



An
Coimisiún
Pleanála

Direction
CD-022205-26
ACP-323821-25

The submissions on this file and the Inspector's report were considered at a meeting held on 18/05/2026.

The Commission decided to APPROVE the proposed development generally in accordance with the Inspector's recommendation, for the following reasons and considerations. The Commission also decided on costs and reimbursement to the applicant as indicated hereunder.

Planning

Commissioner:

Date: 21/05/2026

Tom Rabbette

DRAFT WORDING FOR ORDER

Reasons and Considerations

The Commission made its decision consistent with:

- (a) 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 to the following in coming to its decision:

(a) European legislation, including of particular relevance:

- Directive 2014/52/EU amending Directive 2011/92/EU (EIA Directive) on the assessment of the effects of certain public and private projects on the environment,
- Directive 92/43/EEC (Habitats Directive) and Directive 79/409/EEC as amended by 2009/147/EC (Birds Directives) which set the requirements for Conservation of Natural Habitats and of Wild Fauna and Flora throughout the European Union, and
- Directive 2000/60/EC (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.
- Directive 2023/2413/EU (Red III Directive) as regards the promotion of energy from renewable sources,

(b) National planning and related policy, including:

- National Development Plan 2021-2030, and review in 2025,
- Project Ireland 2040 National Planning Framework, as revised April 2025,
- National Biodiversity Action Plan 2023-2030;
- Water Action Plan 2024: A River Basin Management Plan for Ireland;
- Government Policy Statement on the Strategic Importance of Transmission and Other Energy Infrastructure, July 2012,

(c) Regional level policy, including:

- Regional Spatial and Economic Strategy for the Southern Region 2020 – 2032

(d) local planning policy, including:

- Tipperary County Development Plan, 2022-2028

(e) the nature, scale, extent and design of the proposed development as set out in the planning application and the characteristics and pattern of development and the character of the landscape of the area and immediate area and in the vicinity,

- the entirety of the documentation submitted by the undertaker in support of the proposed development, including the Environmental Impact Assessment Report and the Natura Impact Statement, the range of mitigation and monitoring measures proposed and in particular to the response to submissions made in January 2026,
 - the submissions made to An Coimisiún Pleanála in connection with the planning application,
- (f) 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, and
- (g) the examination, analysis and evaluation undertaken in relation to planning and sustainable development, environmental impact assessment, appropriate assessment and, Water Framework Directive assessment in the Inspector's report and recommendation of the Inspector.

Appropriate Assessment: Stage 1:

The Commission completed an Appropriate Assessment screening exercise in relation to the potential effects of the proposed development on European Sites, taking into account the nature, scale and location of the proposed development, the Appropriate Assessment Screening Report submitted with the application, the Inspector's report, and the submissions on file.

The Commission agreed with the screening assessment and conclusion carried out in the Inspector's report that the Lower River Suir Special Area of Conservation (Site Code: 002137) is the only European Site in respect of which the proposed development has the potential to have a significant effect in view of the conservation objectives for the sites and that Stage 2 Appropriate Assessment is, therefore, required.

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 report.

The Commission completed an Appropriate Assessment of the implications of the proposed development for the Lower River Suir Special Area of Conservation (Site Code: 002137), in view of the conservation objectives of the site.

The Commission considered that the information before it was adequate to allow the carrying out of an Appropriate Assessment. In completing the Appropriate Assessment, the Commission considered, in particular, the following:

- (i) the likely direct and indirect impacts arising from the proposed development either individually or in combination with other plans or projects,
- (ii) the mitigation measures which are included as part of the current proposal, and
- (iii) the conservation objectives for the European Site.

In completing the Appropriate Assessment, the Commission accepted and adopted the Appropriate Assessment carried out in the Inspector's report in respect of the potential effects of the proposed development on the aforementioned European Site, having regard to the conservation objectives of the site.

In overall conclusion, the Commission was satisfied that the proposed development, either by itself or in combination with other plans or projects, would not adversely affect the integrity of the Lower River Suir Special Area of Conservation (Site Code: 002137), in view of the conservation objectives of the site.

Environmental Impact Assessment:

The Commission completed an Environmental Impact Assessment of the proposed development taking into account:

- (i) the nature, scale and extent of the proposed development,
- (ii) the Environmental Impact Assessment Report and associated documentation submitted in support of the application,

- (iii) the submissions made in the course of the application; and
- (iv) the Inspector's report.

The Commission considered that the Environmental Impact Assessment Report, supported by the documentation submitted by the undertaker, adequately considers alternatives to the proposed development and identifies and describes adequately the direct, indirect, secondary and cumulative effects of the proposed development on the environment and complies with the provisions of EU Directive 2014/52/EU amending Directive 2011/92/EU.

The Commission agreed with the examination, as set out in the Inspector's report, of the information contained in the Environmental Impact Assessment Report and associated documentation submitted by the undertaker and submissions made in the course of the application.

Reasoned Conclusions on the Significant Effects

The Commission considered, and agreed with the Inspector's reasoned conclusions, that the main significant direct and indirect effects of the proposed development on the environment are as follows:

Population and Human Health

- Short-term, positive impacts during the construction phase on population in terms of the local economy from increased spending and jobs.
- Short-term, negative impacts during the construction phase on residential amenity, recreational, community and tourism facilities, transport, connectivity and accessibility, human health in terms of general disturbance, noise, dust and potential traffic disruptions on the public road network. This is readily mitigated by standard good practices as outlined in the Schedule of Environmental Commitments.
- Permanent, slight, negative impacts post construction as a result of the impact to residential amenity, use of agricultural lands and land use change to utility uses. Residential amenity and agricultural activity on adjacent lands can continue

subject to standard good practices and measures as outlined in the Schedule of Environmental Commitments.

Biodiversity

- No significant effects on biodiversity with the implementation of pre-construction surveys and standard pollution prevention, control and response measures including specific measures for Horizontal Directional Drilling and installation of clearspan bridges. Their implementation will be supervised through the appointment of an Environmental Clerk of Works, a Project Ecologist.

Lands, Soils and Geology

- Permanent, slight negative impacts on land and land use due to the use of agricultural lands for utility uses. Residential amenity and agricultural activity on adjacent lands can continue subject to standard good practices and measures as outlined in the Schedule of Environmental Commitments
- Permanent, slight negative impacts on soil and subsoil as a result of its excavation to facilitate the substation and electrical infrastructure. This is unavoidable but mitigated through design and selection of the site which limited volume of material to be managed.
- Short-term, imperceptible, negative impacts as a result of contamination, leakage and spillage and erosion of exposed soil during construction. This is readily mitigated by standard good practices as outlined in the Schedule of Environmental Commitments.

Hydrology and Hydrogeology

- Short-term, imperceptible to slight, negative impacts as a result of suspended solids entrainment in surface waters, dewatering, accidental release of hydrocarbons, release of cement-based products, use of siltbuster. This is readily mitigated by standard good practices as outlined in the Schedule of Environmental Commitments.
- Permanent, imperceptible negative impact as a result of new proposed watercourse crossing. There are a range of mitigation measures set out for Horizontal Directional Drilling and clear span bridges in the Schedule of Environmental Commitments.

Air Quality

- Short-term, imperceptible to slight, negative impacts from exhaust emissions and dust emissions during construction. This is readily mitigated by standard good practices as outlined in the Schedule of Environmental Commitments.

Climate

- Long-term, positive impacts in respect of climate and the connection of the wind farm to the national grid. This will result in the offsetting of approximately 58,808 tonnes of Carbon Dioxide (CO₂) per annum

Noise and Vibration

- Short-term, negative impacts from noise and vibration during construction phase as a result of construction vehicles, use of machinery and activities like ground breaking. This is readily mitigated by standard good practices as outlined in the Schedule of Environmental Commitments.
- Permanent, not significant, negative impacts as a result of the ongoing operation of the transformer at the substation site. The magnitude of the impact has largely been mitigated by design and the siting of the transformer at sufficient distances from neighbouring residential receptors.

Cultural Heritage

- No significant effects on unrecorded sub-surface archaeological features on the basis that mitigation will be implemented in respect of pre-construction testing, obtaining licences from the National Monuments Service and if required avoidance, preservation by record and buffer zones.

Landscape and Visual

- Permanent, moderate to slight, negative but not significant impacts to the physical landscape and viewpoints which cannot be avoided but due to siting of the proposed development in a low sensitive landscape and inclusion of berms at the substation the impacts can be considered acceptable.

Material Assets

- Short-term, slight impacts to traffic and transport as a result of temporary diversions and road closures and increase traffic volumes. This is readily

mitigated by standard good practices as outlined in the Schedule of Environmental Commitments which includes a Traffic Management Plan.

- Imperceptible to slight negative impacts to other utilities (electricity, gas, water, waste) during construction and operation. This will be mitigated through ongoing liaison with utility operators and adherence with relevant laws, standards and guidelines.
- Imperceptible, long-term impact during operation from Electro-magnetic Fields (EMF) to residential dwellings and Irish Rail infrastructure, however, any impact will be within International Commission on Non-Ionizing Radiation (ICNIRP) guidelines
- The Commission completed an environmental impact assessment in relation to the proposed development and concluded that, subject to the implementation of the mitigation measures set out in the Environmental Impact Assessment Report, and subject to compliance with the conditions set out below, the effects on the environment of the proposed development, by itself and in combination with other development in the vicinity, would be acceptable. In doing so, the Commission adopted the report and conclusions of the Inspector.

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 the Climate Action and Low Carbon Development Act 2015 (as amended), Climate Action Plan 2024 and Climate Action Plan 2025, National Biodiversity Action Plan 2023-2020, the National Planning Framework (as revised), the Regional Spatial and Economic Strategy of the Southern Region 2020-2032 and the provisions of the Tipperary County Development Plan, 2022-2028. The proposed development would make a positive contribution to Ireland's national strategic policy on renewable energy and its move to a low energy carbon future, would contribute to the resilience of the renewable energy distribution network, would not seriously injure the residential amenities of the area, would not adversely affect population and human health, natural heritage, biodiversity or, cultural heritage tourism, would not have an unduly adverse impact.

on the landscape, and would be acceptable in terms of pedestrian and traffic safety. 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 the 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. The period during which the proposed development hereby permitted may be carried out shall be ten years from the date of this Order.

Reason: Having regard to the nature and extent of the proposed development, the Commission considered it appropriate to specify a period of validity of this permission in excess of five years.

3. The mitigation measures contained in the submitted Environmental Impact Assessment Report (EIAR), shall be implemented.

Reason: To protect the environment

4. The mitigation measures contained in the submitted Natura Impact Statement (NIS), shall be implemented.

Reason: To protect the integrity of European Sites.

5. The construction of the proposed development shall be managed in accordance with a final Construction and Environmental Management Plan, which shall be submitted to, and agreed in writing with, the planning authority prior to commencement of development

Reason: In the interest of environmental protection and residential amenity.

6. The undertaker shall facilitate the archaeological appraisal of the site and shall provide for the preservation, recording and protection of archaeological materials or features which may exist within the site. In this regard, the undertaker shall:

- (a) employ a suitably-qualified archaeologist prior to the commencement of development. The archaeologist shall assess and monitor all preparatory works and all site development works,
- (b) investigate areas of archaeological potential by means of geophysical survey and, depending on the findings, carry out test excavations if deemed necessary following consultation with the National Monuments Service,
- (c) notify the planning authority in writing at least four weeks prior to the commencement of any site operation relating to the proposed development, and
- (d) submit a report to the planning authority, containing the results of the archaeological investigations and assessment. In default of agreement on any of these requirements, the matter shall be referred to An Coimisiún Pleanála for determination.

Reason: In order to conserve the archaeological heritage of the area and to secure the preservation in-situ or by record and protection of any archaeological remains that may exist within the site.

7. During the operational phase of the substation, the noise level arising from the proposed 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 T value shall be 15 minutes]. 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 undertaker shall agree with the planning authority a protocol for the monitoring of noise from electrical apparatus within the site. 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.

8. 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) CCTV cameras shall be fixed and angled to face into the site and shall not be directed towards adjoining property or roads.
- (c) All fencing, gates and exposed metalwork shall be dark green in colour. The roofs of the buildings within the substation compound shall be dark grey or black and the external walls shall be finished in neutral colours such as grey or off-white unless otherwise agreed with the planning authority.

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

9. 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.

Reason: In order to ensure a satisfactory standard of development.

10. The site shall be landscaped, using only indigenous deciduous trees and hedging species and agreed in writing with, the planning authority prior to commencement of development. Any plants, trees or hedging which die, are removed or become seriously damaged or diseased, within a period of five years from the completion of the proposed 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 order to screen the proposed development and assimilate it into the surrounding rural landscape, in the interest of visual amenity.

11. A detailed construction traffic management plan shall be submitted to, and agreed in writing with, the planning authority prior to commencement of development. The plan shall include details of arrangements for routes for construction traffic, parking during the construction phase, the location of the compound for storage of plant and machinery and the location for storage of deliveries to the site. The undertaker shall consult with all relevant Public-Private Partnership Companies, Motorway Maintenance and Renewals Contract Contractors prior to its submission.

Reason: In the interest of sustainable transport and safety.

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

€72,046.00