

An  
Coimisiún  
Pleanála

## Commission Order ACP-323215-25

**Planning and Development Acts, 2000, as amended**

**Planning Authority: Offaly County Council**

**(Associated application reference number: ABP-309491-21)**

**REQUEST** received by An Coimisiún Pleanála on the 25<sup>th</sup> day of July 2025 from OBM Solar Limited care of Galetch Energy Services, Clondargan, Stradone, Cavan, under Section 146B of the Planning and Development Act 2000, as amended, to alter the terms of a strategic infrastructure development, granted under An Coimisiún Pleanála reference number ABP-309491-21 for the development of a 110 kilovolt substation, associated 110 kilovolt underground grid connection, cabling and associated works on lands at Srah, Coolcor and Clonin, Rhode, County Offaly

**WHEREAS** the Commission made a decision to approve, subject to conditions, the above-mentioned development by Order dated the 13<sup>th</sup> day of October 2021,

**AND WHEREAS** the Commission has received a request to alter the terms of the development, the subject of the approval,

**AND WHEREAS** the proposed alteration is described as follows:

- The relocation of the permitted 110 kilovolt electrical substation compound and ancillary infrastructure by approximately 26 metres to the east of its permitted location;

- An increase in the total footprint of the electrical substation compound from circa 6,500 square metres to circa 8,350 square metres;
- The reconfiguration of infrastructure within the substation compound, including the EirGrid control building, Independent Power Producer control building and electrical apparatus;
- A decrease in the gross floor area of the Independent Power Producer control building from 252 square metres to circa 197 square metres and an increase in height from 6.1 metres to circa 6.75 metres;
- A decrease in height of the EirGrid control building from 8.55 metres to circa 8.51 metres;
- The realignment of the underground electrical cables within the public road corridor and its redesign to provide for a trench depth of circa 1.3 metres and a width of circa 0.6 metres;
- A modification in the number of joint bays from six number to 'up to six number' and the revised siting of joint bays; and,
- The completion of all associated ancillary site development works.

**AND WHEREAS** the Commission decided, in accordance with section 146B(2)(a) of the Planning and Development Act 2000, as amended, that the proposed alterations would result in a material alteration to the terms of the development, the subject of the approval,

**AND WHEREAS** having regard to the issues involved, the Commission decided, in accordance with section 146B(8)(a) of the Planning and Development Act 2000, as amended, to invite submissions or observations from the public in relation to the matter,

**AND WHEREAS** having considered all of the documents on file and the Inspector's report, the Commission considered that the making of the proposed alterations would not be likely to have significant effects on the environment or on any European Site,

**NOW THEREFORE** in accordance with section 146B(3)(b)(ii)(I) of the Planning and Development Act 2000, as amended, the Commission hereby alters the abovementioned decision so that the approved development shall be altered in accordance with the plans and particulars received by An Coimisiún Pleanála on the 25<sup>th</sup> day of July 2025, for the reasons and considerations set out below.

## **REASONS AND CONSIDERATIONS**

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

- (i) The limited nature, scale and extent of the proposed alterations, when considered in the context of the overall development permitted under An Coimisiún Pleanála reference number ABP-309491-21,
- (ii) the examination of the environmental impacts, including in relation to European Sites, carried out in the course of that application,
- (iii) the absence of any significant new or additional environmental impacts arising as a result of the proposed alterations,
- (iv) the documentation and submissions on file, including submissions in response to the public notices, and
- (v) the report of the Inspector.

The Commission was satisfied that the information before it was adequate to undertake a screening for appropriate assessment and a screening for environmental impact assessment in respect of the proposed alteration.

### **Appropriate Assessment:**

In conducting a screening exercise for appropriate assessment, the Commission considered the nature, scale and context of the proposed alteration, the documentation and submissions on file, and the assessment of the Inspector in relation to the potential for effects on European Sites. In undertaking the screening exercise, the Commission accepted the analysis and conclusions of the Inspector. The Commission concluded that, by itself and in combination with other development in the vicinity, the proposed alterations would not be likely to have significant effects on any other European Site in view of their conservation objectives. A Stage 2 Appropriate Assessment (and submission of a Natura Impact

Statement) is not, therefore, required. In reaching this conclusion, the Commission took no account of mitigation measures intending to avoid or reduce the potentially harmful effects of the development on any European site.

### **Environmental Impact Assessment Screening**

Having regard to: -

- (a) The parent permission granted under reference number ABP-309491-21, which the subject alterations seek to amend;
- (b) The limited nature and scale of the proposed alterations;
- (c) The location of the proposed alterations, primarily within the footprint of the permitted development;
- (d) the absence of any significant environmental sensitivity in the vicinity;
- (e) the location of the development outside of any sensitive location specified in section 146B(7)(a)(vi) of the Planning and Development Act 2000, as amended;
- (f) the criteria set out in Schedule 7 of the Planning and Development Regulations 2001, as amended.

The Commission concluded that the proposed development would not be likely to have significant effects on the environment, and that an environmental impact assessment report is not required.



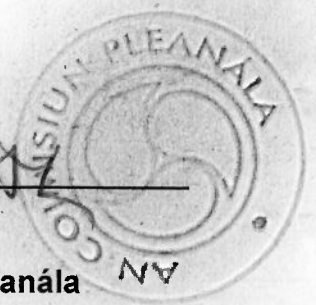

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**Conclusions on Proper Planning and Sustainable Development:**

Having regard to:

- the nature and details of the parent approval, reference number ABP-309491-21,
- the character of the alterations, including their limited scale and form,
- the location of the proposed alterations, primarily within the footprint of the existing site,
- the absence of any significant new or additional environmental impacts arising as a result of the proposed alterations, and
- the report of the Commission's Inspector, which is adopted,

The Commission concluded that the making of the proposed alteration would be in accordance with the proper planning and sustainable development of the area.



**Chris McGarry**

**Member of An Coimisiún Pleanála**

**duly authorised to authenticate**

**the seal of the Commission.**

**Dated this 24<sup>th</sup> day of April 2026.**