

# SITE NOTICE

## Planning and Development Act 2000 (As Amended)

### Notice of Direct Planning Application to An Coimisiún Pleanála in respect of a Strategic Infrastructure Development – Co Offaly

In accordance with Section 37E of the Planning and Development Act 2000 (as amended) Lemanaghan Wind Farm Designated Activity Company gives notice of its intention to make an application to An Coimisiún Pleanála for permission for a renewable energy development in the townlands of Cooldorragh, Kilnagarnagh, Cappanalsosset, Tumbleagh, Killaghintober, Castlearmstrong, Leabeg, Cornafurris and Corrabeg, Lemanaghan, Kilnagoolny, Straduff, Lisdermot, Derrica More, Rosfaraghan, Rashinagh, Cor Mor and Cor Beg, Corbane, and Ballindown Co. Offaly.

This development is covered by the provisions of the Renewable Energy Directive III (Directive 2023/2413) 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.

The proposed development will comprise:

- (i) 15 no. wind turbines with the following dimensions:
  - 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. 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.

The planning application, EIAR and NIS may be inspected free of charge or purchased on payment of a specified fee (which shall not exceed the reasonable cost of making such a copy) during public opening hours for a period of seven weeks commencing on the **7<sup>th</sup> April 2026** at the following locations:

- The Offices of An Coimisiún Pleanála, 64 Marlborough Street, Dublin 1, D01 V902 (9:15am – 5:30pm, Monday – Friday)
- The Offices of Offaly County Council, Áras an Chontae, Charleville Road, Tullamore, Co. Offaly, R35 F893 (9:30am to 4pm, Monday to Friday)

The application may also be viewed/downloaded on the following website: [www.lemanaghanwindfarmplanning.ie](http://www.lemanaghanwindfarmplanning.ie).

Submissions or observations may be made only to An Coimisiún Pleanála ("the Commission") 64 Marlborough Street, Dublin 1 in writing or online at [www.pleanala.ie](http://www.pleanala.ie) during the above-mentioned period of seven weeks relating to:

- i. The implications of the proposed development for proper planning and sustainable development of the area concerned, and
- ii. the likely effects on the environment of the proposed development, if carried out, and
- iii. the likely effects of the proposed development on a European site, if carried out.

Any submissions/observations must be accompanied by a fee of €50 (except for certain prescribed bodies) and must be received by An Coimisiún Pleanála not later than 5:30 p.m. on **26<sup>th</sup> May 2026** and must include the following information:

- the name of the person making the submission or observation, the name of the person acting on his or her behalf, if any, and the address to which any correspondence relating to the application should be sent,
- the subject matter of the submission or observation, and
- the reasons, considerations and arguments on which the submission or observation is based in full (Article 217 of the Planning and Development Regulations 2001, as amended, refers).

Any submissions or observations which do not comply with the above requirements cannot be considered by the Commission. The Commission may at its absolute discretion hold an oral hearing on the application (refer to 'A Guide to Public Participation in Strategic Infrastructure Development' at [www.pleanala.ie](http://www.pleanala.ie)).

The Commission may in respect of an application for permission decide to:

- a) (i) grant the permission, or
- (ii) make such modifications to the proposed development as it specifies in its decision and grant permission in respect of the proposed development as so modified, or
- (iii) grant permission in respect of part of the proposed development (with or without specified modifications of the foregoing kind), and any of the above decisions may be subject to or without conditions, or
- b) Refuse to grant the permission.

Any enquiries relating to the application process should be directed to the Strategic Infrastructure Development Section of An Coimisiún Pleanála (Tel. 01-8588100).

A person may question the validity of any such decision of the Commission by way of an application for judicial review, under Order 84 of the Rule of the Superior Courts (S.I. No. 15 of 1986, as amended by S.I. No 691 of 2011), in accordance with Section 50 of the Planning and Development Act, 2000, as amended.

Practical information on the review mechanism can be accessed on the Commission Pleanála's website <https://www.pleanala.ie/en-ie/home> or on the Citizens Information Service website, [www.citizensinformation.ie](http://www.citizensinformation.ie)

Signed:  (Ronan Dunne of MKO, Tuam Road, Galway (Agent))

Date of Erection of Site Notice: 27<sup>th</sup> March 2026