



Board Direction

Ref: PL26.246966

The submissions on this file and the Inspector's report were considered at a Board meeting held on 15th November 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 low 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, either by itself or in combination with other plans or projects. The Board generally accepted the assessment of the Inspector on this matter, and shared her conclusions. In doing so, the Board had regard to the limited scale of excavation arising, the low potential to generate effects accordingly and their localised nature, and the poor drainage connectivity involved.

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 overall analysis set out in the Inspector's report in this regard. The Board, therefore, concluded that the submission of an environmental impact statement was not required.

Having regard to the nature and scale of the proposed development, the suitability of the aspect and topography of the site, the proximity of a grid connection, the pattern of development in the vicinity, the provisions of the Wexford County Development Plan 2013 – 2019, 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 have acceptable impacts on visual amenity, would not seriously injure 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
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 proposed development shall be undertaken in compliance with all environmental commitments made in the documentation supporting the application.

Reason: To protect the environment.

5. The inverters/transformer stations shall be green in colour. The external walls of the proposed substation shall be finished in a neutral colour such as grey or off-white; the roof shall be of black tiles.

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

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

Reason: In the interest of visual and residential amenity and traffic safety.

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

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

8. 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.

9. The solar panels shall have driven or screw pile foundations only, unless otherwise agreed in writing with the planning authority.

Reason: In the interest of clarity.

10. Cables within the site shall be located underground.

Reason: In the interest of visual amenity.

11. (1) The southernmost hedgerow that is proposed to be removed shall be retained except to provide for vehicular access.
- (2) The western boundary shall be supplemented by additional planting.
- (3) All landscaping shall take place in the first planting season following commencement of development and in accordance with the scheme submitted with the application. 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.

Revised drawings showing compliance with these requirements shall be submitted to, and agreed in writing with, the planning authority prior to commencement of development.

Reason: In the interest of biodiversity and the visual amenities of the area.

12. (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 road, 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.

13. Archaeology

14. CMP 1 incl. the management of construction traffic

15. Security unspecified (to secure the reinstatement of public roads that may be damaged by construction transport)

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

17. Section 48 unspecified

Please issue notices in accordance with Section 34(13) of the Planning and Development Act, 2000.

Board Member: _____ Date: 28th November 2016
Fionna O' Regan