An Coimisiún Pleanála

Direction
CD-022661-26
ACP-324031-26

The submissions on this file and the Inspector's report were considered at a meeting held on 10/11/2026.

The Commission decided to APPROVE the proposed development under section 182A of the Planning and Development Act, 2000, as amended, for the following reasons and considerations and subject to the conditions set out below.

Planning Commissioner: Mick Long **Date:** 10/11/2026

DRAFT WORDING FOR ORDER

Reasons and Considerations

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, (consistent with the relevant provisions of the Climate Action Plan 2024 and Climate Action Plan 2025 and the Long-term Strategy on Greenhouse Gas Emissions Reductions 2024, the National Adaptation Framework; Planning for a Climate Resilient Ireland June 2024 and the relevant sectoral adaptation plans in particular the Electricity and Gas Sectoral Plan 2019 and in furtherance of the objective of mitigating greenhouse gas emissions and adapting to the effects of climate change in the State), and otherwise had regard to:

European, national, regional and local planning, energy, climate and other policy of relevance, including in particular the following:

European Policy/Legislation including:

- Directive 2014/52/EU amending Directive 2011/92/EU (Environmental Impact Assessment Directive);
- Directive 92/43/EEC (Habitats Directive) and Directive 79/409/EEC as amended by 2009/147/EC (Birds Directive);
- Directive 2000/60/EC (Water Framework Directive).

National Policy and Guidance including:

- Project Ireland 2040: National Planning Framework ("NPF"), First Revision of the NPF;
- National Development Plan 2021-2030;
- The objectives and targets of the National Biodiversity Action Plan 2023-2030;
- 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.

Regional and Local Planning Policy, including in particular:

- Regional Spatial and Economic Strategy for the Eastern and Midlands Region 2019-2031;
- Meath County Development Plan 2021-2027;

and

- The location, nature, scale and layout of the proposed development and the pattern of development in the vicinity;

- The nature of the landscape and absence of any specific conservation or amenity designation for the site;
- The planning history of the immediate area;
- The submissions on file including those from observers, prescribed bodies and the planning authority;
- Mitigation measures proposed for construction and operation of the site;
- and The report and recommendation of the Inspector.

Appropriate Assessment:

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 Rye Water Valley/Carton Special Area of Conservation (Site Code: 001398), South Dublin Bay Special Area of Conservation (Site Code: 000210), North Dublin Bay Special Area of Conservation (Site Code:000206), South Dublin Bay and River Tolka Estuary Special Protection Area (Site Code:004024), North Bull Island Special Protection Area (Site Code: 004006), North-West Irish Sea Special Protection Area (Site Code: 004236), in view of the conservation objectives of these sites, and these sites are therefore excluded from further consideration. Appropriate Assessment is not required.

This determination is based on:

- the scale of the development and lack of impact mechanisms that could significantly affect a European Site.
- the absence of viable hydrological or ecological connections to the Rye Water Valley/Carton Special Area of Conservation (Site Code: 001398).
- distances from, and weak indirect connections to European sites South Dublin Bay Special Area of Conservation (Site Code: 000210), North Dublin Bay Special Area of Conservation (Site Code: 000206), South Dublin Bay and River Tolka Estuary Special Protection Area (Site Code: 004024), North Bull Island

Special Protection Area (Site Code: 004006), North-West Irish Sea Special Protection Area (Site Code: 004236).

- he low likelihood of a possible construction related impact from surface water reaching the European Sites and which would not be significant in terms of site-specific conservation objectives for the South Dublin Bay Special Area of Conservation (Site Code: 000210), North Dublin Bay Special Area of Conservation (Site Code: 000206), South Dublin Bay and River Tolka Estuary Special Protection Area (Site Code: 004024), North Bull Island Special Protection Area (Site Code: 004006), North-West Irish Sea Special Protection Area (Site Code: 004236), and would not undermine the maintenance of favourable conservation conditions, or delay or undermine the achievement of restoring favourable conservation status for those QI/SCI features of unfavourable conservation status
- that no mitigation measures aimed at avoiding or reducing impacts on European Sites were required to be considered in reaching this conclusion

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 Meath County Development Plan 2021-2027, would make a positive contribution to Ireland's renewable energy and security of energy supply requirements, 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. 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 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 and the proper planning and sustainable development of the area.

2. All of the environmental, construction and ecological mitigation measures, as set out in the Planning and Environmental Considerations Report and the 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 Order.

   Reason: In the interests of clarity and of 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 1400 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. 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 protect the road network

5. 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,

   (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 L2220 and adjoining local roads,

   (f) Provide protocols to keep residents informed of upcoming traffic related matters, temporary lanes/road closures etc,

   (g) Construction Route Signage,

   (h) Detailed design of the site entrance onto the L2220 in accordance with the plans and particulars lodged with the application, with the provision of sightlines, to include hedgerow trimming within the site boundary, and a recessed entrance gate, to the satisfaction of the planning authority,

(i) Provision of swept path analysis to demonstrate that Heavy Goods Vehicles can enter and turn within the site to the satisfaction of the planning authority,

(j) Provision of on-site Heavy Goods Vehicle turning facilities and details of car parking to serve the development to the satisfaction of the planning authority.

Reason: In the interest of traffic and pedestrian safety.

6. (a) Prior to the commencement of development, details of roadside drainage treatments for the entrance shall be submitted to, and agreed in writing with, the planning authority. Any road drainage pipe installed shall be at least 300 millimetre in diameter,

(b) Prior to the commencement of any development on site, the applicant shall submit a detailed topographical survey to the planning authority that includes details of onsite and nearby drainage ditches and water courses.

(c) Prior to the commencement of any development on site, the applicant shall undertake any remedial works to the existing surface water drainage network which the planning authority considers necessary to facilitate the discharge from the proposed development.

Reason: In the interest of proper planning and sustainable development of the area and traffic safety

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 shall 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 and 2.

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

8. 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.

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:

(a) 45 dB(A) rated sound level between the hours of 0700 hours to 2300 hours, and

(b) 43 dB(A) at all other times. The noise at such time shall not contain a tonal component. All sound measurement shall be carried out in accordance with ISO Recommendation 1996:2007: Acoustics - Description and Measurement of Environmental Noise.

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

9. 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 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 for the construction and operation stages;

(d) proposals in relation to public information and communication. A record of daily checks that the works are being undertaken in accordance with the CEMP shall be kept for inspection by the planning authority, and

(e) The CEMP shall include the construction noise and vibration management plan agreed in accordance with the requirements of Condition Number 7 above.

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 Section 11 of the Planning and Environmental Considerations Report (January 2026) shall be implemented in full, except as may otherwise be required in order to comply with the conditions of this order.

(b) The undertaker shall engage a suitably qualified licence eligible archaeologist (licensed under the National Monuments Acts) to carry out pre-development archaeological testing in areas of proposed ground disturbance and to submit an archaeological impact assessment report for the written agreement of the planning authority, following consultation with the National Monuments Service, in advance of any site preparation works or groundworks, including site investigation works/topsoil stripping/site clearance and/or construction works. 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. Any further archaeological mitigation requirements specified by the planning authority, following consultation with the National Monuments Service, shall be complied with by the

undertaker. 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.

(c) 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 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_WLTSTWN_LMP_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) Prior to commencement of development, a revised site layout plan detailing the provision of replacement hedgerow and tree planting at post and rail fence locations at both sides of the entrance, shall be submitted to and agreed in writing with the planning authority. The replacement planting shall consist of the same type of species as that to be removed.

Reason: In the interest of the environment and 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

mitigation measures set out in Sections 8.7.1.5 and 8.7.2 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) Cables within the site shall be located underground.

(d) 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.

(e) CCTV cameras shall be fixed and angled to face into the site and shall not be directed towards adjoining property or roads.

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

13. Prior to the commencement of development, the undertaker shall enter into a Connection Agreement with Uisce Éireann to provide for a service connection to the public water supply.

Reason: In the interest of public health and to ensure adequate water facilities.

Planning Commissioner of An Coimisiún Pleanála duly authorised to authenticate the seal of the Commission.

Dated this day of 2026