



An
Coimisiún
Pleanála

Commission Direction
CD-000645
PL-500343-CK-25

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

The Commission decided to grant permission generally in accordance with the Inspector's recommendation, for the following reasons, considerations and conditions.

Planning Commissioner:

Marie O'Connor

Date:

3rd day of June 2026.

Reasons and Considerations

In coming to its decision, 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, in accordance with

the provisions of the Climate Action Plan 2024 and Climate Action Plan 2025, and also had regard to the following:

- (a) the policies and objectives set out in the National Planning Framework and the Regional and Spatial Economic Strategy for the Southern Regional Assembly,
- (b) the provisions of the Cork County Development Plan 2022-2028,
- (c) the nature, scale, extent and layout of the proposed development,
- (d) the route of the proposed project,
- (e) the pattern of existing and permitted development in the area,
- (f) the planning history of the site and the surrounding area,
- (g) the submissions and observations received, and
- (h) the report and recommendation of the Planning Inspector.

Appropriate Assessment: Stage 1:

The Commission considered the documents submitted with the application, and all the other relevant submissions on file, and carried out an appropriate assessment screening exercise in relation to the potential effects of the proposed development on designated European sites. The Commission agreed with the screening assessment and conclusion carried out in the Inspector's Report that Great Island Channel Special Area of Conservation (Site Code: 001058) and Cork Harbour Special Protection Area (Site Code: 004030) are the only European Sites 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 all the other relevant submissions on file, and carried out an Appropriate Assessment of the implications of the proposed development on Great Island Channel Special Area of Conservation (Site Code: 001058) and Cork Harbour Special Protection Area (Site Code: 004030) in view of these 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 scientific knowledge in the field. In completing the assessment, the Commission considered, in particular, the following:

- (i) the site-specific Conservation Objectives for the European Sites,
- (ii) the likely direct and indirect impacts arising from the proposed development, both individually or in combination with other plans or projects, and
- (iii) 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 potential effects of the proposed development on the aforementioned European Sites. In overall conclusion, the Commission were

satisfied that the proposed development would not adversely affect the integrity of the European Sites in view of the site's Conservation Objectives and that there is no reasonable scientific doubt as to the absence of such effects.

Conclusions on Proper Planning and Sustainable Development:

The Commission considered that, the proposed development would be generally in compliance with National and Regional Guidance and Policy and the Cork County Development Plan 2022-2028 and in particular Policy Objective ET 13-21 which supports the facilitation of infrastructure connections to solar farms, and were satisfied that subject to compliance with the conditions set out below, the proposed development would be acceptable in terms of landscape and ecological impacts and would not give rise to unacceptable traffic impacts or pedestrian safety.

The proposed development would, therefore, be in accordance with the proper planning and sustainable development of the area and consistent with the Climate Action Plan, 2025 and the Climate Action and Low Carbon Development (Amendment) Act 2021.

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 12th day of June 2025, 24th day of June 2025 and the 5th day of September 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 the development and the 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 development hereby permitted may be carried out shall be 10 years from the date of this Order.

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

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

Reason: To protect the integrity of European Sites.

4. All of the environmental, construction and ecological mitigation measures, as set out in the Ecological Impact Assessment and the Tree/Vegetation Protection Measures Statement submitted to the planning authority shall be implemented by the developer in conjunction with the timelines set out therein.

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

5. Drainage arrangements, including the attenuation and disposal of surface water, shall comply with the requirements of the planning authority for such works and services. Surface water from the site shall not be permitted to drain onto the adjoining public road or adjoining properties.

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

6. Prior to the commencement of development, the developer shall agree details for any crossings above and below Irish Water Assets. The applicant shall ensure that no additional load or force to any Irish Water assets from any preconstruction, post construction or operational phases will result from the proposed development. All detailed designs including separation distances shall be in accordance with Irish Waters Technical Standards, Codes of Practice, Standard Details and other associated Irish Water requirements.

Reason: To protect existing Irish Water Infrastructure.

7. All instream works to be carried out in accordance with the Inland Fisheries Ireland 'Guidelines on protection of fisheries during construction works in and adjacent waters' and Inland Fisheries Ireland shall be consulted prior to the commencement of works.

Reason: In the interests of environmental and water quality protection.

8. All watercourses in or adjacent to the works area shall be monitored on a daily basis by the Site Construction and Environmental Compliance Officer to ensure they are not being impacted by silt/sediment laden stormwater run-off from the works area. A record of this monitoring shall be maintained on site.

Reason: To protect water quality.

9. A pre-condition survey will be carried out on all public roads and bridges that will be used in connection with the development to record the condition of the public roads in advance of construction commencing. A post-construction survey will also be carried out after the works are completed. The specification and timing of the surveys will be agreed with the planning authority.

Reason: In the interest of clarity, and of orderly development.

10. All works shall be supervised by an on-site Ecological Clerk of Works who will report on compliance with 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 impact on Annex I habitat, 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 protect biodiversity.

11. (a) Existing field boundaries shall be retained, notwithstanding any exemptions available and new planting undertaken in accordance with the Landscape Plan submitted with the application.

(b) Any trees or hedgerow that are removed, die or become seriously damaged or diseased during the operative period of the development, shall be replaced within the next planting season by trees or hedging of similar size and species, unless otherwise agreed in writing with the planning authority.

Reason: In the interests of biodiversity, the visual amenities of the area, and the amenities of dwellings in the vicinity.

12. The developer shall engage a suitably qualified (licensed eligible) archaeologist to monitor (licensed under the National Monuments Acts) all topsoil removal and other groundworks, clearance works, topsoil stripping, groundworks, dredging and/or the implementation of agreed preservation in-situ measures associated with the offroad/greenfield locations of the development. Prior to the commencement of such works the archaeologist shall consult with and forward to the Local Authority archaeologist or the NMS as appropriate a method statement for written agreement. The use of appropriate tools and/or machinery to ensure the preservation and recording of any surviving archaeological remains shall be necessary.

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 National Monuments Service, regarding appropriate mitigation. 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 National Monuments Service, shall be complied with by the developer.

Following the completion of all archaeological work on site and any necessary post-excavation specialist analysis, the planning authority and the National Monuments Service shall be furnished with a final archaeological report describing the results of the monitoring and any subsequent required archaeological investigative work/excavation required. 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

13. Site development and building works shall be carried out only between 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 be allowed where prior written approval has been received from the planning authority.

Reason: To safeguard amenities of property in the vicinity.

14. The construction of the development shall be managed in accordance with a Construction Management Plan, which shall be submitted to, and agreed in writing with, the planning authority prior to commencement of development. This plan shall provide details of intended construction practice for the development, including but not limited to, noise and dust management and monitoring measures, surface water management proposals, the management of construction traffic, and the off-site disposal of construction waste.

Reason: In the interests of public safety, residential amenity and protection of the environment.

15. Prior to commencement of development, the developer shall lodge with the planning authority a cash deposit, a bond of an insurance company, or such other security as may be acceptable to the planning authority, to secure the satisfactory

reinstatement of the site on cessation of the project coupled with an agreement empowering the planning authority to apply such security or part thereof to such reinstatement. The form and amount of the security shall be as agreed between the planning authority and the developer or, in default of agreement, shall be referred to An Coimisiún Pleanála for determination.

Reason: To ensure satisfactory reinstatement of the site.