



An
Bord
Pleanála

Board Direction
BD-003419-19
ABP-303677-19

The submissions on this file and the Inspector's report were considered at a Board meeting held on 28/06/2019.

The Board decided to grant permission generally in accordance with the Inspector's recommendation, for the following reasons and considerations, and subject to the following conditions.

Reasons and Considerations

Having regard to the following:

- (a) national policy with regard to the development of alternative and indigenous energy sources and the minimisation of emissions from greenhouses gases,
- (b) the provisions of the Wind Energy Development Guidelines – Guidelines for Planning Authorities issued by the Department of the Environment, Heritage and Local Government in June, 2006,
- (c) the policies of the planning authority as set out in the Roscommon County Development Plan 2014 - 2020, including the Renewable Energy Strategy and the Landscape Character Assessment,
- (d) the character of the landscape in the area and the absence of any ecological designation on or in the immediate environs of the windfarm site,
- (e) the characteristics of the site and of the general vicinity,

- (f) the pattern of existing and permitted development in the area, including overhead powerlines and windfarms,
- (g) the distance to dwellings and other sensitive receptors from the proposed development,
- (h) the Appropriate Assessment Stage 1 Screening Report submitted, and
- (i) the appeal made in connection with the planning application

it is considered that the proposed amendments would not have an unacceptable impact on the landscape or the residential amenities of the area and would not adversely affect the archaeological or natural heritage of the area and would be in accordance with the proper planning and sustainable development of the area.

Conditions

1.	<p>The development shall be carried out and completed in accordance with the plans and particulars lodged with the application, as amended by the further plans and particulars submitted on the 19th day of December 2018, except as may otherwise be required in order to comply with the following conditions. Where such conditions require details to be agreed with the planning authority, the developer shall agree such details in writing with the planning authority prior to commencement of development and the development shall be carried out and completed in accordance with the agreed particulars.</p> <p>Reason: In the interest of clarity.</p>
2.	<p>Apart from any departures specifically authorised by this permission, the development shall be carried out and completed in accordance with the terms and conditions of the permission granted on 24/11/2011 under planning register reference number 11/126, and permission granted on 17/08/2018 under planning register reference number 18/313 and any agreements entered into thereunder.</p>

	<p>Reason: In the interest of clarity and to ensure that the overall development is carried out in accordance with the previous permissions.</p>
3.	<p>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.</p> <p>Reason: In the interest of clarity.</p>
4.	<p>a) Details of the wind turbines including blade lengths shall be agreed in writing with the planning authority prior to commencement of development.</p> <p>b) Cables within the site shall be laid underground.</p> <p>c) The wind turbines shall be geared to ensure that the blades rotate in the same direction.</p> <p>d) No advertising material shall be placed on or otherwise be affixed to any structure on the site without a prior grant of planning permission.</p> <p>Reason: In the interest of visual amenity</p>
5.	<p>Details of aeronautical requirements shall be submitted to, and agreed in writing with, the planning authority prior to commencement of development. Prior to commissioning of the turbines, the developer shall inform the planning authority and the Irish Aviation Authority of the as constructed tip heights and co-ordinates of the turbines and wind monitoring masts.</p> <p>Reason: In the interest of air traffic safety.</p>
6.	<p>Details of the road network to be used by construction traffic and by the long-term maintenance traffic including detailed arrangements for the protection of bridges to be traversed shall be submitted to, and agreed in writing with, the planning authority prior to commencement of development.</p> <p>Reason: In the interest of traffic safety</p>
7.	<p>The developer shall facilitate the preservation, recording and protection of archaeological materials or features that may exist within the site. In this regard, the developer shall -</p>

	<p>(a) notify the planning authority in writing at least four weeks prior to the commencement of any site operation (including hydrological and geotechnical investigations) relating to the proposed development,</p> <p>(b) employ a suitably-qualified archaeologist who shall monitor all site investigations and other excavation works, and</p> <p>(c) provide arrangements, acceptable to the planning authority, for the recording and for the removal of any archaeological material which the authority considers appropriate to remove.</p> <p>In default of agreement on any of these requirements, the matter shall be referred to An Bord Pleanála for determination.</p> <p>Reason: In order to conserve the archaeological heritage of the site and to secure the preservation and protection of any remains that may exist within the site.</p>
8.	<p>Prior to commencement of development, the developer shall lodge with the planning authority a cash deposit, a bond of an insurance company, or such other security as may be acceptable to the planning authority, to secure the satisfactory reinstatement of the site upon cessation of the project coupled with an agreement empowering the planning authority to apply such security or part thereof to such reinstatement. The form and amount of the security shall be as agreed between the planning authority and the developer or, in default of agreement, shall be referred to An Bord Pleanála for determination.</p> <p>Reason: To ensure satisfactory reinstatement of the site.</p>
9.	<p>The developer shall pay to the planning authority a financial contribution in respect of public infrastructure and facilities benefiting development in the area of the planning authority that is provided or intended to be provided by or on behalf of the authority in accordance with the terms of the Development Contribution Scheme made under section 48 of the Planning and Development Act 2000, as amended. The contribution shall be paid prior to commencement of development or in such phased payments as the planning authority may facilitate and shall be subject to any applicable</p>

	<p>indexation provisions of the Scheme at the time of payment. Details of the application of the terms of the Scheme shall be agreed between the planning authority and the developer or, in default of such agreement, the matter shall be referred to An Bord Pleanála to determine the proper application of the terms of the Scheme.</p> <p>Reason: It is a requirement of the Planning and Development Act 2000, as amended, that a condition requiring a contribution in accordance with the Development Contribution Scheme made under section 48 of the Act be applied to the permission.</p>
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Board Member

Date: 28/06/2019

Terry Prendergast