



Board Direction

Ref: PL04.245862

The submissions on this file and the Inspector's report were considered at a Board meeting held on 2nd June 2016. The Board decided to grant permission generally in accordance with the Inspector's recommendation, and in accordance with the draft reasons, considerations and conditions set out below.

REASONS AND CONSIDERATIONS

Having regard to the nature, scale and location of the proposed development, to the separation distances to European Sites, and to the lack of potential for connectivity with those sites, the Board is satisfied that the proposed development would not be likely to have significant effects on European Sites. The Board accepted the assessment of the Inspector on this matter and shared his conclusions.

Having regard to the nature, characteristics, scale and location of the proposed development, and to the characteristics of its potential impacts, the Board is satisfied that the proposed development would not be likely to have significant effects on the environment, and concurred with the analysis and conclusion of the Inspector on this matter.

Having regard to the nature and scale of the proposed development, the suitability of the aspect and topography of the site, the proximity of the grid connection, the pattern of development in the vicinity, the provisions of the Cork County Development Plan 2014 and of regional and national policy objectives in relation to renewable energy, it is considered that, subject to compliance with the conditions set out below, the proposed development would not seriously injure the visual amenities of the area or the residential amenities of property in the vicinity, and would be in accordance with the proper planning and sustainable development of the area.

CONDITIONS

1. PlansPartic incl. FI 16/10/15
2. The permission shall be for a period of 25 years from the date of the commissioning of the solar array. The solar array and related ancillary structures shall then be removed unless, prior to the end of the period, planning permission shall have been granted for their retention for a further period.

Reason: To enable the planning authority to review the operation of the solar array in the light of the circumstances then prevailing.

3. This permission shall not be construed as any form of consent or agreement to a connection to the national grid or to the routing or nature of any such connection.

Reason: In the interest of clarity.

4. The electricity control unit, inverters, and fencing shall be dark green in colour.

Reason: In the interest of the visual amenity of the area.

5. No external artificial lighting shall be installed or operated on site, unless otherwise authorised by a prior grant of planning permission.

Reason: In the interest of visual and residential amenity.

6. CCTV cameras shall be fixed and angled to face into the site and shall not be directed towards adjoining property or the public road.

Reason: In the interest of the amenities of the area.

7. Each fencing panel shall be erected such that for a minimum of 300 millimetres of its length, its bottom edge is no less than 150 millimetres from ground level.

Reason: To allow wildlife to continue to have access to and through the site.

8. Cables within the site shall be located underground.

Reason: In the interest of visual amenity.

9. All landscaping shall take place in the first planting season following commencement of development and in accordance with the scheme submitted to the planning authority by way of further information. The landscaping and screening shall be maintained at regular intervals. Any trees or hedgerow that are removed, die or become seriously damaged or diseased within five years from planting shall be replaced within the next planting season by trees or hedging of similar size and species, unless otherwise agreed in writing with the planning authority.

Reason: In the interest of the visual amenity of the area and of dwellings in the vicinity.

10. A bird survey programme, including arrangements for reporting, shall be submitted to and agreed in writing with the planning authority prior to commencement of development. The surveys shall be undertaken by a suitably qualified and experienced bird specialist. Survey reports shall be submitted annually for five years, unless otherwise agreed in writing with the planning authority. Copies of the reports shall be sent to the Department of Arts, Heritage and the Gaeltacht.

Reason: To ensure appropriate monitoring of birds in the vicinity of the proposed development.

11. A road condition survey of public roads L-7476 and L-74761 shall be submitted to and agreed with the planning authority prior to the commencement of development. Within three months of completion of commissioning of the proposed development, a second road condition survey of these roads shall be submitted to the Planning Authority.

Reason: In the interest of maintaining the public road network.

12. Prior to commencement of development, a method statement for the proposed foundations shall be submitted to and agreed in writing with the planning authority.

Reason: In the interest of clarity.

13. (1) Prior to commencement of development, a detailed restoration plan, including a timescale for its implementation, shall be submitted to and agreed in writing with the planning authority.
(2) On full or partial decommissioning of the solar array, or if the solar array ceases operation for a period of more than one year, the site, including access roads, shall be restored and structures removed in accordance with the said plan within three months of decommissioning/cessation, to the written satisfaction of the planning authority.

Reason: To ensure the satisfactory reinstatement of the site on full or partial cessation of the proposed development.

14. Archaeology

15. CMP 1 incl. the management of construction traffic

16. Security unspecified (to secure the reinstatement of public roads that may be damaged by the transport of materials to the site)

17. Security unspecified (satisfactory reinstatement of the site on cessation of the project)

18. Section 48

Notes:

- (i) The Board noted that the further information submitted to the planning authority on 16th October 2015 principally consisted of additional information/clarification in relation to the proposed development, and did not result in any significant amendments. The Board is satisfied that third parties would not be affected for this reason.

- (ii) Having regard to the information submitted on file in relation to the nature of the proposed development, the predicted noise levels, and the separation distances to houses, the Board was satisfied that a specific noise condition would not be necessary to ensure appropriate protection of nearby residential amenity.

Board Member: _____ Date: 9th June 2016
Fionna O' Regan