

An
Bord
Pleanála

Board Order
ABP-313816-22

Planning and Development Acts, 2000 to 2021

Planning Authority: Limerick City & County Council

Application for approval under section 182A(1) of the Planning and Development Act 2000, as amended, in accordance with plans and particulars, lodged with An Bord Pleanála on the 16th day of June, 2022 by Solas Éireann Development Limited care of Neo Environmental Limited of 83-85 Bridge Street, Ballymena, County Antrim, Northern Ireland.

Proposed Development: The proposed development comprises the following:

- 2 number control buildings, a transformer compound and high voltage (HV) switchgear compound. The control buildings will consist of foundation works, block work, roofing, low voltage electrical fit out, cladding and building finishing works.
- Substation electrical equipment will be installed in the control buildings once complete.
- A power transformer, high voltage electrical equipment, lightning protection masts and structural steelwork will be installed in the transformer compound.
- High voltage electrical equipment for 4 bays, overhead line gantry, lightning protection masts and structural steelwork will be installed in the high voltage switchgear compound.
- Palisade and concrete post and rail fencing will be erected around the compound for security/protection.

All within the townlands of Ballinknockane and Ellaha, County Limerick.

Decision

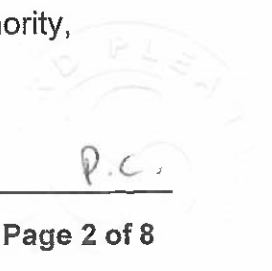
APPROVE the proposed development under section 182A of the Planning and Development Act, 2000, as amended, for the following reasons and considerations and subject to the conditions set out below, and

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.

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) national and local policy support for developing renewable energy, in particular:
 - National Planning Framework, 2018,
 - Climate Action Plan, 2023,
 - the Regional Spatial and Economic Strategy for the Southern Region
 - the Limerick City and County Development Plan, 2022-2028,
- (d) the distance to dwellings or other sensitive receptors from the proposed development,
- (e) the planning history of the immediate area including, in particular, the permitted solar farms (Limerick City and County Council register reference: 17/1220 and 19/18). This development will serve as the grid connection for this generating asset infrastructure,
- (f) the submissions on file from prescribed bodies and the planning authority,
- (g) the Natura Impact Statement, and



(h) the report of the Inspector.

Appropriate Assessment: 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 Lower River Shannon Special Area of Conservation (Site Code: 002165) and the River Shannon and River Fergus Estuaries Special Protection Area (Site Code: 004077).

Appropriate Assessment: 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 Lower River Shannon Special Area of Conservation (Site Code: 002165) and the River Shannon and River Fergus Estuaries Special Protection Area (Site Code: 004077) 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 European, national, regional and local planning and related policy, it would not have an unacceptable impact on the landscape or ecology, it would not seriously injure the visual or residential amenities of the area or of property in the vicinity, and it 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 development shall be carried out and completed in accordance with the agreed particulars.

Reason: In the interest of clarity.



2. All of the environmental, construction and ecological mitigation and monitoring measures set out in the Natura Impact Statement, 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.

3. 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 interests of environmental protection and public health.

4. The undertaker shall comply with the following requirements:
 - (a) Prior to commencement of development an operational lighting plan for the development shall accord with the requirements of the planning authority.
 - (b) CCTV cameras shall be fixed and angled to face into the site and shall not be directed towards adjoining property or roads.
 - (c) Cables within the site shall be located underground.
 - (d) All fencing, gates and exposed metalwork shall be dark green in colour. The roofs of the buildings within the substation compound shall be dark grey or black and the external walls shall be finished in neutral colours such as grey or off-white.

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

5. The landscaping proposals shall be carried out within the first planting season following commencement of construction of the proposed development. All existing hedgerows shall be retained. The landscaping and screening shall be maintained at regular intervals. Any trees or shrubs planted in accordance with this condition which are removed, die, become seriously damaged or diseased within two years of planting shall be replaced by trees or shrubs of similar size and species to those original required to be planted.

Reason: To assist in screening the proposed development from view and to blend it into its surroundings in the interest of visual amenity.

6. The undertaker shall comply with the transportation requirements of the planning authority for such works and services as appropriate.

Reason: In the interests of traffic and pedestrian safety.

7. 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 Outline CEMP. 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) comprehensive programme for the implementation of all monitoring commitments made in the application and supporting documentation during the construction period,
- (c) an emergency response plan, and
- (d) 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.

8. 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 planning 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.



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 **€85,810**

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

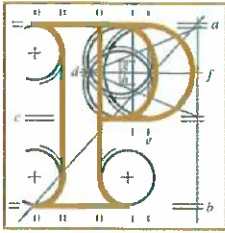
Patricia Calleary

Patricia Calleary

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



Dated this *9* day of *March* 2023



An
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Board Order –
Appendix 1
ABP-313816-22

Strategic Infrastructure Development

Costs of determining the Application

Case Number: ABP-313816-22

Proposed Development: A new 110kV substation to feed into the existing Aughinish - Kilpaddoge 110kV overhead line situated within the townlands of Ballinknockane and Ellaha, County Limerick

Board Costs		
(1)	Cost (calculated based on Inspector's time) Inspector 1 (pre-application consultation) €2,205 Inspector 2 (application) €12,985	€15,190
(2)	Costs invoiced to Board	N/A
	Total chargeable costs	€15,190
Board Fees		
(3)	Application Fee - €100,000 Pre-application Consultation Fee- €1,000	€101,000
(4)	Observer fees paid	N/A
	Total	€101,000
	Net amount due to be refunded to applicant	€85,810

Patricia Calleary

Member of An Bord Pleanála
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the seal of the Board.

Dated this *9* day of *March* 2023

