted - 17/09/2024
OCC: 16/341	The erection of a guyed wind monitoring mast, with instruments, up to 100m in height. The purpose of the proposed mast is to assess the suitability of the company's adjacent lands for wind farm development.	Granted – 09/02/2017

OCC: 21/208	Renovation & extension of existing derelict dwelling, construction of a domestic garage, installation of an effluent treatment system, access to the public road at an existing entrance and all ancillary works	Granted – 09/02/2022
<p>If a valid planning application has been made in respect of this land or structure in the 6 months prior to the submission of this application, then any required site notice must be on a yellow background in accordance with Article 19(4) of the Planning and Development regulations 2001 as amended.</p>		
<p>Is the site of the proposal subject to a current appeal to An Coimisiún Pleanála in respect of a similar development?</p>		
<p>Yes: [] No:[<input checked="" type="checkbox"/>]</p> <p>If yes please specify</p> <p>An Coimisiún Pleanála Reference No.: _____</p>		

9. Description of the Proposed Development:

<p>Brief description of nature and extent of development</p>	<p>The proposed development will comprise:</p> <ul style="list-style-type: none"> (i) 15 no. wind turbines with the following dimensions: <ul style="list-style-type: none"> • A total tip height of 220m; • 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. 9611m²) 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
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	<p>of new permanent tracks for the purposes of amenity, seating areas, and amenity signage;</p> <ul style="list-style-type: none"> (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. <p>A 10-year planning permission and a 35-year operational life of the wind farm from the date of full commissioning is sought.</p> <p>An Environmental Impact Assessment Report (EIAR) and Natura Impact Statement (NIS) have been prepared and accompany this planning application.</p>
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10. In the case of mixed development (e.g. residential, commercial, industrial, etc), please provide breakdown of the different classes

of development and a breakdown of the gross floor area of each class of development:

Class of Development:	Gross Floor Area in m²
N/A	N/A
N/A	N/A
N/A	N/A
N/A	N/A

11. Where the application relates to a building or buildings:

Gross floor space of any existing buildings(s) in m ²	177 sq.m
Gross floor space of proposed works in m ²	Substation compound: 2 no. buildings 1. GIS building: 2,990.23 sq.m 2. IPP building: 202.95 sq.m
Gross floor space of work to be retained in m ² (if appropriate)	N/A
Gross floor space of any demolition in m ² (if appropriate)	177 sq.m

12. In the case of residential development please provide breakdown of residential mix:

Number of	Studio	1 Bed	2 Bed	3 Bed	4 Bed	4 + Bed	Total
Houses	N/A	N/A	N/A	N/A	N/A	N/A	N/A
Apartments	N/A	N/A	N/A	N/A	N/A	N/A	N/A
Number of car-parking spaces to be provided		Existing: N/A	Proposed: 45 no. standard spaces and 9 no. spaces for accessible parking across 3 amenity car parks.			Total: 54 no. car-parking spaces	

13. Social Housing:

Please tick appropriate box:	Yes	No
<i>Is the application an application for permission for development to which Part V of the Planning and Development Act 2000 applies?</i>		✓

If the answer to the above question is “yes” and the development is not exempt (see below), you must provide, as part of your application, details as to how you propose to comply with section 96 of Part V of the Act.

If the answer to the above question is “yes” but you consider the development to be exempt by virtue of section 97 of the Planning and Development Act 2000, a copy of the Certificate of Exemption under section 97 must be submitted (or, where an application for a certificate of exemption has been made but has not yet been decided, a copy of the application should be submitted).

If the answer to the above question is “no” by virtue of section 96 (13) of the Planning and Development Act 2000, details indicating the basis on which section 96 (13) is considered to apply to the development should be submitted.

14. Where the application refers to a material change of use of any land or structure or the retention of such a material change of use:

Existing use (or previous use where retention permission is sought)
The application site was formerly subject to commercial peat extraction. In 2020 peat extraction within the application site ceased. Decommissioning is currently ongoing with respect to Condition 10 of the IPC Licence (IPC Licence Ref: P0500-01).
Proposed use (or use it is proposed to retain)
Renewable energy development
Nature and extent of any such proposed use (or use it is proposed to retain).
A proposed wind farm comprising of 15 no. wind turbines, grid connection and associated works, as described in Q.9 of this form.

15. Development Details:

Please tick appropriate box:	If answer is yes please give details	YES	NO
Does the proposed development involve the demolition of a Protected Structure(s), in whole or in part?			✓
Does the proposed development consist of work to a protected structure and / or its curtilage or proposed protected structure and / or its curtilage?			✓
Does the proposed development consist of work to the exterior of a structure which is located within an architectural conservation area (ACA)?			✓
Does the application relate to development which affects or is close to a monument or place recorded under section 12 of the National Monuments (Amendment) Act, 1994.		✓ See Chapter 13 of the EIAR	
Does the application relate to work within or close to a European Site or a Natural Heritage Area?			✓
Does the development require the preparation of a Natura Impact Statement?		✓ NIS included	
Does the proposed development require the preparation of an Environmental Impact Assessment Report?		✓ EIAR included	
Do you consider that the proposed development is likely to have significant effects on the environment in a transboundary state?			✓
Does the application relate to a development which comprises or is for the purpose of an activity requiring an integrated pollution prevention and control license			✓
Does the application relate to a development which comprises or is for the purpose of an activity requiring a waste license?			✓
Do the Major Accident Regulations apply to the proposed development?			✓
Does the application relate to a development in a Strategic Development Zone?			✓
Does the proposed development involve the demolition of any habitable house?			✓

16. Services:

Proposed Source of Water Supply:
Existing connection: <input type="checkbox"/> New Connection: <input type="checkbox"/> Public Mains: <input type="checkbox"/> Group Water Scheme: <input type="checkbox"/> Private Well: <input checked="" type="checkbox"/> Other (please specify): 2 no. bored wells are proposed for the proposed electrical substation. Further details are provided in Chapter 4 of the EIAR. <hr/> Name of Group Water Scheme (where applicable): <hr/>
Proposed Wastewater Management / Treatment:
Existing: <input type="checkbox"/> New: <input type="checkbox"/> Public Sewer: <input type="checkbox"/> Conventional septic tank system: <input type="checkbox"/> Other on site treatment system: <input checked="" type="checkbox"/> Please Specify: A sealed wastewater storage tank will be used for effluent from the staff welfare facilities in the substation IPP and GIS buildings. Effluent will be removed from site by a permitted waste collector to a licenced waste facility. Further details are provided in Chapter 4 of the EIAR. <hr/>
Proposed Surface Water Disposal:
Public Sewer / Drain: <input type="checkbox"/> Soakpit: <input type="checkbox"/> Watercourse: <input type="checkbox"/> Other: <input checked="" type="checkbox"/> Please specify: Please see Chapter 4 of the EIAR and drainage drawings included in the planning drawing pack (Hydro Environmental Services (HES) drawings).

17. Notices:

Details of public newspaper notice – paper(s) and date of publication
Copy of page(s) of relevant newspaper enclosed Yes: [<input checked="" type="checkbox"/>] No:[<input type="checkbox"/>] Newspaper notices have been published in a national and local newspaper. National newspaper: Irish Independent, dated 26/03/2026 Local newspaper: Midland Tribune dated 26/03/2026
Details of site notice, if any, - location and date of erection
Copy of site notice enclosed Yes: [<input checked="" type="checkbox"/>] No:[<input type="checkbox"/>] Site notices have been erected on site on the 27/03/2026. Site notice locations are shown on Planning Application Drawing No. 200804 – 02A and 200804 - 02.08.
Details of other forms of public notification, if appropriate e.g. website
Project website: www.lemanaghanwindfarmplanning.ie

18. Pre-application Consultation:

Date(s) of statutory pre-application consultations with An Coimisiún Pleanála
Schedule of any other pre application consultations –name of person / body and date of consultation to be provided as appropriate and also details of any general public consultations i.e. methods, dates, venues etc. This can be submitted as a separate schedule with the application form.
Enclosed: Refer to Addendum 3 of this application form.
Yes: [<input checked="" type="checkbox"/>] No:[<input type="checkbox"/>]
Schedule of prescribed bodies to whom notification of the making of the application has been sent and a sample copy of such notification.
Enclosed: Refer to Addendum 4 of this application form.
Yes: [<input checked="" type="checkbox"/>] No:[<input type="checkbox"/>]


19. Confirmation Notice:

Copy of Confirmation Notice	
Attach a copy of the confirmation notice in relation to the EIA Portal where an EIAR accompanies the application. A copy of the EIA Portal confirmation notice is attached in Addendum 5 of this application form, EIA Portal ID: 2026041.	

20. Application Fee:

Fee Payable	€100,000.00 Paid via EFT on the 16/03/2026, confirmation of payment enclosed with Cover Letter.
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I hereby declare that, to the best of my knowledge and belief, the information given in this form is correct and accurate and that the application documents being deposited at the planning authority offices, and any other location specified by the Commission in pre application consultations, including a website (if any) will be identical to the application documents being deposited with the Commission.

Signed: (Applicant or Agent as appropriate)	 Ronan Dunne of MKO (Agent)
Date:	27 th of March 2026

General Guidance Note:

The range and format of material required to be compiled / submitted with any application in respect of a proposed strategic infrastructure development shall generally accord with the requirements for a planning application as set out in the Planning and Development Regulations, 2001 to 2018 and those Regulations should therefore be consulted prior to submission of any application.

September 2018