

An
Coimisiún
Pleanála

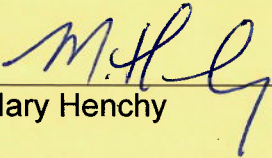
Direction
CD-022047-26
ABP-321420-24

The submissions on this file and the Inspector's report were considered at meetings held on 26/01/26, and 25/03/2026.

The Commission decided having had regard to the response received 16/2/2026 to the Section 132 notice and the further third party submission received 9/3/26 to grant permission generally in accordance with the Inspector's recommendation, for the following reasons and considerations, and subject to the following conditions.

Planning

Commissioner:


Mary Henchy

Date: 26/03/2026

DRAFT WORDING FOR ORDER

Reasons and Considerations

In coming to its decision, the Commission performed its functions in relation to the making of its decision, in a manner consistent with Section 15(1) of the Climate Action and Low Carbon Act 2015, as amended by Section 17 of the Climate Action and Low Carbon Development (Amendment) Act 2021, in accordance with the provisions of the Climate Action Plan 2024 and Climate Action Plan 2025, and also had regard to the following:

- (a) the provisions of the Roscommon County Development Plan 2022-2028, including Section 5.7 (Renewable Energy), which states that rural areas have the potential to be harnessed for renewable energy projects, and Policy Objectives CAEE 8.2 (National Climate Change Strategy), CAEE 8.4 ('to facilitate the various forms of renewable energy'), and CAEE 8.6 ('to facilitate proposals for energy storage systems and infrastructure),
- (b) the brownfield nature of the site, which previously was used as a coal-fired power station before being decommissioned,
- (c) the location, nature, size and scale of the proposed facility and established character and pattern of development in the vicinity,
- (d) the nature of the receiving landscape and absence of any specific conservation amenity designation for the subject lands,
- (e) the location and proximity of the proposed development to the regional road network, including the R280,
- (f) the mitigation measures proposed for the construction and operational phases of the proposed development,
- (g) the submissions on file, including those from prescribed bodies, the appellant, and the planning authority,
- (h) the documentation submitted with the planning application, including the Fire Risk Assessment, Emergency Response Plan, Ecological Impact Assessment, Construction Environmental Management Plan and Appropriate Assessment Screening Report, and
- (i) the report and recommendation of the Inspector,
- (j) Furthermore, the Commission had regard to the applicant's response received the 16th of Feb 2026 to the Section 132 notice, and the submission from third parties on same. The Commission were satisfied with the applicant's justification for not providing a dispersion model based on the particulars of this application.

it is considered that, subject to compliance with the conditions set out below, the proposed development would be in accordance with the provisions of the Roscommon County Development Plan 2022-2028 and the Roscommon County Council Renewable Energy Strategy 2022-2028, and with national, regional and local planning policy, would be in accordance with CAP25, would be acceptable in terms of traffic safety and convenience, would be acceptable in terms of the protection of groundwater and surface water, would not give rise to a risk of fire safety, serious pollution, or be prejudicial to public health, and would not seriously injure the amenities of the area or property in the vicinity. The proposed development would, therefore, be in accordance with the proper planning and sustainable development of the area.

Conditions

1. The proposed 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 received by the planning authority on the 15th day of February, 2024 and by An Coimisiún Pleanála on the 20th day of August, 2025, 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 proposed development shall be carried out and completed in accordance with the agreed particulars.

Reason: In the interest of clarity.

2. (a) The permission shall be for a period of 30 years from the date of the first commissioning of the battery energy storage system. All structures, including the battery container units, control building, and all other permitted equipment and ancillary structures, shall then be removed and the site reinstated unless, prior to the end of that period, planning permission shall have been granted for their retention for a further period.
- (b) Prior to commencement of development, a detailed Site Restoration and Decommissioning Plan providing for the removal of the battery container units, and all other ancillary structures, and a timescale for its implementation, shall be submitted to, and agreed in writing with, the planning authority.

- (c) On decommissioning of the facility, the battery arrays and all ancillary structures shall be dismantled and removed permanently from the site. The site shall be restored in accordance with the agreed Site Restoration Plan, and all decommissioned structures shall be removed from the site within six months of decommissioning.

Reason: To ensure the satisfactory restoration of the site.

- 3. (a) The mitigation measures contained in the Ecological Impact Assessment and Construction Environmental Management Plan shall be fully implemented.
- (b) An Ecological Clerk of Works (ECoW) with suitable experience shall be appointed to ensure that all mitigation measures outlined in the Ecological Impact Assessment and Construction Environmental Management Plan shall be carried out.
- (c) The ECoW shall submit a report to the planning authority demonstrating compliance with mitigation measures and ecological considerations both during and post the construction phase.

Reason: To protect the integrity of European Sites and in the interest of environmental protection and public health and safety.

- 4. (a) Details of the materials, colours and textures of all the external finishes of the proposed development shall be submitted to, and agreed in writing with, the planning authority prior to commencement of development.
- (b) The inverter/transformer stations, battery storage, control units and all fencing shall be dark green in colour, or a similar muted colour as agreed in writing with the planning authority.
- (c) Only first generation (new) batteries shall be used in the development. Prior to commencement of development, a method statement shall be submitted for the written agreement of the planning authority detailing how end-of-life batteries shall be managed and disposed of. End-of-life battery management shall thereafter be undertaken in accordance with the details agreed.

Reason: In the interest of the visual amenities of the area and of environmental management.

- 5. (a) Prior to commencement of development, the developer shall submit to the Planning Authority a final Fire Risk Management Plan (FRMP), and an updated Emergency Response Plan prepared by a suitably qualified individual for the review of the planning authority. No works shall commence on site until the developer has received the written agreement of the planning authority regarding the above.

- (b) The measures contained in the agreed Fire Risk Management Plan shall be fully implemented.
- (c) The measures contained in the agreed Emergency Response Plan shall be fully implemented.

Reason: In the interest of public safety and biodiversity.

- 6. Prior to commencement of development, the developer shall submit a final Invasive Species Management Plan (ISMP), which shall be carried out by a suitably qualified individual for the review of the planning authority. No works shall commence on site until the developer has received the written agreement of the planning authority with regard to this assessment.

Reason: In the interest of public safety and biodiversity.

- 7. (a) All mitigation measures detailed in Section 6 of the Environmental Noise Impact Assessment Report and other supporting documentation received by the planning authority on the 7th day of October, 2024 shall be implemented in full. Prior to commencement of development, final design specifications for the proposed acoustic barrier shall be agreed in writing with the planning authority.
- (b) During the operational phase of the proposed development, noise levels, as measured at the nearest noise sensitive location shall not exceed:
 - (i) An Leq, 1h value of 55 dB(A) during the period 0800 to 2200 hours from Monday to Saturday inclusive.
 - (ii) An Leq, 15 min value of 45 dB(A) at any other time. The noise at such time shall not contain a tonal component. At no time shall the noise generated on site result in an increase in noise level of more than 10 dB(A) above background levels at the boundary of the site.
- (c) All sound measurement shall be carried out in accordance with ISO Recommendation 1996:2007: Acoustics - Description and Measurement of Environmental Noise.

Reason: In the interest of environmental protection and management and to protect amenities in the vicinity.

- 8. Prior to commencement of development, the following shall be submitted for the written agreement of the planning authority:

- (a) A Traffic Management Plan for the construction phase of the development, which shall include measures to minimise disruption to the public road network and prevent

damage and make provision for repair of same. Where necessary, the plan shall facilitate vehicle passing movements on the local road network and include details of the proposed methods for notification of general road users, and local residents, during the construction phase.

- (b) A detailed programme of deliveries shall be provided, including dates and times, number of loads, weights, road closure and diversion routes, support vehicles etc. The programme of deliveries shall be developed following consultation with all relevant services and utility providers and prior to deliveries taking place.
- (c) Details of all proposed haul routes, supported by a pre-development condition survey of delivery routes with a video survey and photographs and a detailed survey of all node locations. In the event that the planning authority determines that a proposed delivery route is not in a suitable condition, the developer shall be required to upgrade the road or junction in advance of delivery operations, to a specification agreed with the planning authority. In the event that haul routes include use of the National Road Network, the developer shall consult with Transport Infrastructure Ireland prior to finalising the proposed haul routes.
- (d) A copy of the agreed Traffic Management Plan, programme for deliveries and agreed haul routes shall be submitted for the records of the planning authority prior to commencement of development. The development shall thereafter be undertaken in accordance with the agreed details.

Reason: To prevent damage to the public road in the interest of traffic safety and public safety.

- 9. (a) Comprehensive details of the proposed public lighting system to serve the development shall be submitted to, and agreed in writing with, the planning authority, prior to commencement of development.
- (b) The agreed lighting system shall include a recommended strategy for reducing the impact of lighting on bats and shall be fully implemented and operational before the proposed development is occupied.
- (c) CCTV cameras shall be fixed and angled to face into the site and shall not be directed towards adjoining property or the road.
- (d) 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.
- (e) All service cables associated with the proposed development, such as electrical and telecommunication cables, shall be located underground.

Reason: In the interest of visual and residential amenity, to allow wildlife to continue to have access to and through the site, and to minimise impacts on drainage patterns.

- 10. The site shall be landscaped in accordance with a comprehensive scheme of landscaping prepared by a suitably qualified person, details of which shall be submitted to, and agreed in writing with, the planning authority prior to

commencement of development and which shall be consistent with the details down in the Proposed Site Layout Plan (version submitted as part of further information to An Coimisiún Pleanála on the 20th day of August, 2025) (drawing number 0405-P-1010). All planting shall be adequately protected from damage until established. Any plants which die, are removed or become seriously damaged or diseased, within a period of five years from the completion of the development shall be replaced within the next planting season with others of similar size and species, unless otherwise agreed in writing with the planning authority.

Reason: In the interest of residential and visual amenity.

11. Prior to commencement of development, the developer, or any agent acting on its behalf, shall prepare a Resource Waste Management Plan (RWMP) as set out in the EPA's Best Practice Guidelines for the Preparation of Resource and Waste Management Plans for Construction and Demolition Projects (2021), including a demonstration of proposals to adhere to best practice and protocols. The RWMP shall include specific proposals as to how the RWMP will be measured and monitored for effectiveness; these details shall be placed on the file and retained as part of the public record. The RWMP shall be submitted to the planning authority for written agreement prior to commencement of development. All records (including for waste and all resources) pursuant to the agreed RWMP shall be made available for inspection at the site office at all times.

Reason: In the interest of proper planning and sustainable development.

12. Drainage arrangements, including the attenuation and disposal of surface water, shall comply with the requirements of the planning authority for such works and services.

Reason: In the interest of public health and to ensure a proper standard of development.

13. The planning authority shall be notified of any change of ownership or transfer to a new operator. Such notification shall be made within two months of the date of change of ownership or transfer.

Reason: In order to facilitate the continuance of planning conditions and in the interests of ensuring the orderly development of the area.

14. Site development and building works shall be carried out only between the hours of 0700 to 1900 Mondays to Fridays, inclusive, between 0800 to 1400 hours on Saturdays and not at all on Sundays or public holidays. Deviation from these times shall only be allowed in exceptional circumstances where prior written approval has been received from the planning authority.

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

15. 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 Coimisiún Pleanála to determine the proper application of the terms of the Scheme.

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.