



An
Bord
Pleanála

Board Order
ABP-318204-23

Planning and Development Acts 2000 to 2022

Planning Authority: Wexford County Council

Planning Register Reference Number: 20230871

Appeal by Pat Moran of The Mount, Cheekpoint, County Wexford against the decision made on the 20th day of September, 2023 by Wexford County Council to grant subject to conditions a permission to SSE Generation Ireland Limited care of McCutcheon Halley Chartered Planning Consultants of 6 Joyce House, Barrack Square, Ballincollig, County Cork in accordance with plans and particulars lodged with the said Council.

Proposed Development: A 10 year planning permission for the construction of a grid stability service development and all associated site clearance and site development works. The proposed grid stability service development consists of the provision of a synchronous condenser within a building circa 13 metres in height; elevated modular containers to house electrical and control equipment and all associated plant/apparatus including: a) a generator circuit breaker, b) transformers, c) outdoor cooler equipment, d) underground cabling (including a connection to the existing substation, e) all associated above ground cabling, piping and electrical connections, f) one number generator and associated diesel tank, g) firewater tank and pumphouse, h) perimeter fencing and two number gates and i) all associated site

development works including hardstanding, drainage, gabion wall and landscaping. The proposed site clearance works include the removal of a temporary portacabin and construction rubble from the site. The application relates to an establishment which holds an Integrated Pollution Prevention and Control (IPPC) license and to which the major accident regulations apply. All located at Great Island Power Station, Great Island Island (townland), Campile, New Ross M.D., County Wexford.

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.

Reasons and Considerations

The proposed development, comprising the development of a synchronous condenser grid support facility which will connect to the adjoining substation at Great Island Power Station Plant, subject to compliance with the conditions set out below, would comply with the provisions of the Wexford County Development Plan 2022-2028 in relation to climate action and energy, would have no significant effect on the environment, would not seriously injure residential amenity, would be acceptable in terms of road and traffic safety, and would comply with national policy to transition to carbon neutral energy. 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, 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 development hereby permitted shall be carried out within 10 years from the date of this order.

Reason: In the interest of clarity.

3. Site development and building works shall be carried out only between the hours of 0700 and 1900 from Monday to Friday inclusive, between 0800 and 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 written agreement has been received from the planning authority.

Reason: To safeguard the amenity of property in the vicinity.

4. The developer shall be responsible for any damage to the public road.

Reason: In the interest of clarity.

5. Details of the materials, colours, and textures of the external finishes to the proposed development shall be submitted to, and agreed in writing with, the planning authority prior to the commencement of development.

Reason: In the interest of visual amenity.

6. Noise resulting from operations affecting nearby existing noise sensitive locations shall not exceed the background level by 10 dB(A) or more or exceed Environmental Protection Agency's NG4 (Guidance Note for Noise: Licence Applications, Surveys and Assessments in Relation to Scheduled Activities) limits whichever is lesser (as measured from the facade of the nearest existing noise sensitive locations). Noise emanating from the development shall not exceed the following:

- (a) Daytime (0700-1900) 55 dB (LAeq, 1 hour) LAeq during a specified time interval),
- (b) evening (1900- 2300)- 50 dB LAeq, 1 hour, and
- (c) night-time (2300- 0700)- 45 dB LAeq, 1 hour,

as measured from the facade of the nearest existing noise sensitive location. Clearly audible and impulsive tones at existing noise sensitive locations during the evening and night shall be avoided irrespective of the noise level.

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

7. The developer shall engage a suitably qualified licence eligible archaeologist (licensed under the National Monuments Acts) to carry out pre-development archaeological testing in areas of proposed ground disturbance and to submit an archaeological impact assessment report for the written agreement of the planning authority, following consultation with the National Monuments Service, in advance of any site preparation works or groundworks, including site investigation works/topsoil stripping/site clearance/dredging/underwater works and/or construction works. The report shall include an archaeological impact statement and mitigation strategy. Where archaeological material is shown to be present, avoidance, preservation in-situ, preservation by record [archaeological excavation] and/or monitoring may be required. Any further archaeological mitigation requirements specified by the planning authority, following consultation with the National Monuments Service, shall be complied with by the developer. No site preparation and/or construction works shall be carried out on site until the archaeologist's report has been submitted to and approval to proceed is agreed in writing with the planning authority. The planning authority and the National Monuments Service shall be furnished with a final archaeological report describing the results of any subsequent archaeological investigative works and/or monitoring following the completion of all archaeological work on site and the completion of any necessary post-excavation work. All resulting and associated archaeological costs shall be borne by the developer.

Reason: To ensure the continued preservation, either in situ or by record, of places, caves, sites, features or other objects of archaeological interest.

8. Measures shall be implemented to prevent the spread of Alien Invasive Species during construction works and control measures shall have regard to the Guidelines on The Management of Noxious Weeds and Non-native Invasive Plant Species on National Roads issued by the National Roads Authority (NRA).

Reason: In the interest of the protection of the environment.

9. The north and east boundary embankments shall be landscaped using a mix of indigenous hedging (holly, hawthorn, blackthorn, field maple) planted continuously in double rows of 400-millimetre intervals. A minimum of six mature indigenous tree species (maple, sycamore, silver birch, rowan, white beam, oak, chestnut) shall be included within the same boundaries. The boundary treatment and landscaping shall be carried out in accordance with the agreed scheme.

Any hedging or trees which die, are removed or become seriously damaged or diseased, within a period of five years from the completion of the development, shall be replaced within the next planting season with others of similar size and species, unless otherwise agreed in writing with the planning authority.

Reason: In order to screen the development and assimilate it into the surrounding rural landscape, in the interest of visual amenity.

10. The developer shall pay to the planning authority a financial contribution in respect of public infrastructure and facilities benefiting development in the area of the planning authority that is provided or intended to be provided by or on behalf of the authority in accordance with the terms of the Development Contribution Scheme made under Section 48 of the Planning and Development Act 2000, as amended. The contribution shall be paid prior to the commencement of development or in such phased payments as the planning authority may facilitate and shall be subject to any applicable indexation provisions of the Scheme at the time of payment. Details of the application of the terms of the Scheme shall be agreed between the planning authority and the developer or, in default of such agreement, the matter shall be referred to the Board to determine the proper application of the terms of the Scheme.

Reason: It is a requirement of the Planning and Development Act 2000 that a condition requiring a contribution in accordance with the Development Contribution Scheme made under section 48 of the Act be applied to the permission.

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



Dated this 15th day of January, 2025.