



An  
Coimisiún  
Pleanála

## Commission Order ABP-322045-25

**Planning and Development Act 2000 as amended**

**Planning Authority: Roscommon 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 Coimisiún Pleanála on the 10<sup>th</sup> day of March 2025 by TCD Community Solar Park Limited care of MKO Planning and Environmental Consultants of Tuam Road, Galway.

**Proposed development:** The proposed development is for a ten-year permission that comprises the following:

- (i) The construction of a permanent 110 kV electrical substation in the townland of Mihanboy adjacent to the site of the permitted TDC Community Solar Park (Planning Reference 20/36 and Planning Reference 21/350) and the permitted Battery Energy Storage System (Planning Reference 23/197). The proposed 110kV electrical substation includes two number single storey control buildings with welfare facilities, one number capacitor bank, one number diesel generator, associated electrical plant and apparatus, internal compound roads, access tracks, fire wall, security fencing, entrance gates, four number lightning masts (circa 18 metres above ground), lamp posts, underground cabling, wastewater holding tank, rainwater holding tank, site drainage infrastructure, and all ancillary works;

- (ii) Widening and realignment of the access track permitted under Planning Reference 20/36 and Planning Reference 23/197, and the provision of passing bays, to facilitate construction phase access including the delivery of abnormal loads;
- (iii) Removal of existing stone walls along the northern field boundary of the existing site entrance at the junction of the L-20265/L-2026, along the access track to be realigned and widened and at the site of the proposed 110kV substation in the townland of Mihanboy. Reinstatement of stone walls along the access track (which is proposed to be re-aligned and widened) and along the south-western boundary of the proposed 110kV substation at Mihanboy;
- (iv) Minor amendments to the layout of the solar array permitted under Planning Reference 20/36 consisting of the removal of permitted panels to facilitate the proposed realignment and widening of the access track;
- (v) The provision of a new temporary access track in the townland of Curraghleen, adjacent to the existing junction of the L-20265/L-2026 to facilitate the delivery of abnormal loads during the construction phase of the proposed development;
- (vi) Realignment of the existing entrance to the site of the permitted TDC Community Solar Park (Planning Reference 20/36 and Planning Reference 21/350) at the junction of the L-20265/L-2026, and the reinstatement of the field boundary and gate to the north of the entrance, reinstatement of grassed areas and verges, and provision of boundary fencing;
- (vii) 110kV underground electricity cabling and associated fibre cabling, predominantly in the public road corridor, connecting the proposed 110kV Substation in the townland of Mihanboy to the existing Athlone 110kV Substation in the townland of Monksland with underground ducting, six number joint bays, two number water crossings, including one Horizontal Directional Drill (HDD) under the River Cross and one HDD under the N6 national road along with associated temporary compounds, communication chambers, earth link box chambers, and associated site development and reinstatement works;

- (viii) The provision of new access and maintenance tracks where required along the proposed underground cabling route;
- (ix) Reinstatement of the road or track surface above cabling trench along existing roads and tracks;
- (x) Site drainage, and
- (xi) All associated site development works, landscaping, apparatus and ancillary works.

The development subject to this application forms part of grid connection and access arrangements which will facilitate the connection of the permitted TDC Community Solar Park, (permitted under Planning Reference 20/36 and extended under Planning Reference 21/350) to the national grid.

All in the townlands of Taduff East, Taduff West, Curraghleen, Mihanboy, Ardgawna, Crannagh Beg and Monksland, County Roscommon.

### **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 performing its functions in relation to the making of its decision, the Commission had regard to:

Section 15(1) of the Climate Action and Low Carbon Development Act 2015, as amended by Section 17 of the Climate Action and Low Carbon Development (Amendment) Act 2021, and the requirement to, in so far as practicable, perform its functions in a manner consistent with Climate Action Plan 2024 and Climate Action Plan 2025 and the national long term climate action strategy, national adaptation framework and approved sectoral adaptation plans set out in those Plans and in furtherance of the objective of mitigating greenhouse gas emissions and adapting to the effects of climate change in the State.

The Commission also had regard to the following in coming to its decision:

- European legislation, including of particular relevance:
  - Directive 92/43/EEC (Habitats Directive) and Directive 79/409/EEC, as amended by 2009/147/EC (Birds Directive) which set the requirements for Conservation of Natural Habitats and of Wild Fauna and Flora throughout the European Union.
  - Directive 2011/92/EU (The EIA Directive) as amended by Directive 2014/52/EU as implemented by Article 94 and Schedule 6 (paragraphs 1 and 2) of the Planning Regulations as amended.
  - Directive 2000/60/EC, the Water Framework Directive, and the requirement to exercise its functions in a manner which is consistent with the provisions of the Directive and which achieves or promotes compliance with the requirements of the Directive.



- National and regional planning and related policy, including:
  - National policy with regard to the development of renewable energy, particularly the National Planning Framework First Revision 2025 and National Policy Objective 55.
  - The objectives and targets of the National Biodiversity Action Plan 2023 - 2030.
- Regional and local planning policy, including:
  - Regional Spatial Economic Strategy for the Southern Region.
  - Roscommon County Development Plan 2022 - 2028.
- Other relevant national policy and guidance documents.
- The nature, scale and design of the proposed development, as set out in the planning application and the pattern of development in the vicinity.
- 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.
- The Natura Impact Statement submitted with the planning application.
- The submissions and observations made in connection with the planning application.
- The report and the recommendation of the Inspector, including the examination, analysis and evaluation undertaken in relation to appropriate assessment.

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

The Commission agreed with the screening assessment and conclusion carried out in the Inspector's report that the River Shannon Callows Special Area of Conservation (Site Code: 000216); Middle Shannon Callows Special Protection Area (Site Code: 004096); Lough Ree Special Area of Conservation (Site Code: 000440), and Lough Ree Special Protection Area (Site Code: 004064) are European Sites for which there is a possibility of significant effects and must, therefore, be subject to Appropriate Assessment.

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

The Commission considered the Natura Impact Statement and associated documentation submitted with the application, the mitigation measures contained therein, the submissions and observations on file, and the Inspector's assessment. The Commission completed an Appropriate Assessment of the implications of the proposed development for the River Shannon Callows Special Area of Conservation (Site Code: 000216); Middle Shannon Callows Special Protection Area (Site Code: 004096); Lough Ree Special Area of Conservation (Site Code: 000440), and Lough Ree Special Protection Area (Site Code: 004064), in view of the sites' conservation objectives. The Commission considered that the information before it was sufficient to undertake a complete assessment of all aspects of the proposed development in relation to the sites' conservation objectives using the best available scientific knowledge in the field.

In completing the appropriate assessment the Commission considered, in particular, the following:

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

In completing the Appropriate Assessment, the Commission 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 sites' conservation objectives.

In overall conclusion, the Commission was satisfied that the proposed development would not adversely affect the integrity of the European Sites in view of the sites' 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 be in accordance with European, national, and regional renewable energy policies and with the provisions of the Roscommon County Development Plan 2022 - 2028, would not seriously injure the visual or residential amenities of the area or otherwise of property in the vicinity or have an unacceptable impact on the character of the landscape or on cultural or archaeological heritage, would not have a significant adverse impact on ecology, would be acceptable in terms of traffic impacts and safety and would make a positive contribution to Ireland's requirements for renewable energy in accordance with national, regional and local policy, would contribute to the resilience of the energy distribution network and would constitute an acceptable form of development at this location. 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 contained in the submitted Natura Impact Statement (NIS), shall be implemented in full by the undertaker.

**Reason:** To protect the integrity of European Sites.

3. The attenuation and disposal of surface water shall comply with the requirements of the planning authority for such works and services. Prior to the commencement of development, the undertaker shall submit details for the disposal of surface water from the site for the written agreement of the planning authority.

**Reason:** In the interest of public health.

4. The undertaker shall engage a suitably qualified (license eligible) archaeologist to carry out an Archaeological Impact Assessment (AIA) in advance of any site preparation works and groundworks, including site investigation works/topsoil stripping/site clearance/dredging and/or construction works. The AIA and/or Underwater Archaeological Impact Assessment (UAIA) shall involve an examination of all development layout/design drawings, completion of documentary/cartographic/photographic research and fieldwork, the latter to include, where applicable - geophysical survey, underwater/marine/intertidal survey, metal detection survey and archaeological testing (consent/licensed as required under the National Monuments Acts), building survey/analysis, visual impact assessment. The archaeologist shall prepare a comprehensive report, including an archaeological impact statement and mitigation strategy, to be submitted for the written agreement of the planning authority in advance of any site preparation works, groundworks and/or construction works. Where archaeological remains are shown to be present, preservation in-situ, establishment of 'buffer zones', preservation by record (archaeological excavation) or archaeological monitoring may be required and mitigatory measures to ensure the preservation and/or recording of archaeological remains shall be included in the AIA and/or UAIA. Any further archaeological mitigation requirements specified by the local authority Archaeologist, following consultation with the National Monuments Service, shall be complied with by the undertaker. 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 undertaker.

**Reason:** To ensure the continued preservation of places, caves, sites, features or other objects of archaeological interest.

5. All of the environmental, construction and ecological mitigation measures, as set out in the Planning and Environmental Report, Ecological Impact Assessment, Landscape Mitigation Plan, Construction and Environmental Management Plan, Cultural Heritage and Archaeological Assessment, 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 interests of clarity and of the protection of the environment during the construction and operational phases of the development.

6. Drainage arrangements, including the attenuation and disposal of surface water, shall comply with the requirements of the planning authority for such works and services and shall otherwise comply with submitted Flood Risk and Drainage assessment. A Drainage Management Plan shall be developed for the construction and the operational phases of the development to include details of the proposed access routes and drains and shall be submitted to the planning authority for approval prior to commencement of development.

**Reason:** In the interests of environmental protection and flood prevention.

7. Prior to the commencement of development, the undertaker shall enter into an Agreement with Uisce Éireann (Irish Water) to ensure that its assets are protected from damage during the construction phase of development.

**Reason:** In the interest of clarity.

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8. All road surfaces, culverts, watercourses, verges, and public lands shall be protected during construction and, in the case of any damage occurring, shall be reinstated to the satisfaction of the planning authority at the undertaker's expense. Prior to commencement of development, a road condition survey shall be carried out to provide a basis for reinstatement works. Details in this regard shall be submitted to, and agreed in writing with, the planning authority prior to commencement of development.

In the interest of clarity, no works shall be permitted on any part of the M6 motorway without the written approval of Transport Infrastructure Ireland.

**Reason:** In order to protect the road network.

9. Prior to the commencement of development, the undertaker shall comply with the transportation requirements of the planning authority for such works and services as appropriate. Such requirements shall require provision of a detailed Traffic Management Plan and shall include the following details:
- (a) Consultation with Transport Infrastructure Ireland and all private and public companies and road authorities.
  - (b) Details of haulage routes, control measures for abnormally sized vehicles and an Abnormal Load Assessment.
  - (c) A road condition survey of roads and bridges along the haul route to be carried out at the undertaker's expense and to the satisfaction of the planning authority.
  - (d) Detailed arrangements for construction damage to be made good by the undertaker to the satisfaction of the planning authority.
  - (e) Detailed arrangements for temporary traffic management/controls, to include arrangements for the safe operation of the junction of all major roads and safe travel connections, and protocols to keep residents informed.
  - (f) Construction Route Signage.
  - (g) Road Opening Licences that will be required.

- (h) Arrangements for the phasing of the development and any concurrent or sequential phase of the transformer station or cabling in the public road to connect to the sub-station.
- (i) Detailed design of all sightlines to the satisfaction of the planning authority and recessed entrance gate.
- (j) Full details shall be included about provisions to fully protect the proposed active travel connection from Monksland Community Park to Ceathru no Gloch residential estate during construction.

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

10. This permission does not approve nor imply consent for any works within the M6 motorway reservation.

**Reason:** In the interest of clarity.

11. 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 Construction Methodology 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) an Invasive Species Eradication and Management Strategy for the site, to include monitoring post completion of works;
- (d) an emergency response plan;

- (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, and
- (f) an outline strategy for any future decommissioning phase, to include means to protect and enhance biodiversity.

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

11. 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) Cables within the site shall be located underground.
- (c) External finishes to fencing, gates and exposed metalwork (non-galvanised/subject to EirGrid requirements), roof and external walls of substation, shall comply with the requirements of the planning authority.

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

12. Prior to the commencement of development, details of CCTV cameras shall be submitted to the planning authority for written agreement. These shall be fixed and angled to face into the site and shall not be directed towards adjoining property or roads.

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



## 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 **€78,295**.

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



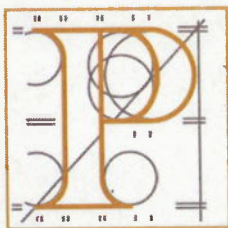
**Chris McGarry**

**Planning Commissioner of An Coimisiún**

**Pleanála duly authorised to authenticate  
the seal of the Commission.**



Dated this 20<sup>th</sup> day of November 2025.



An  
Coimisiún  
Pleanála

Commission Order –  
Appendix 1

ABP-322045-25

**Strategic Infrastructure Development**

**Costs of determining the Application**

**Case Number:** ABP-322045-25

**Proposed Development:** Construction of a 110 kV substation facility, electrical connection to the national grid and associated works and services located within the Townlands of Taduff East, Taduff West, Curraghleen, Mihanboy, Ardgawna, Crannagh Beg and Monksland, County Roscommon.

Commission Costs		
(1)	Cost (calculated based on Inspector's time) Inspector 1 (application) €22,705	€22,705
(2)	Costs invoiced to Commission	N/A
	<b>Total chargeable costs</b>	<b>€22,705</b>
Commission 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>€78,295</b>

  
Chris McGarry

Planning Commissioner of An Coimisiún  
Pleanála duly authorised to authenticate  
the seal of the Commission.

Dated this 20<sup>th</sup> day of November 2025