



An  
Bord  
Pleanála

**Board Direction**  
**BD-004302-19**  
**ABP-304761-19**

The submissions on this file and the Inspector's report were considered at a Board meeting held on 18/10/2019.

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 Cork County Development Plan 2014 – 2020 and the East Cork Municipal Local Area Plan 2017, 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, would comply with Objective ED 1-1 of the Development Plan, would be acceptable in terms of the heritage of the area, and would be acceptable in terms of traffic safety and convenience. The proposed development would, therefore, be in accordance with the proper planning and sustainable development of the area.

### **Conditions**

1.	The development shall be carried out and completed in accordance with the plans and particulars lodged with the application, 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
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	<p>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><b>Reason:</b> In the interest of clarity.</p>
2.	<p>(a) This permission shall be for a period of 25 years from the date of 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.</p> <p>(b) Prior to commencement of development, a detailed restoration plan, including a timescale for its implementation, providing for the removal of the solar arrays, including all foundations, anchors, inverter/transformer stations, delivery station, CCTV cameras, fencing and site access to a specific timescale, shall be submitted to, and agreed in writing with, the planning authority.</p> <p>(c) On full or partial decommissioning of the solar farm, or if the solar farm ceases operation for a period of more than one year, the solar arrays, including foundations/anchors, and all associated equipment, shall be dismantled and removed permanently from the site. The site shall be restored in accordance with this plan and all decommissioned structures shall be removed within three months of decommissioning.</p> <p><b>Reason:</b> To enable the planning authority to review the operation of the solar farm over the stated time period, having regard to the circumstances then prevailing, and in the interest of orderly development.</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><b>Reason:</b> In the interest of clarity.</p>

4.	<p>(a) Existing field boundaries shall be retained, notwithstanding any exemptions available and new planting undertaken in accordance with the plans submitted to the planning authority with the application.</p> <p>(b) All landscaping shall be planted to the written satisfaction of the planning authority prior to commencement of development. Any trees or hedgerow that are removed, die or become seriously damaged or diseased during the operative period of the solar farm as set out by this permission, 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.</p> <p><b>Reason:</b> In the interest of biodiversity, the visual amenities of the area, and the residential amenities of property in the vicinity.</p>
5.	<p>(a) No artificial lighting shall be installed or operated on site unless authorised by a prior grant of planning permission.</p> <p>(b) CCTV cameras shall be fixed and angled to face into the site and shall not be directed towards adjoining property or the road.</p> <p>(c) Cables within the site shall be located underground.</p> <p>(d) The inverter/transformer stations and delivery station shall be dark green in colour.</p> <p><b>Reason:</b> In the interest of clarity, and of visual and residential amenity.</p>
6.	<p>Before construction commences on site, details of the structures of the security fence showing provision for the movement of mammals at regular intervals along the perimeter of the site shall be submitted for prior approval to the Planning Authority. This shall be facilitated through the provision of mammal access gates designed generally in accordance with standard guidelines for provision of mammal access (NRA 2008).</p>

	<p><b>Reason:</b> To allow wildlife to continue to have access across the site, in the interest of biodiversity protection.</p>
7.	<p>The construction of the development shall be managed in accordance with a Construction Management Plan, which shall be submitted to, and agreed in writing with, the planning authority prior to commencement of development. This plan shall provide details of intended construction practice for the development, including but not limited to, hours of working, noise and dust management measures, surface water management proposals, the management of construction traffic and off-site disposal of construction waste.</p> <p><b>Reason:</b> In the interests of public safety, residential amenity and protection of the environment.</p>
8.	<p>The applicant shall engage the services of a suitably qualified archaeologist to carry out a geophysical survey across the site followed by a programme of targeted archaeological testing (licensed under the National Monuments Act 1930 – 2004) in advance of the development. The result of the geophysical survey shall be submitted for written approval to the planning authority with a testing strategy, prior to submitting a licence application for archaeological testing to the National Monument Service of the Department of Culture, Heritage, and the Gaeltacht.</p> <p>The testing shall:</p> <ul style="list-style-type: none"> <li>(a) target the results of the geophysical survey, and</li> <li>(b) test across the greenfield site where subsurface excavation works are required (such as access/maintenance tracks, linear cable trenches, site storage areas, and sub-station areas).</li> </ul> <p>No subsurface work shall be undertaken in the absence of the archaeologist without his/her express consent.</p> <p>Where clear archaeological material is shown to be present in the geophysical survey and/or testing, preservation in situ, buffer zones or other mitigation measures will be required, and the planning authority and</p>

	<p>National Monuments Service will advise the applicant with regard to these matters.</p> <p>Having completed the work, the archaeologist shall submit a report to the planning authority and the National Monument Service. All new archaeological sites shall be reported to the Archaeological Survey of Ireland. No site preparation or development work shall be carried out until after the archaeologist's report has been submitted and approval to proceed has been received in writing from the planning authority.</p> <p><b>Reason:</b> To preserve items of archaeological interest.</p>
9.	<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><b>Reason:</b> To ensure satisfactory reinstatement of the site.</p>
10.	<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 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><b>Reason:</b> 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:** 18/10/2019

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John Connolly