

An
Coimisiún
Pleanála

Commission Order ACP-324115-26

Planning and Development Acts, 2000, as amended

Planning Authority: Wexford County Council

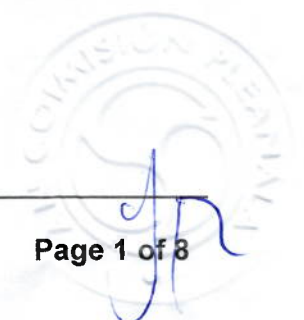
(Associated application reference number: ABP-318528-23)

REQUEST received by An Coimisiún Pleanála on the 27th day of February 2026 from Lodgewood Solar Farm Limited care of Tobin, Fairgreen House, Fairgreen Road, Galway, under Section 146B of the Planning and Development Act 2000, as amended, to alter the terms of a strategic infrastructure development, described as proposed alterations to the previously approved Tincurry 110kV Substation within the townlands of Tincurry, Ballylough, Crory and Lodgewood, Wexford, the subject of an approval under An Coimisiún Pleanála reference number ABP-318528-23.

WHEREAS the Commission made a decision to approve the proposed development, subject to conditions, for the above-mentioned development by Order dated the 4th day of June 2024,

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

AND WHEREAS the proposed alterations are described as follows:



The proposed amendments to the permitted substation includes a revised substation layout and configuration to reflect EirGrid plc grid connection offer requirements and will include the following elements:

- A 110 kilovolt substation compound consisting of an Independent Power Producer (IPP) Control Room and operations building (of concrete block structure with slate roof);
- High Voltage (HV) electrical equipment;
- A 110 kilovolt grid connection to the ESB Lodgewood 220 kilovolt substation, ESB interface kiosk, Busbar extension and new bay in the ESB Lodgewood 220 kilovolt substation and all associated and ancillary infrastructure including access tracks;
- One number temporary construction compound;
- Two number storage containers;
- Two number clear span bridge crossings (one where the access track crosses the Lodgewood Stream, the second to facilitate the Grid Connection Route (GCR) crossing of the Lodgewood Stream) and one number Dry Drain Culvert Crossing at the substation compound entrance;
- Widening of the access tracks in parts to accommodate the delivery of the transformer (abnormal load); and,
- Surface water drainage system, foul and potable water systems, and palisade fences.

The proposed project also includes the installation of High Voltage electrical equipment including a 110/33 kilovolt Transformer (TRAFO) with associated and ancillary equipment along with:

- Cable Sealing End (CSE);
- Surge Arrestor (SA);
- Earth Disconnect (DA, DB, DL, DT/DEM);
- Voltage Transformer (VT);
- Current Transformer (CT);
- House Transformer (HoT);
- Circuit Breaker (CB);

- Lightning Masts (LM);
- Diesel Generator;
- Harmonic filters if required by EirGrid;
- Capacitor Bank if required by EirGrid;
- Fire/Blast Wall;
- Telecoms Pole; and
- 110 kilovolt underground cable.

The proposed project also comprises permanent works at the ESB Lodgewood 220 kilovolt Substation, including:

- New single bay connection point;
- Busbar extension;
- HV Switchgear;
- Circuit Breaker (CB);
- Isolators;
- Cable Sealing End (CSE);
- Surge Arrestor (SA);
- Earth Disconnect (DT/DEM);
- Current /Voltage Transformer (CT/VT);
- LCC and Control & Protection cabinet; and
- All associated and ancillary civil and electrical infrastructure.

The full cable route is included for consideration in this request under Section 146B of the Planning and Development Act 2000, as amended.

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 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 alteration 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)(l) 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 27th day of February 2026, for the reasons and considerations set out below.

REASONS AND CONSIDERATIONS

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

- (a) The nature and scale of the development approved under An Coimisiún Pleanála reference number ABP-318528-23
- (b) The examination of the environmental impacts, including in relation to European Sites, carried out in the course of that application,
- (c) The nature and scale of the proposed alteration,
- (d) The documentation and submission on file, and
- (e) The report of the Commission's Inspector, which is adopted

The Commission was satisfied that the information before it was adequate to undertake a screening for environmental impact assessment and Appropriate Assessment in respect of the proposed alteration and considered that the proposed alteration would not be likely to have significant effects on the environment or on any European Site. In accordance with section 146B(3)(b)(ii) of the Planning &

Development Act 2000, as amended, the Commission hereby makes the said alteration.

Appropriate Assessment Screening: Stage 1

In conducting a screening exercise for Appropriate Assessment (AA), the Commission considered the nature, scale and context of the proposed alteration, the documentation on file, including the report in support of AA Screening submitted with the application, 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 or in combination with other development in the vicinity, the proposed alteration would be likely to have significant effects on the European Sites, Slaney River Valley Special Area of Conservation (Site Code: 000781), Wexford Harbour and Sloba Special Protection Area (Site Code: 004076), in view of their conservation objectives. A Stage 2 Appropriate Assessment is therefore, required.

Appropriate Assessment: Stage 2

The Commission considered the Natura Impact Statement (NIS) and associated documentation submitted with the application, the mitigation measures contained therein, and the Inspector's assessment. The Commission completed an appropriate assessment of the implications of the proposed development for the European Sites for which potential to have a significant effect had been identified, namely, Slaney River Valley Special Area of Conservation (Site Code: 000781), Wexford Harbour and Sloba Special Protection Area (Site Code: 004076), in view of the sites' conservation objectives. The Commission considered that the information before it was adequate to allow the carrying out of an Appropriate Assessment. In completing the Appropriate Assessment, the Commission 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 Commission 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 integrity of the aforementioned European Sites, having regard to the sites' conservation objectives.

In overall conclusion, the Commission 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.

Environmental Impact Assessment Screening

Having regard to the criteria set out in Schedule 7 of the Planning and Development Regulations 2001, as amended, in particular

- (a) the nature and scale of the proposed development, which is below the thresholds in respect of *Class 1(a)* of Part 2 to Schedule 5 of the Planning and Development Regulations 2001, as amended;
- (b) the nature of the existing site and the existing and permitted pattern of development in the surrounding area;
- (c) the location of the development outside of any sensitive location specified in article 109(4)(a) of the Planning and Development Regulations 2001, as amended;
- (d) the results of other relevant assessments of the effects on the environment submitted by the applicant, including the Appropriate Assessment screening and Natura Impact Statement;
- (e) the features and measures proposed by the applicant are envisaged to avoid or prevent what might otherwise have been significant effects on the environment; and
- (f) the submission received.

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.

CONDITIONS

1. Apart from the alterations hereby authorised, as detailed in the plans and particulars lodged with the request, the development shall be carried out and completed in accordance with the terms and conditions of the approval granted on the 4th day of June 2024 under An Coimisiún Pleanála reference number ABP-318528-23, except as may otherwise be required in order to comply with the following conditions.

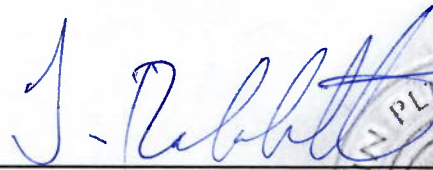
Reason: In the interest of clarity and to ensure that the overall development is carried out in accordance with the previous approval.

2. (a) The additional environmental, construction and ecological mitigation and monitoring measures set out in the Planning and Environmental Considerations Report, the Natura Impact Statement and other particulars submitted with the request shall be incorporated into the Construction and Environmental Management Plan required under Condition number 4 of An Coimisiún Pleanála reference number ABP-318528-23 and shall be submitted to and agreed in writing with the planning authority, prior to commencement of development.
- (b) Details of the mitigation measures for Qualifying Interest otter species of the Slaney River Valley Special Area of Conservation (Site Code: 000781), as set out in the Natura Impact Statement in the approval of An Coimisiún Pleanála reference number ABP-318528-23, shall be incorporated into the Construction and Environmental Management Plan and shall be submitted to and agreed in writing with the planning authority, prior to commencement of development.

Reason: In the interests of clarity and the protection of the environment, and European Sites and their QI species during the construction phase of the development.

3. Details of measures to create an alternative area as compensation for the loss of the P4 habitat in order to mitigate significant effects to ecological receptors, as set out in Section 3.9 of the Planning and Environmental Considerations Report, shall be submitted to, and agreed in writing with the planning authority prior to commencement of development.

Reason: In the interest of mitigating significant effects to ecological receptors associated with the development.



Tom Rabbette

Member of An Coimisiún Pleanála
duly authorised to authenticate

the seal of the Commission.

Dated this 8th **day of** Oct. **2026.**