



An
Coimisiún
Pleanála

Commission Direction
CD-000198
PL-500122-TY

The submissions on this file and the Inspector's report were considered at a meeting held on 03 March 2026.

The Commission decided to grant permission generally in accordance with the Inspector's recommendation, subject to the attached copy of the draft order.

Planning Commissioner:

Eamonn James Kelly

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Date:

3rd day of March 2026

Reasons and Considerations

Having regard to the existing electricity distribution infrastructure already in place, demonstrated constraints to reposition Angle Mast (AM number 124) and the justification provided to uprate the existing overhead line, which is considered reasonable given the need to accommodate the expected generation of power from renewable sources, it is considered that, subject to compliance with the conditions set out below, the proposed development, including the proposed replacement of Angle Mast (AM) number 124, would not result in a significant

adverse visual impact over and above the existing overhead line and ancillary structures. In this respect, the proposed changes to Angle Mast (AM) number 124 located within Landscape Character Area 4 (LCA 4) 'The River Suir Plain' described as having a high capacity/low sensitivity where change or development is generally acceptable, located outside of both the visually sensitive designated Primary and Secondary Amenity Areas as per the Tipperary County Development Plan 2022-2028, would not result in a significant additional adverse impacts on the character of the area or the visual amenities of adjoining properties. As such, the proposed development would, therefore, be in accordance with the proper planning and sustainable development of the area.

Appropriate Assessment: Stage 1

The proposed development has been considered in light of the assessment requirements of Sections 177U and 177V of the Planning and Development Act 2000 as amended. In screening the need for Appropriate Assessment, the Commission determined that the proposed development could result in significant effects on the Lower River Suir Special Area of Conservation (Site Code: 002137) in view of the conservation objectives of that site and that Appropriate Assessment under the provisions of S177U/ 177AE was required.

Appropriate Assessment: Stage 2

Following an examination, analysis and evaluation of the Natura Impact Statement, all associated material submitted and the Stage 2 Appropriate Assessment report of the Tipperary County Council the Commission considered that adverse effects on site integrity of the Lower River Suir Special Area of

Conservation (Site Code: 002137) can be excluded in view of the conservation objectives of these sites and that no reasonable scientific doubt remains as to the absence of such effects.

The Commission's conclusion is based on the following:

- Detailed assessment of construction and operational impacts.
- Effectiveness of mitigation measures (detailed in the Natura Impact Statement and accompanying Construction and Environmental Management Plan (CEMP) proposed including supervision and monitoring and integration into the CEMP ensuring smooth transition of obligations to the eventual contractor.
- Application of planning conditions to ensure application of mitigation measures.

The proposed development would not adversely affect the integrity of the Lower River Suir Special Area of Conservation (Site Code:002137) or any other European Site.

Conditions

1. The 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 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 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.

Reason: To protect the integrity of European Sites.

3. Prior to works commencing on the site the developer shall submit to and agree in writing with the planning authority, a final Construction and Environmental Management Plan (CEMP) which shall be adhered to during construction. The submitted CEMP shall include for the mitigation measures included in the Natura Impact Statement and shall also address the requirements of condition number 7 relating to Archaeology and Cultural Heritage. The CEMP shall also include a site-specific biosecurity plan for the sites identified under section 5.1.4.2.12 (Invasive Species) of the Planning and Environmental Considerations Report (PECR). The CEMP shall clearly define all mitigation and monitoring arrangements to be implemented.

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

4. A detailed Construction Traffic Management Plan shall be submitted to, and agreed in writing with, the planning authority prior to commencement of development. This plan shall include details of arrangements for routes for construction traffic, parking during the construction phase, site compound management and the location for storage of deliveries to the site and off-site disposal of construction waste. The haul route for construction traffic to and from the site shall be clearly identified in addition to any necessary temporary road signage that is proposed to be erected. During development works, the developer shall ensure that material from the site is not spread or deposited on the public roadway and shall maintain the roadway in a clean, tidy and safe condition. In addition, appropriate advance warning signs shall be erected, in accordance with proposals, which shall have the prior written consent of the planning authority.

Reason: In the interest of traffic safety and convenience.

5. All solid waste arising on the site including site clearance waste, construction waste, demolition waste, rock, soil, etc. shall be recycled as far as possible. Any materials exported from the site for recovery, recycling or disposal shall be managed at an approved licensed waste facility. Adequate on-site arrangements shall be made to the written satisfaction of the planning authority for the storage of recyclable materials prior to collection.

Reason: To protect the local environment.

6. Any end-of-life metal equipment shall not be allowed to accumulate on site. Any such end-of-life equipment or hazardous wastes arising on the site shall be recycled as far as possible. Materials exported from the site for recovery, recycling or disposal shall be managed at an approved facility. Adequate on-site arrangements shall be made to the written satisfaction of the planning authority for the storage of recyclable materials prior to collection.

Reason: To protect the local environment.

7. (a) All mitigation measures in relation to archaeology and cultural heritage as set out in Section 5.8 and Appendix H of the Planning and Environmental Considerations Report (date November 2024) and the Further Information Response to item number 5 submitted on the 15th day of August 2025 shall be implemented in full, except as may otherwise be required in order to comply with this condition.

(b) The developer shall engage the services of a suitably qualified project archaeologist to oversee the project. Prior to works commencing on the site the Project Archaeologist shall submit, for the written agreement of the Department of Housing, Local Government and Heritage (DoHLGH) and the planning authority, an overall strategy for archaeological works to be carried out both in advance of and in parallel with construction of the development. This shall include the location, extent and method of demarcation for any Exclusion Zones around the

External-most elements of vulnerable Heritage Assets in proximity to the works or designated access routes that are to be preserved in situ. This shall also include the location and extent of any other protective measures such as ground protection matting that will be employed to protect vulnerable Heritage Assets or potential sub-surface archaeological deposits.

(c) The engaged archaeologist shall monitor (licensed under the National Monuments Acts) all site clearance works, topsoil stripping, groundworks and the implementation of agreed preservation in-situ measures associated with the development.

(i) The use of appropriate machinery to ensure the preservation and recording of any surviving archaeological remains shall be necessary.

(ii) Should archaeological remains be identified during the course of archaeological monitoring, all works shall cease in the area of archaeological interest pending a decision of the planning authority, in consultation with the DoHLGH, regarding appropriate mitigation which may include preservation in-situ or full archaeological excavation.

(iii) The developer shall facilitate the archaeologist in recording any remains identified. Any further archaeological mitigation requirements specified by the planning authority, following consultation with the DoHLGH, shall be complied with by the developer.

(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 Section 5.8 and Appendix H of the PECR (date November 2024) 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 the DoHLGH 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.

8. Any cutting of trees, hedgerows and vegetation should only be undertaken outside of the bird breeding season. The bird breeding season takes place between the 1st day of March and the 31st day of August. In the event that clearance/cutting works are unavoidable during this period, a pre-works breeding bird survey shall be undertaken by an experienced ecologist/ornithologist to identify nest sites which are to be marked and avoided by construction if found

until such time that the site is vacated by fledglings, submitted to and agreed in writing with the planning authority.

Reason: To protect nesting birds and other wildlife.

9. A pre-construction survey for Badger shall be completed by a suitably qualified specialist to implement measures to ensure that active breeding sites or resting places of this protected species are not disturbed. The developer shall submit a Badger Mitigation and Protection Plan for the written agreement of the planning authority prior to the commencement of works within the zone of influence of breeding sites and/or resting places.

Reason: To ensure the protection of Badger.

10. All works shall be supervised by an on-site Ecological Clerk of Works who will report on compliance with the relevant mitigation measures. The Ecological Clerk of Works shall be empowered to halt works where they consider that the continuation of the works is likely to result in a significant pollution or siltation incident or impact on protected habitats or species, and on-site works will cease until authorised to continue by the planning authority. A compliance monitoring report shall be prepared by the Ecological Clerk of Works and shall be submitted to the planning authority at the end of the main construction period.

Reason: To ensure compliance with mitigation measures and to protect biodiversity.