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## Planning and Development Acts, 2000 to 2021

### Planning Authority: Tipperary 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 8<sup>th</sup> day of July, 2022 by Soleire Renewables SPV Alpha 2 Limited care of Entrust Limited, Unit 1D Deerpark Business Centre, Oranmore, County Galway.

**Proposed Development:** Construction of a 110KV 'Loop In' substation, overhead lines (OHL) and associated works.

- A substation comprising:
  - one number control building, a busbar compound, a transformer compound and high voltage (HV) switchgear compound. The control building 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 building once complete.
  - A power transformer, HV electrical equipment, lightning protection masts, telecommunications pole and structural steelwork will be installed in the transformer compound.

- HV electrical equipment for bays, OHL gantries, lightning protection masts and structural steelwork will be installed in the HV switchgear compound.
- Palisade and concrete post and rail fencing will be erected around the compound for security/protection.
- 2 number 110 kV Overhead Lines (OHL) to connect the proposed 110kV 'Loop In' Substation to the existing Ikerrin-Shannonbridge-Thurles 110kV overhead line. The proposed overhead lines will consist of steel masts, polesets with stays, phase conductors and shieldwires along with Fibre Wrap Communications and Power Line Carrier (PLC).
- Local widening of existing access track junction with the new road (L3255).
- Two permanent access tracks and a temporary construction access track for installation of overhead lines.
- Removal of commercial forestry for the proposed development.
- Associated construction works and drainage infrastructure.

All within the townlands of Thesheehy, Monaincha and Corville near Roscrea, County Tipperary.

## 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 National Planning Framework – Ireland 2040,
- (b) the Southern Regional Spatial and Economic Strategy, 2020,
- (c) The Government of Ireland Climate Action Plan, 2023,
- (d) the policies of the planning authority as set out in the Tipperary County Development Plan 2022-2028,
- (e) the distance to dwellings or other sensitive receptors,
- (f) the submissions made in connection with the application,
- (g) the likely consequences for the environment and the proper planning and sustainable development of the area in which it is proposed to carry out the proposed development and the likely significant effects of the proposed development on European Sites, and
- (h) the report and recommendation of the Inspector.

### **Appropriate Assessment: Stage 1:**

The Board agreed with the screening assessment and conclusion carried out in the Inspector's report that the River Nore Special Protection Area (Site Code: 004233) and the Slieve Bloom Mountains Special Protection Area (Site Code: 004160) are the only European Sites for which there is a possibility of significant effects and must therefore be subject to appropriate assessment.

### **Appropriate Assessment: Stage 2:**

The Board considered the Natura Impact Statement and all other relevant submissions and carried out an appropriate assessment of the implications of the proposed development for European Sites in view of the site's conservation objectives for the River Nore Special Protection Area (Site Code: 004233) and the

Slieve Bloom Mountains Special Protection Area (Site Code: 004160). The Board considered that the information before it was sufficient to undertake a complete assessment of all aspects of the proposed development in relation to the site's conservation objectives using the best available scientific knowledge in the field.

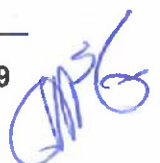
In completing the assessment, the Board considered, in particular, the following:

- (i) the site specific conservation objectives for these European Sites,
- (ii) the current conservation status, threats, and pressures of the qualifying interest features,
- (iii) the likely direct and indirect impacts arising from the proposed development both individually or in combination with other plans or projects, and
- (iv) the mitigation measures which are included as part of the current proposal.

In completing the appropriate assessment, the Board accepted and adopted the appropriate assessment carried out in the Inspector's report in respect of the implications of the proposed development on the integrity of the aforementioned European Sites, having regard to the site's conservation objectives. In overall conclusion, the Board was satisfied that the proposed development would not adversely affect the integrity of the European Sites in view of the site's conservation objectives and there is no reasonable scientific doubt as to the absence of such effects.

### **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. The mitigation measures identified in the Construction and Environmental Management Plan, the Natura Impact Statement and other plans and particulars submitted with the planning application, shall be implemented in full by the undertaker, except as may otherwise be required in order to comply with the conditions of this permission.

**Reason:** In the interest of clarity and protection of the environment during the construction and operational phases of the proposed development.

3. The undertaker shall comply with the following general 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 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.
  - (d) Interconnecting cables within the substation site shall be located underground.

**Reason:** In the interest of clarity, of visual and residential amenity, to allow wildlife to continue to have access to and through the site, and to minimise impacts on drainage patterns and surface water quality.

4. The undertaker shall comply with the following additional nature conservation requirements:
  - (a) No felling or vegetation removal shall take place during the period from the 1<sup>st</sup> day of March to 31<sup>st</sup> day of August.
  - (b) The undertaker shall comply with the Inland Fisheries Ireland publication "Guidelines on Protection of Fisheries During Construction Works in and Adjacent to Waters".
  - (c) A pre-construction mammal survey shall be carried out by a suitably qualified ecologist to check for the presence of any protected species (including otter, birds and bats).
  - (d) Any destruction of bat roosting sites or relocation of bat species shall be carried out by a suitably qualified ecologist under a Derogation Licence granted by the Minister for Housing, Local Government and Heritage.
  - (e) Bird deterrents shall be installed along the overhead transmission cables.

**Reason:** In the interest of biodiversity and nature conservation.

5. The landscaping proposals shall be carried out within the first planting season following commencement of construction of the proposed development. All existing hedgerows (except at access track openings) 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 originally 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. Water supply and drainage arrangements, including the attenuation and disposal of surface water, shall comply with the requirements of Irish Water and the planning authority for such works and services as appropriate.

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

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

**Reason:** In the interest of traffic and pedestrian safety.

8. The construction of the development shall be managed in accordance with a final Construction and Environmental 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 hours of working, noise management measures, traffic management, protection of wayleaves, an invasive species management plan and off-site disposal of construction/demolition waste.

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

9. Site development and building works shall be carried out only between the hours of 0800 to 1900 Mondays to Fridays inclusive, between 0800 to 1400 hours on Saturdays and not at all on Sundays and 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 residential amenities of property in the vicinity.

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

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

11. The preservation, recording and protection of archaeological materials or features that may exist within the site shall be facilitated. In this regard, a suitably-qualified archaeologist shall be retained to monitor all site investigations and other excavation works and provide arrangements for the recording and for the removal of any archaeological material considered appropriate to remove.

**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.

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 **€87,280**.

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

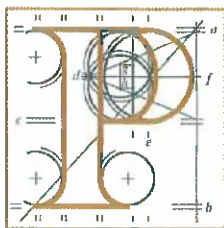


**Chris McGarry**

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



Dated this 11<sup>th</sup> day of May 2023



An  
Bord  
Pleanála

Board Order –  
Appendix 1

ABP-314024-22

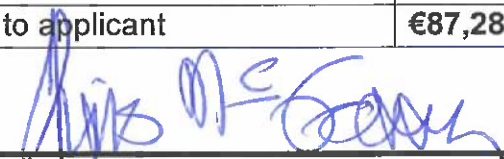
## Strategic Infrastructure Development

### Costs of determining the Application

Case Number: ABP-314024-22

**Proposed Development:** Construction of a 110kV loop-in substation, overhead lines and associated works, within townlands of Theseehy, Monaincha and Corville, Roscrea, County Tipperary.

Board Costs		
(1)	Cost (calculated based on Inspector's time) Inspector 1 (pre-application consultation) €2,695 Inspector 2 (application) €11,025	€13,720
(2)	Costs invoiced to Board	N/A
	<b>Total chargeable costs</b>	<b>€13,720</b>
Board Fees		
(3)	Application Fee - €100,000 Pre-application Consultation Fee- €1,000	€101,000
(4)	Observer fees paid	N/A
	<b>Total</b>	<b>€101,000</b>
	Net amount due to be refunded to applicant	<b>€87,280</b>

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

Dated this 11<sup>th</sup> day of May 2023