



An
Coimisiún
Pleanála

Direction
CD-021739-26
ACP-323456-25

The submissions on this file and the Inspector's report were considered at a meeting held on 15/01/2026.

The Commission decided 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:

Mick Long

Date: 16/01/2026

DRAFT WORDING FOR ORDER

Reasons and Considerations

In performing its functions in relation to the making of its decision, the Coimisiún had regard to 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, and the requirement to, in so far as practicable, perform its functions in a manner consistent with the 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 Coimisiún 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 and Development 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 electricity grid infrastructure particularly the NPF First Revision 2025 and National Policy Objective NPO71.
 - Policy Statement on Security of Electricity Supply (November 2021).
 - National Energy Security Framework (April 2022).
 - National Energy and Climate Action Plan (2021-2030);
 - Ireland's Long-term Strategy on Greenhouse Gas Emissions Reductions 2024
 - The National Adaptation Framework; Planning for a Climate Resilient Ireland (June 2024)
 - Electricity and Gas Sectoral Plan 2025
 - The objectives and targets of the National Biodiversity Action Plan 2023-2030.
- Regional and Local Planning Policy, including in particular:

- Regional Spatial and Economic Strategy for the Eastern and Midlands Region 2019-203;
- Meath County Development Plan 2021-2027;

- 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 submissions made in connection with the planning application.
- The report and recommendation of the Inspector,

Appropriate Assessment Stage 1 Screening Determination

The Coimisiún considered the Screening Report for Appropriate Assessment and all the other relevant submissions and carried out an appropriate assessment screening exercise in relation to the potential effects of the proposed development on designated European Sites. The Coimisiún agreed with and adopted the screening assessment and conclusion carried out in the Inspector's report that the proposed development individually or in combination with other plans or projects would not be likely to give rise to significant effects on the River Boyne and River Blackwater SAC (002299) or the River Boyne and River Blackwater SPA (004232) or any other European Site, in view of the Conservation Objectives of these sites and is therefore excluded from further consideration. Appropriate Assessment (and submission of an NIS) is not required.

This determination is based on:

- Scientific information provided in the Screening Report
- The relatively minor scale of the development and lack of impact mechanisms that could significantly affect a European Site
- Distances from (including significant hydrological distances), and weak indirect connections to, the European sites

- No significant ex-situ impacts on River Lamprey, Salmon, Otter or Kingfisher.
- The extremely low likelihood of a possible construction related impact from surface water reaching the European Sites, which would not be significant in terms of site-specific conservation objectives for the River Boyne and River Blackwater SAC or SPA and would not undermine the maintenance of favourable conservation condition or delay or undermine the achievement of restoring favourable conservation status for those qualifying interest features of unfavourable conservation status (Alluvial Forests, River Lamprey and Salmon).

Proper Planning and Sustainable Development

It is considered that, subject to compliance with the conditions set out below, the proposed development would support the achievement of European, national, and regional renewable energy policies and the provisions of the Meath County Development Plan 2021-2027, would not seriously injure the visual or residential amenities of the area or otherwise of property in the vicinity or have an of 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 and would support the delivery of Ireland's security of energy supply requirements. 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 the commencement of development and the development shall be carried out in accordance with the agreed particulars.

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

2. All of the environmental, construction and ecological best practice, mitigation and monitoring measures set out in Table 4-1 of the Planning and Environmental Considerations Report and the Outline Construction and Environmental Management Plan and all 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 permission. Where such measures require details to be agreed with the Planning Authority, the developer shall agree such details in writing with the planning authority prior to the commencement of development.

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

3. Site development and building works shall be carried out during daylight hours only within the hours of 0700 to 1900 Mondays to Fridays inclusive, between 0800 to 1300 hours on Saturdays and not at all on Sundays or 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 amenities of property in the vicinity.

4. Prior to the commencement of development, the applicant shall provide detailed cross sections of the proposed culvert crossing to the Planning Authority for written agreement. The applicant shall include detail levels of culvert crown level, invert level, finished road level and separation distances.

Reason: In the interest of proper planning and sustainable development of the area and to ensure a satisfactory form of development.

5. The applicant shall provide and maintain unobstructed sightlines of 160 metres to the nearside edge of the road from a setback of 3.0 metres from the entrance, in accordance with plans and particulars submitted with the application and TII document DN-GEO-03060. The nearside road edge shall be visible over the entire sight distance.

Reason: In the interest of traffic safety.

6. (a) All road surfaces, culverts, 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.

(b) The site development and construction works shall be carried out in such a manner as to ensure that the adjoining roads are kept clear of debris, soil and other material and cleaning works shall be carried on the adjoining public roads by the developer and at the developer's expense on a daily basis.

Reason: To protect the residential amenities of property in the vicinity.

7. (a) Construction activity shall be managed in accordance with a construction noise and vibration management plan, which shall be agreed in writing with the planning authority prior to the commencement of development. This plan should be subject to periodic review and shall specify the construction practice, including measures for the suppression and mitigation of on-site noise and vibration and shall include the appointment of a site noise liaison officer.

(b) The plan shall be developed having regard to, and all construction activity shall be undertaken in accordance with, best practise guidelines, including BS 5228-1:2009+A1:2014, parts 1 & 2.

Reason: In order to protect the amenities of the area.

8. During the operational phase of the substation, the noise level arising from the development, as measured at the nearest noise sensitive location shall not exceed:

(i) An LeqT, value of 55 dB(A) during the period 0800 to 2200 hours from Monday to Saturday inclusive. [The T value shall be one hour]

(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. All sound measurement shall be carried out in accordance with ISO Recommendation 1996:2007: Acoustics - Description and Measurement of Environmental Noise.

Prior to the commencement of development, the developer shall agree with the planning authority a protocol for the monitoring of noise from electrical apparatus within the sites. This protocol shall include provision for the shielding or removal of any such apparatus in the event of the exceedance of agreed noise limits as perceived at identified receptors.

Reason: To protect the amenities of property in the vicinity of the site.

9. The construction of the development shall be managed in accordance with a Construction and Environmental Management Plan (CEMP), which shall be submitted to, and agreed in writing with, the planning authority prior to commencement of development generally in accordance with the Outline Construction Environmental Management Plan. This plan shall provide details of intended construction practice for the development, including:
 - (a) a detailed plan for the construction phase incorporating, inter alia, construction programme, supervisory measures, dust and surface water management measures including 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 emergency response plan; and
 - (d) 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.

- (e) The Construction Environment Management Plan shall include the Construction noise and vibration management plan agreed in accordance with the requirements of Condition No.7.
- (f) The Construction Environment Management Plan shall include the location of any and all archaeological or cultural heritage constraints in accordance with the requirements of Condition No.10.d hereunder. The CEMP shall clearly describe all identified likely archaeological impacts, both direct and indirect, and all mitigation measures to be employed to protect the archaeological or cultural heritage environment during all phases of site preparation and construction activity.

Reason: In the interest of environmental protection, amenities, public health and safety.

- 10. (a) All mitigation measures in relation to archaeology and cultural heritage as set out in the Archaeological Impact Assessment (Byrne Mullins & Associates; date July 2025) shall be implemented in full, except as may otherwise be required in order to comply with the conditions of this Order.
 - (b) A Project Archaeologist shall be appointed to oversee and advise on all aspects of the scheme from design, through inception to completion.
 - (c) The developer shall engage a suitably qualified archaeologist (licensed under the National Monuments Acts) to carry out pre-development archaeological testing in areas of proposed ground disturbance within the wind farm site and to submit an archaeological impact assessment report for the written agreement of the planning authority, following consultation with the Department, in advance of any site preparation works or groundworks, including site investigation works/topsoil stripping/site clearance and/or construction works.
 - (i) The report shall include an archaeological impact statement and mitigation strategy. Where archaeological material is shown to be present, avoidance, preservation in-situ, preservation by record (archaeological excavation) and/or monitoring may be required.

- (ii) Any further archaeological mitigation requirements specified by the planning authority, following consultation with the Department, shall be complied with by the developer.
- (iii) No site preparation and/or construction works shall be carried out on site until the archaeologist's report has been submitted to and approval to proceed is agreed in writing with the planning authority.

(d) The Construction Environment Management Plan (CEMP) shall include the location of any and all archaeological or cultural heritage constraints relevant to the proposed development as set out in Archaeological Impact Assessment by Byrne Mullins & Associates (dated July 2025) and by any subsequent archaeological investigations associated with the project. The CEMP shall clearly describe all identified likely archaeological impacts, both direct and indirect, and all mitigation measures to be employed to protect the archaeological or cultural heritage environment during all phases of site preparation and construction activity.

(e) The planning authority and this Department shall be furnished with a final archaeological report describing the results of all archaeological monitoring and any archaeological investigative work/excavation required, following the completion of all archaeological work on site and any necessary post-excavation specialist analysis. All resulting and associated archaeological costs shall be borne by the developer.

Reason: To ensure the continued preservation (either in situ or by record) of places, caves, sites, features or other objects of archaeological interest.

11.(a) The landscaping scheme shown on drawing number LD.FSTRSTWN-SBST 1.0 (Landscape Mitigation Plan), shall be carried out within the first planting season following substantial completion of external construction works. 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.

(b) The removal of hedgerow shall take place outside of the nesting season.

Reason: In order to screen the development, in the interest of visual amenity.

12. The undertaker shall comply with the following requirements:

- a) Prior to the commencement of development, the precise luminaries to be used at construction and operational stages shall be agreed in writing with the Planning Authority. The luminaries shall be in accordance with the Fauna mitigation measures set out in Section 4.2.1 of Table 4-1 of the Planning and Environmental Considerations report.
- b) No additional artificial lighting shall be installed or operated on site unless authorised by a prior grant of planning permission.
- c) Lighting shall not spill onto the derelict cottage within the site, or onto treelines or hedgerows.
- d) CCTV cameras shall be fixed and angled to face into the site and shall not be directed towards adjoining property or roads.
- e) Cables within the site shall be located underground.

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

The Commission considered the submission on costs of determining the application and determined that the net amount due to be recouped to the applicant is **€73,395**.