

An
Bord
Pleanála

**Board Order
ABP-309491-21**

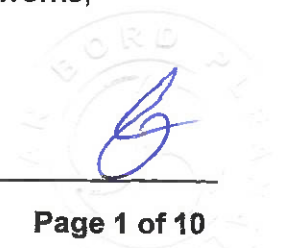
Planning and Development Acts, 2000 to 2020

Planning Authority: Offaly County Council

Application for approval under section 182A(1) of the Planning and Development Act 2000, as amended, in accordance with plans and particulars, including a Natura impact statement, lodged with An Bord Pleanála on the 22nd day of February, 2021 by OBM Solar Limited care of Peter Thomson Planning Solutions, 4 Priory Grove, Kells, County Kilkenny.

Proposed Development: The proposed development of a 110 kilovolt electrical substation at Srah, Coolcor and Clonin, Rhode, County Offaly will consist of:

- One number electrical substation compound and access road, palisade fencing and gates, measuring 56.6 metres by 114.8 metres,
- One number electrical substation control building measuring 14 metres by 18 metres and 6.1 metres in height,
- One number EirGrid switch room building measuring 18 metres by 25 metres and 8.55 metres in height,
- Four number lightning protection monopoles measuring up to 8.275 metres in height,
- Associated electrical apparatus, plant and equipment, overhead and underground electrical and communications cabling and ancillary works,
- Upgrading of existing access road,
- Site construction compound, and



- Ancillary works.

The proposed development of underground cabling (110 kilovolt underground grid connection) from the proposed substation in Srah townland to Derryiron 110 kilovolt substation in Clonin townland through the townlands of Srah, Coolcor and Clonin will consist of:

- Three kilometres of underground 110 kilovolt electrical cables and associated communications cables,
- Six number underground joint bays, and
- Ancillary works.

Associated works including road carriageway passing places.

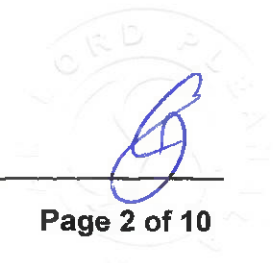
Decision

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, and

DETERMINE under section 182B of the Planning and Development Act, 2000, as amended, the sum to be paid by the undertaker in respect of costs associated with the application, as set out in the Schedule of Costs 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

In coming to its decision, the Board had regard to the following:

- (a) the nature, scale and extent of the proposed development,
- (b) the characteristics of the site and of the general vicinity,
- (c) the national targets for renewable energy contribution,
- (d) national, regional and local policy support for developing renewable energy, in particular the:
 - (i) Government Strategy for Renewable Energy, 2012-2020,
 - (ii) Project Ireland 2040 - National Planning Framework,
 - (iii) Delivering a Sustainable Energy Future for Ireland - the Energy Policy Framework, 2007-2020,
 - (iv) Government Policy Statement on the Strategic Importance of Transmission and Other Energy Infrastructure 2012,
 - (v) Climate Action Plan, 2019,
 - (vi) Regional Spatial and Economic Strategy for the Eastern and Midlands Region,
 - (vii) Offaly County Development Plan, 2014-2020,
- (e) the location of the proposed development within an area identified in the Development Plan as a 'low sensitivity area' with the capacity to absorb a range of new development,
- (f) the distance to dwellings or other sensitive receptors from the proposed development,
- (g) the planning history of the immediate area including proximity to the permitted solar PV and battery energy storage development (Offaly County Council Planning Register Reference Number: 20/494). This development will serve as the grid connection for this generating asset infrastructure,

- (h) the submissions on file including those from prescribed bodies and the planning authority,
- (i) the Natura Impact Statement submitted, and,
- (j) the report of the Inspector.

Appropriate Assessment Screening – Stage 1

The Board considered the Natura Impact Statement and all the other relevant submissions and carried out both an Appropriate Assessment screening exercise and an Appropriate Assessment in relation to the potential effects of the proposed development on designated European Sites. The Board agreed with and adopted the screening assessment and conclusion carried out in the Inspector's report that the only European Sites in respect of which the proposed development has the potential to have a significant effect are the River Boyne and River Blackwater Special Area of Conservation (Site Code: 002299) and the River Boyne and River Blackwater Special Protection Area (Site Code: 004232).

Appropriate Assessment Screening – Stage 2

The Board considered the Natura Impact Statement and associated documentation submitted with the application, the mitigation measures contained therein, the submissions on file, and the Inspector's assessment. The Board completed an Appropriate Assessment of the implications of the proposed development for the European Sites, namely, the River Boyne and River Blackwater Special Area of Conservation (Site Code: 002299) and the River Boyne and River Blackwater Special Protection Area (Site Code: 004232), in view of the sites' Conservation Objectives. The Board considered that the information before it was adequate to allow the carrying out of an Appropriate Assessment. In completing the appropriate Assessment, the Board considered, in particular, the following:

- (i) the likely direct and indirect impacts arising from the proposed development both individually or in combination with other plans or projects,
- (ii) the mitigation measures which are included as part of the current proposal, and

(iii) the Conservation Objectives for the European Sites.

In completing the Appropriate Assessment, the Board 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, having regard to the sites' Conservation Objectives.

In overall conclusion, the Board was satisfied that the proposed development, by itself or in combination with other plans or projects, would not adversely affect the integrity of the European Sites, in view of the sites' conservation objectives.

Proper Planning and Sustainable Development

It is considered that, subject to compliance with the conditions set out below, the proposed development would accord with national, regional and local planning and related policy, would not have an unacceptable impact on the landscape or biodiversity, would not seriously injure the visual or residential 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 proposed 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 proposed development shall be carried out 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 ten years from the date of this Order.

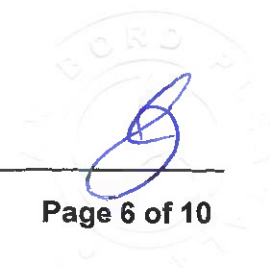
Reason: In the interest of clarity.

3. All of the ecological mitigation and monitoring measures set out in the Natura Impact Statement, Biodiversity Management Plan, Environmental Report and 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 interest of clarity and the protection of the environment during the construction and operational phases of the development.

4. No works permitted by this grant of permission shall commence until such time as the works to upgrade the site entrance and improve sightlines at the existing access onto the L1009-2 local road, permitted under planning register reference number 20/494, have been implemented.

Reason: In the interest of traffic safety.



5. A total of four number passing bays shall be provided, as illustrated on drawing numbers P880 and P881 submitted with the application.

Reason: In the interests of clarity and road safety.

6. Water supply and drainage arrangements, including the attenuation and disposal of surface water, shall comply with the requirements of the planning authority for such works in respect of both the construction and operation phases of the proposed development.

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

7. The undertaker shall comply with the following requirements:
 - (a) No additional 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 adjacent residential properties or public roads. The location of CCTV cameras within the compound shall be agreed with the planning authority prior to commencement of work on site.
 - (c) Cables within the site shall be located underground.

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

8. 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 Preliminary CEMP and Construction Traffic Management Plan 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 appointment of a site

noise liaison officer, construction hours and the management, transport and disposal of construction waste;

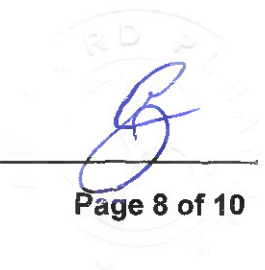
- (b) a comprehensive programme for the implementation of all monitoring commitments made in the application and supporting documentation during the construction period;
- (c) traffic management and road safety procedures and measures for the duration of underground cabling works under public roads;
- (d) an emergency response plan; and
- (e) proposals in relation to public information and communication.

A record of daily checks that the works are being undertaken in accordance with the Construction Environmental Management Plan shall be kept for inspection by the planning authority.

Reason: In the interests of environmental protection and orderly development.

9. The undertaker shall facilitate the preservation, recording and protection of archaeological materials or features that may exist within the site. In this regard, the undertaker shall:
- (a) notify the planning authority in writing at least four weeks prior to the commencement of any site operation (including hydrological and geotechnical investigations) relating to the proposed development,
 - (b) employ a suitably-qualified archaeologist who shall monitor all site investigations and other excavation works, and
 - (c) provide arrangements, acceptable to the planning authority, for the recording and for the removal of any archaeological material which the authority considers appropriate to remove.

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 site and to secure the preservation and protection of any remains that may exist within the site.

10. 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 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.

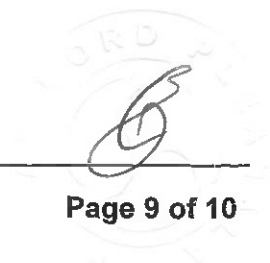
11. (a) During the operational phase of the proposed development, the noise level arising from the development, as measured at the nearest noise sensitive location shall not exceed:

- (i) An LAeqT value of 55 dB(A) during the period 0800 to 2200 hours from Monday to Saturday inclusive. [The T value shall be one hour.]
- (ii) An LAeqT value of 45 dB(A) at any other time. [The T value shall be 15 minutes]. The noise at such time shall not contain a tonal component.

At no time shall the noise generated on site result in an increase in noise level of more than 10 dB(A) above background levels at the boundary of the site.

- (b) All sound measurement shall be carried out in accordance with ISO Recommendation R 1996 "Assessment of Noise with respect to Community Response" as amended by ISO Recommendations R 1996 1, 2 or 3 "Description and Measurement of Environmental Noise" as applicable.

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



12. Prior to commencement of development, the undertaker shall lodge with the planning authority a bond of an insurance company, a cash deposit, or other security to secure the provision and satisfactory completion of the development, coupled with an agreement empowering the planning authority to apply such security or part thereof to the satisfactory completion of any part of the development.

Reason: To ensure the satisfactory completion of the development.

Schedule of Costs

In accordance with the provisions of section 182B of the Planning and Development Act 2000, as amended, the amount due to be reimbursed to the applicant is **€82,475**.

A breakdown of the Board's costs is set out in the attached Appendix 1.

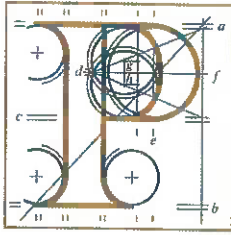


John Connolly

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



Dated this 13th day of OCTOBER 2021



An
Bord
Pleanála

Board Order –
Appendix 1

ABP-309491-21


Strategic Infrastructure Development

Costs of determining the Application

Case Number: ABP-309491-21

Proposed Development: The proposed development comprises of a 110 kilovolt substation, associated 110 kilovolt underground grid connection, cabling and associated works in the townland of Srah, Coolcor and Clonin, Rhode, County Offaly.

Board Costs	
Cost (calculated based on Inspector's time) Inspector 1 (pre-application consultation) €3,705 Inspector 2 (application) €14,820	€18,525
Costs invoiced to Board	N/A
Total chargeable costs	€18,525
Board Fees	
Application Fee - €100,000 Pre-application Consultation Fee- €1,000	€101,000
Observer fees paid	N/A
Total	€101,000
Net amount due to be refunded to applicant	€82,475



John Connolly
Member of An Bord Pleanála
duly authorised to authenticate
the seal of the Board.
Dated this 13th day of October 2021

