



Planning and Development Acts 2000 to 2018

Planning Authority: Meath County Council

Planning Register Reference Number: KA/180340

Appeal by Carmel McCormack of Clogheen, Cahir, County Tipperary against the decision made on the 27th day of July, 2018 by Meath County Council to grant subject to conditions a permission to Grid System Services Limited care of Meridiem Renewables Limited of Unit 5, Blacklion House, Blacklion, Greystones, County Wicklow in accordance with plans and particulars lodged with the said Council.

Proposed Development: The development of a grid system services facility within a total site area of up to 1.27 hectares, to include one number single storey electrical substation building, one number customer switchgear, electrical inverter/transformer station modules, containerised battery storage modules on concrete support structures, heating, ventilation and air conditioning units (HVAC Units), access tracks and new site entrance, associated electrical cabling and ducting, security gates, perimeter security fencing, CCTV security monitoring system and landscaping works and all associated ancillary infrastructure on land at Silloge, Navan, County Meath.

Decision

GRANT permission for the above proposed development in accordance with the said plans and particulars based on the reasons and considerations under and subject to the conditions 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

Having regard to the provisions of the County Meath Development Plan 2013 to 2019, and to the nature and scale of the proposed development, it is considered that, subject to compliance with the conditions set out below, the proposed development would not seriously injure the amenities of the area or of property in the vicinity and would be acceptable in terms of traffic safety and convenience. 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, as amended by the further particulars received by the planning authority on the 3rd day of July, 2018, 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 permission shall be for a period of 25 years from the date of the commissioning of the grid energy storage facility. The grid energy storage facility and related ancillary structures shall then be removed unless, prior to the end of the period, planning permission shall have been granted for their retention for a further period.

Reason: To enable the planning authority to review the operation of the grid storage facility in the light of the circumstances then prevailing.

3. For the avoidance of doubt, the vehicular access arrangement that was proposed under the original planning application received by the planning authority on the 6th day of April, 2018 and later indicated as Option 3 in the further information received by the planning authority on the 3rd day of July, 2018, shall be implemented in its entirety, except as may otherwise be required in order to comply with the following conditions.

Reason: In the interest of clarity.

4. Water supply and drainage arrangements, including the disposal of surface water, shall comply with the requirements of the planning authority for such works and services.

Reason: In the interest of public health and to ensure a proper standard of development.

5. The developer shall comply with the requirements of the planning authority in relation to the provision of adequate sightlines at the site entrance off the R163.

Reason: In the interest of traffic safety.

6. The storage structures shall be dark green in colour. The external walls of the proposed substation and switch room shall be finished in a neutral colour such as light grey or off-white. The roof shall be of black tiles.

Reason: In the interest of the visual amenity of the area.

7. The developer shall comply with the following technical requirements:-
 - (a) no 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 the road,

- (c) each fencing panel shall be erected such that for a minimum of 300 millimetres of its length, its bottom edge is no less than 150 millimetres from ground level, and
- (d) cables within the site shall be located underground.

Reason: In the interest of clarity, of visual and residential amenity and of traffic safety, and to allow wildlife to continue to have access to and through the site.

8. The developer shall comply with the following landscaping requirements:-

- (a) existing field boundaries shall be retained and new planting undertaken,
- (b) revised drawings, indicating proposed landscaping of the earth berms which shall include native species trees and hedgerows, shall be submitted to, and agreed in writing with, the planning authority prior to commencement of the development, and
- (c) all landscaping shall be planted to the satisfaction of the planning authority prior to commencement of development. Any trees or hedgerow that are removed, die or become seriously damaged or diseased within five years from planting 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 interest of biodiversity, the visual amenities of the area, and the amenities of dwellings in the vicinity.

9. The developer shall comply with the following restoration requirements:
- (a) prior to commencement of development, a detailed restoration plan, including a timescale for its implementation, shall be submitted to, and agreed in writing with, the planning authority,
 - (b) on full or partial decommissioning of the grid energy storage facility, or if the facility ceases operation for a period of more than one year, the site shall be restored and structures removed in accordance with the said plan within three months of the date of decommissioning/cessation, to the written satisfaction of the planning authority.

Reason: To ensure the satisfactory reinstatement of the site on full or partial cessation of the proposed development.

10. The developer shall comply with the following archaeological requirements:-
- (a) pre-development archaeological testing shall be undertaken by a suitably qualified archaeologist, licensed under the National Monuments Acts 1930-2014. No sub-surface work shall be undertaken in the absence of the archaeologist without his/her written consent,
 - (b) a report, containing the results of the assessment, shall be submitted to the planning authority and, arising from this assessment, the developer shall agree in writing with the planning authority details regarding any further archaeological requirements (including, if necessary, archaeological

excavation) prior to commencement of construction works. A copy of the report shall be submitted to the Department of Culture, Heritage and the Gaeltacht,

- (c) the planning authority and the Department of Culture, Heritage and the Gaeltacht shall be notified in writing at least four weeks prior to the commencement of any site operation (including hydrological and geotechnical investigations) relating to the proposed development.

In default of agreement on any of these requirements, the matter shall be referred to An Bord 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.

- 11. The site development and construction works shall be carried out such a manner as to ensure that the adjoining streets are kept clear of debris, soil and other material, and cleaning works shall be carried on the adjoining public roads by the developer and at the developer's expense on a daily basis.

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

12. 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 a traffic management plan, intended construction practice for the development, including hours of working, noise management measures and off-site disposal of construction/demolition waste.

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

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

Dated this day of 2019.