



An  
Coimisiún  
Pleanála

## Inspector's Addendum Report

**ABP-321002-24**

<b>Development</b>	10 year permission for the construction of a solar PV energy development and ancillary infrastructure. A Natura Impact Statement accompanies this application. Significant further information/revised plans submitted on this application.
<b>Location</b>	Killary, Lobinstown, Navan & Rathkenny, Navan, Co. Meath.
<b>Planning Authority</b>	Meath County Council.
<b>Planning Authority Reg. Ref.</b>	231082
<b>Applicant(s)</b>	Highfield Solar Limited
<b>Type of Application</b>	Permission
<b>Planning Authority Decision</b>	Granted
<b>Type of Appeal</b>	Third Party.
<b>Appellant(s)</b>	James Meade. Rathkenny Community against solar development
<b>Observer(s)</b>	None
<b>Date of Site Inspection</b>	17 December 2024
<b>Inspector</b>	Hugh O'Neill

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## 1.0 Introduction

This report is an addendum report to the Inspector's report in respect of ABP-321002-24 dated 29/01/25.

Following a meeting of the Board held on 12/02/2025 the Board sought further information on 17/02/2025 under Section 132 of the Planning and Development Act 2000, (as amended) as follows:

1. *The Board notes that Section 4.1.1 of the Planning Application folder document received by the Planning authority, makes reference to planning consent being sought for development including inter alia battery storage modules. The Board also noted that the public notices and application form itself makes no such reference, and no further details are provided in this regard.*

*You are required to clarify whether battery storage modules are proposed as part of this development, and, if so, to provide details and environmental assessments of same.*

2. *You are required to submit:*
  - i. *Detailed drawings demonstrating the proposed site entrance and provide applicable sightlines for the speed limit*
  - ii. *Confirm the extent of any tree or hedgerow removal where such is necessary to secure sightlines, together with an environmental assessment of potential impacts.*
  - iii. *Provide evidence of land ownership control to secure the applicable sightlines.*
3. *The Board notes it is a policy objective of the Meath County Development Plan 2021 - 2027 to establish a 30 metre wide riparian corridor from all water courses in rural areas free from new development (INF OBJ 38) and to retain a strip of 10 metres on either side of all channels/food defence embankments where required, to facilitate access thereto (INF POL 22).*

*You are required to provide detailed drawings demonstrating the location of all maintenance roads/tracks to be built including a clear indication of separation*

*distances from nearby water courses and channels in accordance with Development Plan requirements.*

4. *You are required to provide an appropriate level of detail in relation to the:*

- i. intended construction methodology.*
- ii. environmental assessment of same in relation to how maintenance roads/tracks and underground cabling will traverse arterial drainage channels and shallow drainage/field ditches at the site. Where new structures traversing water courses or shallow drainage/field ditches are proposed, an ecological assessment of same should be provided, particularly with respect to bats and amber listed bird species recorded on site.*

5. *The Board notes that three badger sets are identified within and adjacent to the proposed development site on the submitted block plan. The ecological appraisal notes adjust one badger set with two entrance (TN2) and identifies potential for disturbance of foraging behaviour through a reduction in foraging areas within a clans territory and disturbance caused by noise and vibration.*

*You are required to provide an assessment of the likely foraging area of each of the three badger sets relative to the proposed development area, the likely extent of reduction of foraging area due to the proposed development, and a reasoned justification for any applicable mitigation measures.*

This report considers the submissions made on foot of the above request for further information.

## **2.0 Response of Relevant Parties/Observers to the Board's Decision to Request Further Information**

The applicant requested and was facilitated with an additional 3 months to respond to the request with a new extended date of 10/06/2025 as last date for receipt of a response. A response was received on 10/06/2025.

The submitted response consists of a letter with a sightline drawing, NEO environmental technical note, Landowner Option agreement map, Site Layout Drawings and a Construction and Management Plan.

In response to FI point 1 which sought clarity re battery storage the applicant acknowledges that reference to battery storage modules is an error and that consent is not being sought for Battery storage in the subject application.

In response to FI point 2 which related to the demonstration of sightlines the applicant has submitted a sightline drawing demonstrating that no tree or hedgerow removal is required, a technical note from the project ecologist and a copy of an agreement with the landowner regarding trimming of hedgerows were also submitted. The Ecologist determined that no features suitable for roosting bats would be affected and that trimming of overhanging branches will be undertaken with hand tools and following inspection if undertaken in bird nesting season.

In response to FI point 3 which relates to the CDP objective to establish a 30m buffer from all water courses in rural areas free from new development, the applicant has submitted a revised layout with all infrastructure with the exception of water course crossings shown outside of a 30m exclusion to each side of the water courses.

In response to point 4 which relates to construction methodology and environmental impact of water body crossings (arterial drainage channels and field drains) the applicant has submitted a revised CEMP with detailed but generic construction details for 1 single span bridge and 3 box culvert crossings. The ecological assessment report addressed the 4 proposed access track water course crossings and specifically addresses concerns regarding amber listed bird species and bats which concludes that with mitigation there will be no loss of habitat and no indirect impacts upon either.

In response to point number 5 the ecologist report states that the initial survey undertaken in 2022 identified 3 potential badger setts. Upon resurvey only 1 was determined to be suitable for badger and for that reason only that sett was included in the submitted report. Renewed inspection was undertaken for the purpose of responding to the further information request. Following inspection, the ecologist reports that there was no evidence that the sett identified in the 2023 survey was occupied and that the previously identified setts were not found to be suitable. The report concludes that the vast majority of the site (96%) will remain accessible to badgers for foraging.

### **3.0 Further Submissions**

A decision was made by An Coimisiún to cross circulate the response to all parties on 30/06/2025, with a response deadline of 03/09/25.

Submissions were received from James Meade (02/09/25), Rathkenny Community against Solar (28/08/25) and Meath County Council (01/09/25) and are summarised as follows:

#### **Meath County Council**

Meath County Council state that they are satisfied that the matters raised were fully considered in the assessments detailed in the MCC Planning officer reports. MCC remain concerned regarding the visual impact of the development in field no.1 and repeat the request for the exclusion of this area by condition in the event of a grant.

#### **James Meade and Rathkenny Community against Solar**

- The application is invalid by virtue of the erroneous references to battery storage modules in the application documentation.
- The extent of tree and hedgerow removal and trimming proposed is unclear, removal of trees and hedgerows has been ongoing on the subject lands.
- Concern about extent of mapping of wetlands and potential impacts of flooding on adjacent lands as a result of the development.
- Infringement of panels into mapped 30m exclusion zones noted.
- Electrical cable crossings of water courses not clear.
- General construction works and construction of water course crossings in particular will result in wildlife disturbance.
- Wildlife access through the site has not been adequately demonstrated.
- Concern regarding impacts on adjacent lands from construction of culverts. Impacts of diversions for construction thereof and on hedgerows particularly in the case of proposed culvert no.2 as indicated on Figure 2 of the June 2025 Construction and Environmental Management Plan.
- Objection to any impingement of the right of way reiterated.

- Disruption of the Badger Sett in the vicinity of the proposed Substation site could lead to disturbance and alteration of foraging. Potential for increased/altered TB risk to cattle in the area. Insufficient consideration of badgers in the wider area and impacts of the proposal thereon.
- Impact of noise and vibration from the substation on cattle.
- Reported absence of Mallard, Kingfisher and swallow on the lands not possible.
- Birds of prey will lose ability to hunt around panel arrays.
- Winter working lights will disturb bats and other nocturnal hunters.
- There is no firefighting plan for the development.
- Risk of run off of chemicals not fully addressed.

#### **4.0 Assessment**

Having examined the response to the Further Information request and submissions received and having regard to the relevant local/regional/national policies and guidance, I consider the main issues are as follows:

- Development description (battery modules).
- Sightlines and associated works to proposed entrance.
- Separation buffers from watercourses.
- Crossing of watercourses, environmental and flood risk impacts.
- Birds and bats.
- Badgers.
- Other matters.
- Impact of the above on NIS/AA determination.

##### **4.1. Development description (battery modules)**

I consider that the inconsistency in the development description arising from reference to battery modules to have been addressed by the applicant by recognition

of the error in the application documentation. I consider the concerns of the third parties including as they relate to validity of the application to have been addressed by the applicant. I do not consider this error gives rise to any issue with validity of the application or alters the assessment or recommendation in my report of 29 January 2025.

#### **4.2. Sightlines and associated works to proposed entrance hedgerows and trees**

Works for the achievement of 90m sightlines at the entrance to the site require trimming and minor limb removal of trees only. I note that sight lines of 120m from a 2.4m setback were required by condition no.9 of the grant of permission by Meath County Council. This requirement was repeated in my report of 29 January 2025. By virtue of the commentary and drawing submitted at Figure 1 of the FI response, the absence of further comment by MCC in their submission dated 29 August 2025 and the nature of the road, the road side boundary and proposed entrance I consider that the demonstrated sightlines of 90m to the road edge from a 2.5m setback to be acceptable.

Issues relating to the treatment of the roadside drain and 17m set back requested in condition 9 of the MCC grant have not been provided in the revised drawing. I therefore recommend that where An Coimisiún are minded to grant permission that condition no.13 recommended in my report of 29/01/25 be amended to take account of the revised 90m sightline but to retain the requirement of submission of a detailed drawing for agreement with the Planning Authority as set out.

Concerns set out in a submission to the further information response regarding the alleged removal of hedgerows and trees from the subject lands is not a matter within the competence of An Coimisiún Pleanála and for that reason is for that reason is given no further consideration in this report.

#### **4.3. Separation buffers from watercourses.**

The FI response includes a revised site layout, amended to achieve a 30m separation buffer between all development including access tracks and panels from the designated Arterial Drainage Channels OPW Scheme Ref: C2(28H), C2(28H1),

C2(28F) and C2(28)) in accordance with INF OBJ 38 of the Meath County Development Plan. I consider this to be an improvement to the proposal. Where An Coimisiún are minded to grant permission I recommend that the revised layout be reflected by revising my previously recommended condition no.1 so as to reference the FI response. I recommend Condition 5(b)(i) and 5(c) set out in my report of 29/01/25 also be amended to take account of the revised approach to the 30m buffer. I consider that this condition addresses concerns set out in the submission regarding encroachment of the 30m buffer on the proposed layout.

#### **4.4. Crossing of watercourses, environmental and flood risk impacts.**

The revised CEMP provides standard construction details and locations for 4 no. access track crossings of water courses. These consist of a single span bridge for the crossing of OPW ref: C2(28F) for the access track from the public road. 3 number internal access track crossings of OPW ref: C2 (28H1) are proposed by way of box culverts as marked up on Figure 2 in the June 2025 CEMP. I consider the application of the submitted standard construction details, in particular construction of diversion channels may present challenges at crossing point 2 and 4 as a result of proximity to land ownership boundaries. I consider that concerns regarding potential increased flood risk to adjacent land holdings as a result of the proposals as raised in a submission as well as the final detailing of crossings to fall within the competency of and will be addressed by OPW licencing. I recommend that where An Coimisiún are minded to grant permission it should be subject to a condition, as drafted that prior to commencement, and post licensing by the OPW that detailed design of all waterbody crossings, including those referenced in the Further Information response be submitted for the written agreement of the Planning Authority.

No details have been provided in the response regarding proposed cable crossing of the designated arterial drainage channels or field drains. Where An Coimisiún are minded to grant permission I recommend a condition be attached requiring that prior to commencement the detailing and location of each crossing be submitted for the written agreement of the Planning Authority.

I consider concerns raised in a submission to the FI response regarding run off of chemicals in the course of construction and operation are addressed in the CEMP and surface water control measures included as part of the application.

#### **4.5. Birds and bats.**

In response to Further Item 4(ii) a brief ecological assessment of the proposed crossings of water body Killary Water (WFD Code IE\_NB\_06K010100 moderate status) describes the water body as a drainage ditch. The ecological assessment concludes that subject to mitigation there will be no impact on Amber list bird species or bats. The alteration to the hunting environment for birds of prey as highlighted in the submission is noted. Changes to land management including as proposed will alter the dynamics of hunter and hunted species. I consider there to be insufficient evidence that changes will have a significant or material impact on the local ecology as a result. Winter working light are unlikely to impact on bats, and will be utilised locally within discrete areas under construction for limited periods. Subject to implementation of the mitigation described in the CEMP I consider the ecological assessment submitted to be adequate.

#### **4.6. Badgers**

A more detailed description of the 3 badger setts identified on the site layout plan has been submitted stating an opinion that all are either unsuitable for, or no evidence of recent occupation by badgers. I note that 30m exclusion zones remain on the revised layout plan. The further information concludes that impacts on the extent and accessibility of badger foraging areas and therefore other mammal movement through the site will be negligible. I consider this response to be reasonable and adequate to address concerns raised about changes to Badger foraging areas and concerns as to how these may affect TB risk to cattle in the area. Notwithstanding the absence of occupation at the time of survey of the 3 identified setts I consider the mitigation within the proposal and by condition as recommended in my report of 29/01/2025 to remain appropriate in the application of the precautionary principle to the issue.

#### **4.7. Other matters**

Concern has been raised in a submission regarding the absence of firefighting plan for the development. I consider it prudent that the developer/ operator prepares a Fire Risk Assessment incorporating mitigation and management measures to address any risk identified. Where An Coimisiún are minded to grant permission I recommend that a condition be attached as drafted requiring a fire risk assessment with mitigation and management measures to be agreed with the Planning Authority prior to commissioning of the development.

#### **4.8. Impact of the above on NIS/AA determination.**

I have reviewed the Screening and Stage 2 Appropriate Assessment and EIAR Screening conclusions and determinations as set out in my report of 29/01/2025 and no information has been submitted which impacts upon those assessments or conclusions/determinations.

I consider all issues raised in submissions to the FI response are addressed in this report and/or in my report of 29/01/25.

### **5.0 Recommendation**

I refer to the previous Inspector's Report and recommendation dated 29/01/2025. Having regard to the additional information and submission received I am satisfied that all matters have been addressed fully. Amendment of my previously recommended conditions is required to take account of amendments to the proposal on foot of the Further Information submitted and of the submissions thereto as follows:

- Condition no. 1. I recommend amendment to include reference to the further information received to ensure alterations to the layout and additional details including further mitigation measures proposed are incorporated into the consented development.
- Condition no.4. I recommend amendment to include reference to both vehicular and cable crossings of watercourses to enhance clarity of the

condition. I recommend the retention of a requirement for submission of final construction and location specific details, post licencing by OPW for agreement of the planning authority prior to commencement of works.

- Condition no. 5(b)(i) and 5(c). I recommend amendment to ensure clarity on the increase of the development exclusion buffer zones for all development with the exception of crossings, from 10m to 30m from the top of the bank of the arterial drainage channels.
- Condition no. 13. I recommend the addition of a new condition requiring submission of a fire risk assessment of the proposal.
- Condition no. 14. I recommend amendment to remove reference to sightlines of 120m from a set back of 2.4m and replacement with sightlines of 90m from a set back of 2.5m.

I recommend reiteration without amendment of all other conditions as set out in the report of 29/01/2025.

## **6.0 Reasons and Considerations**

The Board reached its decision in accordance with its duties under Section 15(1) of the Climate Action and Low Carbon Development Act 2015, as amended, and the requirement to, in so far as practicable, perform its functions in a manner consistent with inter alia the Climate Action Plan 2025 and the furtherance of the national climate objective.

And in coming to its decision, the Board had regard to the following:

- 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.
  - EU Renewable Energy Directive 2009/28/EC which aims to promote the use of renewable energy and amending Directive EU/2023/2413 which aims to speed up the EU's clean energy transition as implemented by European Union

(Planning and Development) (Renewable Energy) Regulations 2025 (S.I. 274 of 2025)

- 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 alternative and indigenous energy sources and minimisation of emissions from greenhouse gases, particularly the NPF First Revision 2025 and National Policy Objective 70.
  - Wind Energy Guidelines: Guidelines for Planning Authorities 2006 and the draft guidelines published in 2019.
  - The objectives and targets of the National Biodiversity Action Plan 2023-2030.
  - The Planning System and Flood Risk Management, Guidelines for Planning Authorities 2009
- Regional and local planning policy, including:
  - Eastern & Midland Regional Economic and Spatial Strategy, 2019-2031.
  - Meath County Development Plan 2021 – 2027.
- 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.

### **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 Meath County Development Plan 2021 – 2027, 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 renewable energy and security of energy supply requirements. The proposed development would, therefore, be in accordance with the proper planning and sustainable development of the area.

## **7.0 Conditions**

1. The development shall be carried out and completed in accordance with the plans and particulars lodged with the application, as amended by the further plans and particulars received by the planning authority on the 27<sup>th</sup> day of November 2023, 29<sup>th</sup> day of July 2024 and 20<sup>th</sup> day of August 2024, as well as the submission to An Bord Pleanála received on the 5<sup>th</sup> day of November 2024 and 10<sup>th</sup> June 2025 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. Appropriate period operational Lifetime and decommissioning –
  - a) The period during which the development hereby permitted may be carried out shall be 10 years from the date of this order.
  - b) The permission shall be for a period of 35 years from the date of the commissioning of the solar array. The solar array and related ancillary structures shall then be removed unless, prior to the end of the period,

planning permission shall have been granted for their retention for a further period.

- c) Prior to commencement of development, a detailed restoration plan, including a timescale for its implementation, providing for the removal of the solar arrays, including all foundations, anchors, inverter/transformer stations, control building, CCTV cameras, fencing and site access to a specific timescale, shall be submitted to, and agreed in writing with, the planning authority.
- d) On full or partial decommissioning of the solar farm, or if the solar farm ceases operation for a period of more than one year, the solar arrays, including foundations/anchors, and all associated equipment, shall be dismantled and removed permanently from the site. The site shall be restored in accordance with this plan and all decommissioned structures shall be removed within three months of decommissioning.

**Reason:** Having regard to the nature of the development, the Board considers it appropriate to specify a period of validity of this permission in excess of five years and to enable the planning authority to review the operation of the solar farm over the stated time period, having regard to the circumstances then prevailing, and in the interest of orderly development.

- 3. The mitigation measures contained in the submitted Natura Impact Statement shall be implemented in full.

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

- 4. Prior to commencement, details of all works consented by or to be undertaken by the OPW pursuant to Section 50 or Section 9 of the Arterial Drainage Act 1945 as amended including all proposed and amended, access track and cable crossings of waterbodies, diversions, or other relevant amendments to waterbodies shall be submitted to the Planning Authority for written agreement.

**Reason:** In the interests of regulating, restricting and controlling development in an area subject to flood risk, for pollution prevention and the protection of the environment.

5. The proposed development shall be amended as follows:
- a) development, including panels, PV racks, and maintenance roadways shall be omitted from field labelled no.1 on Figure 2.3 of the Ecological Appraisal Report.
  - b) with the exception of development authorised or undertaken by the OPW pursuant to Section 9 or Section 50 of the Arterial Drainage Act 1945 as amended, or as otherwise agreed with the Planning Authority, no construction plant and machinery shall be operated and no development shall be undertaken (including solar arrays, construction compounds, hard standings, swales, tracks, trenching and fencing) within the following buffer zones:
    - i. 30m extending from the top of each bank of Arterial Drainage Channels OPW Scheme Ref: C2(28H), C2(28H1), C2(28F) and C2(28))
    - ii. 5m extending from the top of bank of each drainage ditch identified on Figure 2.2 Appendix 2A of Appendix 1 *Ecological Appraisal* to the Planning Report received by Meath County Council 27/11/2023,
    - iii. An area covered by the crown spread of tree branches, or the minimum radius of two metres from the trunk of a tree, or a distance of two metres on each side of hedgerows/treelines identified on Figure 2.2 of Appendix 2A of Appendix 1 *Ecological Appraisal* to the planning report received by Meath County Council 27/11/2023 or as determined in accordance with *BS 5837 (2012) – Trees in Relation to Design, Demolition and Construction*
    - iv. Within 30m of each of the 3 no. badger setts identified on the submitted block plan (fig 1.1), and any further setts identified. Any reduction from this buffer shall be in accordance with the written agreement of NPWS which shall be submitted to the Planning Authority.

Fencing for each of the above referenced exclusion zones, and throughout the site shall provide for mammal access in accordance with standardised guidelines.

Revised drawings showing compliance with these requirements shall be submitted to, and agreed in writing with, the Planning Authority prior to commencement of development.

**Reason:** in the interest of visual amenity, protection and conservation of the environment including flora and fauna, to allow wildlife to continue to have access to and through the site, and to minimise impacts on drainage patterns, the prevention of environmental pollution and the protection of waters.

6. The developer shall engage a suitably qualified (license eligible) archaeologist to carry out an Archaeological Impact Assessment (AIA) following consultation with the National Monument Service (NMS) in advance of any site preparation works and groundworks, including site investigation works/topsoil stripping/site clearance/dredging and/or construction works. The AIA shall involve an examination of all development layout/design drawings, completion of documentary/cartographic/ photographic research and fieldwork, and geophysical survey of the development site. Test trenches will be excavated at locations chosen by the archaeologist (licensed under the National Monuments Acts 1930-2004), having consulted the geophysical survey results and the site drawings. The archaeologist shall prepare a comprehensive report, including an archaeological impact statement with appropriate imagery and illustrations and mitigation strategy, to be submitted for evaluation and written approval to the Department of Housing Local Government and Heritage and 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. Any further archaeological mitigation requirements specified by the Local Authority, following consultation with the National Monuments Service, shall be complied with by the developer. 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.

7. All of the environmental, construction and ecological mitigation measures, as set out in the Planning and Environmental Report, Ecological Appraisal, Landscape Mitigation Plan, Construction and Environmental Management Plan, Archaeological Assessment, and a revised biodiversity management plan, (containing a detailed schedule of location specific vegetation control and habitat creation/mitigation/monitoring) to be agreed with the Planning Authority and other particulars submitted with the application, shall be implemented by the developer in conjunction with the timelines and monitoring set out therein, except as may otherwise be required in order to comply with the conditions of this Order.

**Reason:** in the interest of visual amenity, protection and conservation of the environment including flora and fauna, the prevention of environmental pollution and the protection of waters.

8. This permission shall not be construed as any form of consent or agreement to a connection to the national grid or to the routing or nature of any such connection.

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

9. The solar panels shall be fixed in place by way of driven pile or screw pile foundations only, unless otherwise authorised by a separate grant of planning permission.

**Reason:** In the interest of the long term viability of this agricultural land, and in order to minimise impacts on drainage patterns

10. Before construction commences on site, details of the structure of the security fence showing provision for the movement of mammals at regular intervals shall be submitted for prior approval to the planning authority.

**Reason:** To allow wildlife to continue to have access across the site and in the interest of biodiversity protection.

11. (a) No 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) With the exception of cables within flood zones and riparian buffers, cables within the site shall be located underground.
- (d) The transformers/ inverters shall be dark green in colour.

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

12. The construction of the development shall be managed in accordance with a finalised 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:
- a) Prior to commencement of any other works in each relevant field, the prescribed buffer zones shall be fenced so as to exclude machinery from each buffer other than works by or licenced by OPW or agreed in writing prior to commencement with NPWS and or the Planning Authority as appropriate.
  - b) location of the site and materials compound(s).
  - c) location of areas for construction site offices and staff facilities.
  - d) details of site security fencing and hoardings.
  - e) details of on-site car parking facilities for site workers during the course of construction.
  - f) details of the timing and routing of construction traffic to and from the construction site and associated directional signage, to include proposals to facilitate the delivery of any abnormal loads to the site.
  - g) measures to obviate queuing of construction traffic on the adjoining road network.

- h) measures to prevent the spillage or deposit of clay, rubble or other debris on the public road network.
- i) details of appropriate mitigation measures for noise, dust and vibration, and monitoring of such levels.
- j) containment of all construction-related fuel and oil within specially constructed bunds to ensure that fuel spillages are fully contained; such bunds shall be roofed to exclude rainwater.
- k) off-site disposal of construction/demolition waste.
- l) details of on-site re-fuelling arrangements, including use of drip trays.
- m) details of how it is proposed to manage excavated soil.
- n) means to ensure that surface water run-off is controlled such that no deleterious levels of silt or other pollutants enter local surface water drains or watercourses.
- o) Hours of construction.

The finalised Construction and Environmental Management Plan shall also take account of the mitigation measures outlined within the NIS.

A record of daily checks that the works are being undertaken in accordance with the Construction and Environmental Management Plan shall be kept for inspection by the planning authority.

**Reason:** In the interest of environmental protection, amenities, public health and safety.

13. The developer shall submit to and receive the written agreement of the Planning Authority to a Fire Risk Assessment Report containing mitigation and management measures to address any risk identified therein and shall be implemented in full.

**Reason:** In the interests of residential amenity, fire risk prevention and environmental protection.

14. The developer shall submit to and receive the written agreement of the Planning Authority to a drawing of the proposed entrance detailing the proposed treatment of the roadside drain, the maintenance of unobstructive sightlines to 90 metres to

the near side of the road from a set back of 2.5 metres, in accordance with TII document DN-GEO-03060 from the entrance. The near side Road edge shall be visible over the entire site line. The entrance piers shall be at least 3 metres from the edge of the road and the entrance gate shall be recessed at least 17 metres from the edge of the road.

**Reason:** In the interest of Traffic Safety and orderly development.

15. During the operational phase of the proposed development the noise level shall not exceed (a) 55 dB(A) rated sound level between the hours of 0700 to 2300, and (b) 45 dB(A) 15min and 60 dB LAfmax, 15min at all other times, (corrected for a tonal or impulsive component) as measured at the nearest dwelling. Procedures for the purpose of determining compliance with this limit shall be submitted to, and agreed in writing with, the planning authority prior to commencement of development.

**Reason:** To protect the amenities of property in the vicinity of the site

16. Prior to commencement of development, the developer shall lodge with the planning authority a cash deposit, a bond of an insurance company, or such other security as may be acceptable to the planning authority, to secure the satisfactory reinstatement of the site upon cessation of the project coupled with an agreement empowering the planning authority to apply such security or part thereof to such reinstatement. The form and amount of the security shall be as agreed between the planning authority and the developer or, in default of agreement, shall be referred to An Coimisiún Pleanála for determination.

**Reason:** To ensure satisfactory reinstatement of the site.

17. Prior to commencement of development, the developer shall lodge with the planning authority a cash deposit, a bond of an insurance company, or such other security as may be acceptable to the planning authority, to secure the reinstatement of public roads which may be damaged by the transport of materials to the site, coupled with an agreement empowering the planning authority to apply such security or part thereof to the satisfactory reinstatement of the public road. The form and amount of the security shall be as agreed between the planning authority and the developer or, in default of agreement, shall be referred to An Coimisiún Pleanála for determination.

**Reason:** In the interest of traffic safety and the proper planning and sustainable development of the area

18. 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 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 An Coimisiún Pleanála to determine the proper application of the terms of the Scheme.

**Reason:** It is a requirement of the Planning and Development Act 2000, as amended, 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.

I confirm that this report represents my professional planning assessment, judgement and opinion on the matter assigned to me and that no person has influenced or sought to influence, directly or indirectly, the exercise of my professional judgement in an improper or inappropriate way.

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Hugh O'Neill

Senior Planning Inspector

17 October 2025