

Board Order PL 93.247677

Planning and Development Acts 2000 to 2017

Planning Authority: Waterford City and County Council

Planning Register Reference Number: 16/371

Appeal by Highfield Solar Limited care of Highfield Energy Services Limited of Design Studio 7, Old Castle View, Kilgobbin Road, Dublin and by Niamh and John Reynolds and others care of Reid Associates of 2 Connaught Place, Crofton Road, Dun Laoghaire, County Dublin against the decision made on the 10th day of November, 2016 by Waterford City and County Council to refuse permission to the said Highfield Solar Limited for the proposed development.

Proposed Development: A 10 year permission for the construction of a Solar PV Energy development within a total site area of up to 12.6 hectares, to include one single storey electrical substation building, electrical transformer/inverter station modules, solar PV panels ground mounted on steel support structures, access roads, fencing and associated electrical cabling, ducting and ancillary infrastructure at Ballymoodranagh, Lismore, County Waterford.

Decision

REFUSE permission for the above proposed development in accordance with the reasons and considerations set out below.

Matters Considered

In making its decision, the Board had regard to those matters to which, by virtue of the Planning and Development Acts and Regulations made thereunder, it was required to have regard. Such matters included any submissions and observations received by it in accordance with statutory provisions.

Reasons and Considerations

A section of the site of the proposed development is located within the preferred route corridor for the proposed alignment of the N72 Lismore to Cappoquin Road, the protection of which is an objective of the Waterford County Development Plan 2011-2017 and the Lismore Local Area Plan 2014-2020. The proposed development would be premature pending the determination of a final layout for the road, would materially contravene Objective INF 3 of the Waterford County Development Plan 2011-2017 and Objective INF 3 of the Lismore Local Area Plan 2014-2020 and would, therefore, be contrary to the proper planning and sustainable development of the area.

In deciding not to accept the Inspector's recommendation to grant permission, the Board acknowledged that no design work has progressed on the road scheme following identification of the preferred route. Provision of the route is, however, an objective of the Development Plan and the Local Area Plan and the Board considered it consistent with the proper planning and development of the area to reserve the preferred route corridor free of development.

Member of An Bord Pleanála duly authorised to authenticate the seal of the Board.

Dated this day of 2018

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