



An  
Bord  
Pleanála

**Board Direction**  
**BD-004978-20**  
**ABP-305481-19**

The submissions on this file and the Inspector's report were considered at a Board meeting held on 20/01/2020.

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:

- (a) national and local policy in relation to the deployment of renewable energy,
- (b) the scale, extent and layout of the proposed development, and
- (c) the pattern of development in the area, and the generally good screening available to the site by means of existing hedgerows,

it is considered that, subject to compliance with the conditions set out below, the proposed solar farm would not seriously injure the visual or residential amenities of the area and would be acceptable in terms of landscape, archaeological and ecological impacts and 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 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.

**Reason:** In the interest of clarity.

2. (a) All structures including foundations hereby authorised shall be removed not later than 25 years from the date of commissioning of the development, and the site reinstated unless planning permission has been granted for their retention for a further period prior to that date.  
  
(b) Prior to commencement of development, a detailed restoration plan, providing for the removal of the solar arrays, including all foundations, anchors, fencing and all lighting and CCTV poles, to a specific timescale, shall be submitted to, and agreed in writing with, the planning authority. 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.

**Reason:** 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.

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. (a) The landscaping proposals shall be carried out within the first planting season following commencement of construction of the solar pv array. All existing hedgerows shall be retained. The landscaping and screening shall be maintained at regular intervals. Any trees or shrubs planted in accordance with this condition which are removed, die, become seriously damaged or diseased within two years of planting shall be replaced by trees or shrubs of similar size and species to those originally required to be planted.
- (b) Upon commissioning of the development and for a period of two years following first operation, the developer shall provide detailed glint surveys on an annual basis to the planning authority in order to confirm that no such glint impact has taken place on adjoining houses as a result of the development and shall provide such further mitigation measures(e.g. additional screening and/or planting) as the planning authority may specify in writing, to ensure that this is achieved.

**Reason:** To assist in screening the proposed development from view and to blend it into its surroundings in the interest of visual amenity, and to mitigate any glint impact from the proposed development upon adjoining residential amenities.

5. The solar panels shall be fixed in place by way of driven pile or screw pile foundations only, unless otherwise authorised by a separate grant of planning permission.

**Reason:** In the interest of the long-term viability of this agricultural land, and in order to minimise impacts on drainage patterns.

6. Security lighting shall be angled and constructed so as to reduce, as far as possible, the light scatter over adjacent houses to east and west of the site, and to ensure that no glare is caused to adjoining residents or users of the public road in the vicinity of the site.

**Reason:** In the interest of 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.

**Reason:** In the interest of residential amenity.

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 have access through the site.

9. (a) PA c 4  
(b) PA c 5  
(c) PA c 6

**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.

10. 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 noise management measures and off-site disposal of construction waste.

**Reason:** In the interests of public safety and residential amenity.

11. Site development and building works shall be carried out only between the hours of 0800 to 1900 Mondays to Fridays inclusive, between 0800 to 1400 hours on Saturdays and not at all on Sundays and public holidays. Deviation from these times will only be allowed in exceptional circumstances where prior written approval has been received from the planning authority.

**Reason:** In order to safeguard the residential amenities of property in the vicinity.

12. All cables associated with the development shall be located underground. The external finishes of the electricity control unit and the power inverter unit, and of all fencing, shall be dark green in colour only.

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

13. The disposal of surface water shall comply with the requirements of the planning authority for such works and services. Surface water from the site shall not be permitted to drain onto the adjoining public road.

**Reason:** In the interest of traffic safety and orderly development.

14. PA c 8

15. 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 solar farm 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.

**Reason:** To ensure satisfactory reinstatement of the site.

**Board Member**

**Date:** 20/01/2020

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Terry Prendergast