



An
Coimisiún
Pleanála

Direction
CD-021274-25
ABP-322045-25

The submissions on this file and the Inspector's report were considered at a meeting held on 14/11/2025.

The Commission decided to approve the proposed development generally in accordance with the Inspector's recommendation, for the following reasons and considerations, and subject to the following conditions.

Planning

Commissioner:

Chris McGarry

Date: 14/11/2025

DRAFT WORDING FOR ORDER

REASONS AND CONSIDERATIONS

The Commission made its decision consistent with Section 15(1) of the Climate Action and Low Carbon Development Act 2015, as amended by Section 17 of the Climate Action and Low Carbon Development (Amendment) Act 2021, and the requirement to, in so far as practicable, perform its functions in a manner consistent with Climate Action Plan 2024 and Climate Action Plan 2025 and the national long term climate action strategy, national adaptation framework and approved sectoral adaptation plans set out in those Plans and in furtherance of the objective of

mitigating greenhouse gas emissions and adapting to the effects of climate change in the State.

The Commission also had regard to the following in coming to its decision:

- European legislation, including of particular relevance:
 - Directive 92/43/EEC (Habitats Directive) and Directive 79/409/EEC, as amended by 2009/147/EC (Birds Directive) which set the requirements for Conservation of Natural Habitats and of Wild Fauna and Flora throughout the European Union.
 - Directive 2011/92/EU (The EIA Directive) as amended by Directive 2014/52/EU as implemented by Article 94 and Schedule 6 (paragraphs 1 and 2) of the Planning Regulations as amended.
 - Directive 2000/60/EC, the Water Framework Directive, and the requirement to exercise its functions in a manner which is consistent with the provisions of the Directive and which achieves or promotes compliance with the requirements of the Directive.
- National and regional planning and related policy, including:
 - National policy with regard to the development of renewable energy, particularly the National Planning Framework First Revision 2025 and National Policy Objective 55.
 - The objectives and targets of the National Biodiversity Action Plan 2023 - 2030.
- Regional and local planning policy, including:
 - Regional Spatial Economic Strategy for the Southern Region.
 - Roscommon County Development Plan 2022 - 2028.
- Other relevant national policy and guidance documents.
- The nature, scale and design of the proposed development, as set out in the planning application and the pattern of development in the vicinity.

- The likely consequences for the environment and the proper planning and sustainable development of the area in which it is proposed to carry out the proposed development and the likely significant effects of the proposed development on European Sites.
- The Natura Impact Statement submitted with the planning application.
- The submissions and observations made in connection with the planning application.
- The report and the recommendation of the Inspector, including the examination, analysis and evaluation undertaken in relation to appropriate assessment.

Appropriate Assessment: Stage 1:

The Commission agreed with the screening assessment and conclusion carried out in the Inspector's report that the River Shannon Callows Special Area of Conservation (Site Code: 000216); Middle Shannon Callows Special Protection Area (Site Code: 004096); Lough Ree Special Area of Conservation (Site Code: 000440), and Lough Ree Special Protection Area (Site Code: 004064) are European Sites for which there is a possibility of significant effects and must, therefore, be subject to Appropriate Assessment.

Appropriate Assessment: Stage 2:

The Commission considered the Natura Impact Statement and associated documentation submitted with the application, the mitigation measures contained therein, the submissions and observations on file, and the Inspector's assessment. The Commission completed an Appropriate Assessment of the implications of the proposed development for the River Shannon Callows Special Area of Conservation (Site Code: 000216); Middle Shannon Callows Special Protection Area (Site Code: 004096); Lough Ree Special Area of Conservation (Site Code: 000440), and Lough

Ree Special Protection Area (Site Code: 004064), in view of the sites' conservation objectives. The Commission considered that the information before it was sufficient to undertake a complete assessment of all aspects of the proposed development in relation to the sites' conservation objectives using the best available scientific knowledge in the field.

In completing the appropriate assessment the Commission considered, in particular, the following:

- (i) site specific conservation objectives for these European Sites;
- (ii) current conservation status, threats and pressures of the qualifying interest features;
- (iii) likely direct and indirect impacts arising from the proposed development, both individually and in combination with other plans or projects, specifically run-off from the construction works, and

- (iv) mitigation measures which are included as part of the current proposal.

In completing the Appropriate Assessment, the Commission accepted and adopted the Appropriate Assessment carried out in the Inspector's report in respect of the implications of the proposed development on the integrity of the aforementioned European Sites, having regard to the sites' conservation objectives.

In overall conclusion, the Commission was satisfied that the proposed development would not adversely affect the integrity of the European Sites in view of the sites' conservation objectives and there is no reasonable scientific doubt as to the absence of such effects.

Proper Planning and Sustainable Development

It is considered that, subject to compliance with the conditions set out below, the proposed development would be in accordance with European, national, and regional renewable energy policies and with the provisions of the Roscommon County Development Plan 2022 - 2028, would not seriously injure the visual or residential amenities of the area or otherwise of property in the vicinity or have an

unacceptable impact on the character of the landscape or on cultural or archaeological heritage, would not have a significant adverse impact on ecology, would be acceptable in terms of traffic impacts and safety, would make a positive contribution to Ireland's requirements for renewable energy in accordance with national, regional and local policy, would contribute to the resilience of the energy distribution network and would constitute an acceptable form of development at this location. 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, 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 undertaker 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. The mitigation measures contained in the submitted Natura Impact Statement (NIS), shall be implemented in full by the undertaker.

Reason: To protect the integrity of European Sites.

3. The attenuation and disposal of surface water shall comply with the requirements of the planning authority for such works and services. Prior to the commencement of development, the undertaker shall submit details for the disposal of surface water from the site for the written agreement of the planning authority.

Reason: In the interest of public health.

4. The undertaker shall engage a suitably qualified (license eligible) archaeologist to carry out an Archaeological Impact Assessment (AIA) in advance of any site preparation works and groundworks, including site investigation works/topsoil stripping/site clearance/dredging and/or construction works. The AIA and/or Underwater Archaeological Impact Assessment (UAIA) shall involve an examination of all development layout/design drawings, completion of documentary/cartographic/photographic research and fieldwork, the latter to include, where applicable - geophysical survey, underwater/marine/intertidal survey, metal detection survey and archaeological testing (consent/licensed as required under the National Monuments Acts), building survey/analysis, visual impact assessment. The archaeologist shall prepare a comprehensive report, including an archaeological impact statement and mitigation strategy, to be submitted for the written agreement of the planning authority in advance of any site preparation works, groundworks and/or construction works. Where archaeological remains are shown to be present, preservation in-situ, establishment of 'buffer zones', preservation by record (archaeological excavation) or archaeological monitoring may be required and mitigatory measures to ensure the preservation and/or recording of archaeological remains shall be included in the AIA and/or UAIA. Any further archaeological mitigation requirements specified by the Local Authority Archaeologist, following consultation with the National Monuments Service, shall be complied with by the undertaker. The planning authority and the National Monuments Service shall be furnished with a final archaeological report describing the results of any subsequent archaeological investigative works and/or monitoring following the completion of all archaeological work on site and the completion of any necessary post-excavation work. All resulting and associated archaeological costs shall be borne by the undertaker.

Reason: To ensure the continued preservation of places, caves, sites, features or other objects of archaeological interest.

5. All of the environmental, construction and ecological mitigation measures, as set out in the Planning and Environmental Report, Ecological Impact Assessment, Landscape Mitigation Plan, Construction and Environmental Management Plan, Cultural Heritage and Archaeological Assessment, and other particulars submitted with the application, shall be implemented by the undertaker in conjunction with the timelines set out therein, except as may otherwise be required in order to comply with the conditions of this Order.

Reason: In the interests of clarity and of the protection of the environment during the construction and operational phases of the development.

6. Drainage arrangements, including the attenuation and disposal of surface water, shall comply with the requirements of the planning authority for such works and services and shall otherwise comply with submitted Flood Risk and Drainage assessment. A drainage management plan shall be developed for the construction and the operational phases of the development to include details of the proposed access routes and drains and shall be submitted to the planning authority for approval prior to commencement of development.

Reason: In the interests of environmental protection and flood prevention.

7. Prior to the commencement of development, the undertaker shall enter into an Agreement with Uisce Éireann (Irish Water) to ensure that its assets are protected from damage during the construction phase of development.

Reason: In the interest of public health.

8. All road surfaces, culverts, watercourses, verges, and public lands shall be protected during construction and, in the case of any damage occurring, shall be reinstated to the satisfaction of the planning authority at the undertaker's expense. Prior to commencement of development, a road condition survey shall be carried out to provide a basis for reinstatement works. Details in this

regard shall be submitted to, and agreed in writing with, the planning authority prior to commencement of development.

In the interest of clarity, no works shall be permitted on any part of the M6 motorway without the written approval of Transport Infrastructure Ireland.

Reason: In order to protect the road network.

9. Prior to the commencement of development, the undertaker shall comply with the transportation requirements of the planning authority for such works and services as appropriate. Such requirements shall require provision of a detailed Traffic Management Plan and shall include the following details:
 - (a) Consultation with Transport Infrastructure Ireland and all private and public companies and road authorities.
 - (b) Details of haulage routes, control measures for abnormally sized vehicles and an Abnormal Load Assessment.
 - (c) A road condition survey of roads and bridges along the haul route to be carried out at the undertaker's expense and to the satisfaction of the planning authority.
 - (d) Detailed arrangements for construction damage to be made good by the undertaker to the satisfaction of the planning authority.
 - (e) Detailed arrangements for temporary traffic management/controls, to include arrangements for the safe operation of the junction of all major roads and safe travel connections, and protocols to keep residents informed.
 - (f) Construction Route Signage.
 - (g) Road Opening Licences that will be required.
 - (h) Arrangements for the phasing of the development and any concurrent or sequential phase of the transformer station or cabling in the public road to connect to the sub-station.
 - (i) Detailed design of all sightlines to the satisfaction of the planning authority and recessed entrance gate.

- (j) Full details shall be included about provisions to fully protect the proposed active travel connection from Monksland Community Park to Ceathru no Gloch residential estate during construction.

Reason: In the interests of traffic and pedestrian safety.

- 10. This permission does not approve nor imply consent for any works within the M6 motorway reservation.

Reason: In the interest of clarity.

- 11. Prior to commencement of development, a detailed Construction Environmental Management Plan (CEMP) for the construction phase shall be submitted to, and agreed in writing with, the planning authority, generally in accordance with the Outline Construction Methodology submitted with the application. The CEMP shall incorporate the following:

- (a) a detailed plan for the construction phase incorporating, inter alia, construction programme, supervisory measures, noise, dust and surface water management measures including appointment of a site noise liaison officer, construction hours and the management, transport and disposal of construction waste;
- (b) a comprehensive programme for the implementation of all monitoring commitments made in the application and supporting documentation during the construction period;
- (c) an Invasive Species Eradication and Management Strategy for the site, to include monitoring post completion of works;
- (d) an emergency response plan;
- (e) proposals in relation to public information and communication. A record of daily checks that the works are being undertaken in accordance with the Construction Environmental Management Plan shall be kept for inspection by the planning authority, and
- (f) an outline strategy for any future decommissioning phase, to include means to protect and enhance biodiversity.

Reason: In the interests of environmental protection and orderly development.

11. The undertaker shall comply with the following requirements:

- (a) No additional artificial lighting shall be installed or operated on site unless authorised by a prior grant of planning permission.
- (b) Cables within the site shall be located underground.
- (c) External finishes to fencing, gates and exposed metalwork (non-galvanised/subject to EirGrid requirements), roof and external walls of substation, shall comply with the requirements of the planning authority.

Reason: In the interests of clarity, visual and residential amenity.

12. Prior to the commencement of development, details of CCTV cameras shall be submitted to the planning authority for written agreement. These shall be fixed and angled to face into the site and shall not be directed towards adjoining property or roads.

Reason: In the interests of clarity, visual and residential amenity.

Schedule of Costs

In accordance with the provisions of section 182B of the Planning and Development Act 2000, as amended, the amount due to be reimbursed to the applicant is **€78,295**