



**Planning Department.
045-980845.**

**Date: 14th August 2025.
Your Ref: ACP-322843-25.**

EMAIL
sids@pleanala.ie

Submission of Planning Authority on an application for approval under Section 182A of Planning and Development Act 2000 (as amended).

Re: Proposed development of a 110kV substation and associated works in the townlands of Ballynamullagh, Kilmurry, Coolree, Killyon and Drehid, Co. Kildare.

Dear Sir/Madam,

I refer to your letters dated 24/6/2025 & 25/6/2025 in relation to proposed development of 100kV substation and associated works application for approval under section 182A of Planning and Development Act 2000 (as amended).

Please find attached Kildare County Council Planning Report pursuant to 182A of Planning and Development Act 2000 (as amended).

Yours sincerely,

ppp Catherine Howard
Senior Executive Officer,
Planning Department.



Planning Report

Planning Number: 25/322843
Applicant: North Kildare Wind Farm Ltd
Address: Drehid Substation, Carbury and Timahoe, Co. Kildare
Date: 30/7/25 Revised for commentary and layout

The KCC Transport, Mobility and Open Spaces Department has reviewed the EIAR, Chapter 13, Traffic and Transportation Report for this proposed development and has serious concerns about the large increase in HCV and LCV traffic generated by the proposed development on the substandard width and poor alignment of the L5025, L5024 and L5011 for wind farm and substation construction traffic.

The proposed development of a wind farm and substation at Drehid is not serviced by a suitable transportation network and is not suitable for the intense scale of construction traffic required to develop the wind farm with 11 wind turbines over an 18mth period. The development is totally dependent on the transport of construction materials and labour by road. The road network is primarily a network of "legacy roads". These roads do not have a road structure as envisaged in the design standards. The network depends on the periodic replacement of a thin road surface course or courses without the necessary road capping layer and sub-base being present beneath (directly on the subgrade). This renders the road liable to significant damage from HCV traffic (especially over-weight vehicles) caused by the transfer of wheel loads to the subgrade at stress levels above that which the subgrade can support.

The proposed haul routes are unsuitable for accessing the facility due to bridge restrictions, poor road infrastructure and volume of traffic at existing junctions in small towns and villages.

The volume of material and labour to be trafficked will overburden and compromise the existing transportation network. The increased volumes of HCV's and other vehicles through small towns and villages poses an increased risk to public safety for VRU's and other vehicles.

Notwithstanding the current limitations in road infrastructure, the KCC Transport, Mobility and Open Spaces Department recognises the overriding strategic importance in meeting national renewal energy targets, reducing carbon emissions and enhancing energy security and it is on that basis that the following conditions should be applied to a grant of planning:

1. Prior to commencement passing bays on **all** haul routes to be provided in locations for proposed construction traffic. A drawing detailing provision and location of passing bays on **ALL** haul routes and construction of same should be submitted. Letters from **specific** landowners confirming agreement to provision of passing bays should be submitted.

Reason: In the interests of Road Safety

2. Prior to commencement written agreement from the Municipal District Engineer of all haul routes for the proposed development to be submitted.

Reason: In the interests of Road Safety

3. Prior to commencement the Applicant is to provide specific details of pre and post inspections/condition surveys on **all** the haul and cable construction routes in the vicinity of the development prior to construction to establish the condition of the roads. (extent of inspection/condition survey for approval of the Municipal District Engineer). Details to be submitted to the Planning Authority.

Reason: In the interests of Road Safety.

4. Prior to commencement the Applicant is to submit a drawing clearly outlining the extent of cable provision and construction on the L50242.

Reason: In the interests of Clarity.

5. Prior to commencement the Applicant shall submit a detailed drawing showing trench construction and reinstatement for proposed cabling along the L50242.

Reason in the interest of Clarity and Road Safety

6. Prior to commencement the Applicant shall submit a drawing showing road closures and road diversion routes for proposed cable routes, substation and wind farm construction.

Reason: In the interest of Clarity and Road Safety

7. Prior to commencement the Applicant shall submit Three separate drawings for all entrances on L5012, L50242 and L5025 including a swept path analysis and sightlines for all entrances into the proposed development.

Reason: In the interest of Road Safety

8. Prior to commencement the Applicant shall submit a revised independent Road Safety Audit. All RSA recommendations from the revised report should be incorporated into the detailed design.

Reason: In the interest of Road Safety

9. Prior to commencement a structural assessment of any bridges on the haul routes to determine their structural stability, shall be completed and any improvement measures necessary, be undertaken.

Reason: In the interest of Road Safety

10. Prior to commencement the Applicant shall submit a site layout plan showing location of transfer station, car parking provision and wheel wash facilities for proposed development.

Reason: To manage site operations and protect local amenity.

11. Prior to commencement a detailed Overhead Constraints Study shall be undertaken and submitted.

Reason: In the interest of road safety.

12. Prior to commencement the Applicant should submit reinstatement measures for Key Constraint areas and remediation/ replacement works for swept path assessment areas.

Reason: To ensure the development is carried out in an orderly and environmentally responsible manner.

13. All works on roads to accommodate abnormal load delivery (such as sign, shrub and public lighting removal and hardcore) to be reinstated post construction. A survey of haul routes for same should be submitted.

Reason: In the interest of Road Safety

14. Prior to commencement the Applicant shall submit a Communication Plan detailing how engagement and liaison with local residents, businesses and schools will be established, and how it is proposed to keep the public, businesses and other relevant bodies informed of impending disruption to traffic flow in the area of the proposed works should be submitted.

Reason: In the interests of Clarity.

15. Letters from landowners confirming agreement to any hedge trimming/ passing bays or accommodation works to facilitate abnormal load delivery should be submitted.

Reason: In the interests of Clarity.

16. Details of appropriate warning signage along the proposed haul routes and in the vicinity of the proposed site entrances should be submitted.

Reason: In the interest of Road Safety

Signed:

Annette Keaveney

Date: 31/07/2025

A. Keaveney,

Senior Executive Engineer.

MAYNOOTH MUNICIPAL DISTRICT PLANNING REPORT

File No:	25/322843	Applic's Name:	North Kildare Wind Farm Ltd.	Development Address:	Drehid Wind Farm, Carbury & Timahoe, Co. Kildare
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Site Notice in place (y/n)	yes	Date Checked:	29/07/2025	Site Notice In Compliance:	yes
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The proposed development by North Kildare Wind Farm Limited for planning permission for a development consisting of 11 wind turbines, substation and associated infrastructure. The proposed wind farm is located approximately 3.5km west of Carbury, and approximately 2.5km northwest of Timahoe, Co. Kildare. The current land use is mainly agricultural. The site is approximately 79 hectares in size. It is located south of Enfield and east of the R402, Enfield to Edenderry road.

The Clane Maynooth Municipal District Office would have the following comments in relation to this proposed development.

1	Access to the site in the main, will be off the M4 and along the R402. However to access the southern end of the site, the last 3km is along the L5025 which is in the most part a bog road. This road is not constructed to carry large construction vehicles. Recent construction of a solar farm in the area led to a deterioration in the road, and the developer contributed to the repair of the road. The existing road width is not sufficient for two construction vehicles to pass and has previously led to the road edge/verge failing. If granted, the developer should be conditioned to maintain the L5025 during construction.
2	Based on the local knowledge and experience a special contribution for the repair of the L5025 after construction has been completed in the region of €500,000 should be sought from the developer.
3	Access to the north of the site will also be off the M4 and the R402, However the last 2km is along the L5012, a rural road which would not be constructed to carry heavy construction traffic. If granted a developer should be conditioned to maintain the L5025 during construction..
4	Based on the local knowledge and experience a special contribution for the repair of the L5012 after construction has been completed in the region of €350,000 should be sought from the developer
5	The proposed development site should only be accessed from the north end off the L5012 or the southern end off the L5025. No other local roads should be used to access the proposed development.
6	Prior to the commencement of the wind farm, passing bays should be installed along the L5025 and the L5012 to allow two construction vehicles to pass. These passing bays should be located at suitable location to allow forward visibility and be no more than 300 metres apart. These passing bays will improve safety for road users and reduce the impact of the construction traffic on local residents.
7	There are several road structures along the route. The applicant needs to carry out an assessment of these and install monitors to ensure no damage or movement occurs because of any construction vehicles or works. Where damage or movement is identified then the developer shall be responsible for the cost of making good.

MAYNOOTH MUNICIPAL DISTRICT PLANNING REPORT

8	Should the application be successful the applicant must submit details of abnormal loads and haul routes for agreement with Kildare County Council. The cost of any works required to enable these abnormal loads will be the sole responsibility of the applicant. Abnormal load permits and road opening licences for any enabling works will be required by the applicant.
9	The development shall not impair existing land or road drainage, road gullies to be installed along the proposed entrance and piped back into the site and maintained, for disposal of surface water from the public road at these locations.
10	All surface water generated on-site shall be disposed of on-site and not allowed onto the public road.
11	Applicant shall be responsible for the proper design, construction and maintenance of all surface water drains installed as part of the proposed development including soakways.
12	No spoil, dirt, debris or other materials shall be deposited on the public road, footpath or verge by machinery or vehicles traveling to or from the development site during construction phase.
13	Applicant shall be responsible for re-location of all existing services / utilities as required, to facilitate proposed development. (Road opening licence will be required for works on public footpath/pavements.)
14	Working hours for construction should be restricted to 08:00 to 18:00 Monday to Friday and 08:00 to 14:00 on Saturdays with no works permitted on Sundays. Abnormal load movements will be permitted outside these times in line with any abnormal load permits.


Mark Evans, Technician

31/07/25
Date

Cyril Buggie, Area Engineer

Date

(Original file saved in S:\users\Transportation\Municipal Districts\ Municipal District
Offices\Maynooth Municipal District\Planning)

KILDARE COUNTY COUNCIL, WATER SERVICES DEPARTMENT



An Bord Pleanála Planning ABP 322843-25

Reference:

Applicant:

Proposal:

North Kildare Wind Farm Limited
110kV substation, Drehid, Co. Kildare
SID Application

Development Description:

permission for a development consisting
of a 110kV electrical substation and
associated infrastructure.

Address:

Townlands of Ballynamullagh, Coolree,
Killyon, Mullgeeth and Drehid,
Co.Kildare

Date:

18/07/2025

Preamble/Introduction

Water Services have assessed Chapter 10 and Appendix 10 of the submitted EIAR. Relevant drawings were also assessed including site layout and storm water layout proposals.

Observations:

Water Services have no objections to the proposed surface water drainage strategy for the development subject to the following conditions:

1. It is the intention of Kildare County Council to remove underground surface water tanks and pipes, Prior to commencement of development, the Applicant is requested to issue a design inclusive of detailed drawings and sections for the development that incorporates nature based methodologies to attenuate surface water that are contained within Kildare County Council's Sustainable Drainage Guidance Document. Additional nature based above ground attenuation systems shall be explored such as green/blue roofs, tree pits, bio retention systems, swales etc and Only when all nature based attenuation systems are exhausted across the site, will underground attenuation systems be considered. A clear and strong justification will need to be submitted by the applicant for the use of underground attenuation systems in this regard.
2. The proposed surface water drainage system shall be designed in terms of incorporating appropriate Sustainable Drainage Systems (SuDS). The applicant shall comply with the Kildare County Development Sustainable Drainage Systems (SuDS) Guidance Document and incorporate a sequence of SuDS techniques that work together in a Management Train to control the flow, volume and frequency of run-off as well as preventing or treating pollution as water flows through the development. SuDS design shall maximise nature-based solutions and the sustainable drainage systems shall be designed, inspected, and supervised by a qualified engineer who shall certify the works as compliant with regard planning compliance, design and construction. The sustainable drainage systems shall cater for the 1 in 100 year storm event (or as otherwise agreed in writing) and with an allowance of +30% in order to cater for "climate change". The applicant shall ensure that surface water from the development does not discharge to a point where neighbouring developments would be at risk of flooding.

Reason: In order to ensure proper servicing and to eliminate the potential impact of pluvial flood risk.

3. No works shall take place until a scheme to minimise the risk of offsite flooding caused by surface water run-off and groundwater during construction works and prevent pollution has been submitted to, and approved in writing by, the local planning authority. The scheme shall subsequently be implemented as approved.

Reason: To prevent flooding and in the interests of sustainable drainage.

4. Prior to commencement of development, the applicant is required to submit written consent from the Office of Public Works (OPW) which states the applicant has obtained Section 50 approval for the installation of any such permanent and/or temporary culverts under the Arterial Drainage Act 1945. The applicant shall submit plan view layout drawings and cross-sectional details of any proposed culvert also.

Reasons: To prevent flooding and in the interests of sustainable drainage

5. **Prior to commencement of development**, the Applicant shall submit a Sustainable Drainage Systems (SuDS) Maintenance Plan for the written approval of the Planning Authority. The plan shall include a schedule of activities providing details and frequency of maintenance tasks required for all SuDS and Surface water drainage elements proposed. This maintenance regime shall have planned preventative and response elements and cover all emergency maintenance and repairs.

The Applicant shall keep full records akin to the statutory 'Safety File' including paper, digital and photographic of all sustainable drainage systems. Records to include the operation, implementation and maintenance & repair of the sustainable drainage systems.

Reason: To ensure proper and sustainable servicing of the proposed development and to prevent pollution and flooding.

6. Only clean uncontaminated surface water from the development shall be discharged to the surface water system. Only foul sewage and soiled water from the development shall be discharged to the foul system. The entrance shall be drained to the surface water system in order that no water discharges of to the public roadway.

Reason: In the interests of public health, to avoid pollution and to ensure proper servicing of the development.

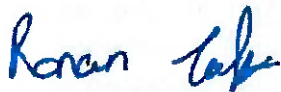
7. Roadside drainage shall be provided at the entrance which shall discharge to soakaways or water system on site. The roadside drainage along the road frontage shall not be impaired and shall discharge to the grass verge which shall be lowered and levelled to the road level and provided with water run-off cuttings as directed by the roads authority. Roadside drains where present shall be retained except at the entrance where they shall be piped with a single pipe or culvert corresponding to the dimensions of the drain cross section.

Reason: In the interest of traffic safety and proper development

8. All works shall comply with the Greater Dublin Regional Code of Practice for Drainage Works.

Reason: To ensure proper servicing of the development and to ensure mandatory design standards are complied with.

Signed:



Ronan Toft, E.E..

18/07/2025



Referral Report

To	Development Management Unit
From	KCC Executive Ecologist
Planning Ref. No.	ACP-322845-25
Name of Applicant	North Kildare Wind Farm Ltd
Address of Development	Drehid, Co. Kildare (Townlands of Ballynamullagh, Kilmurry, Coolree, Killyon and Drehid, Co Kildare.)
Type of Development	Strategic Infrastructure Development
Description of Development	<p>Construction of a 110 kV Substation and associated works within the townland of Coolree. The Substation includes a total compound footprint of 1.32 hectares., enclosed by palisade fencing. The Substation Compound will include : 1 No. single storey substation control building (450 m2); 1 No. single storey customer MV Building (160 m2); Switchgear, Arc Suppression Coil, Cable Sealing Ends, Cable Chair, Circuit Breakers, Current Transformers, Disconnects, Post Insulators, Surge Arrestors, Grid Code Compliance Equipment and Voltage Transformers; and all associated ancillary works necessary to facilitate the development; 9 No. lightning masts to a height of 20 m; 2.6m high palisade guard railing with perimeter boundary fencing will be erected around the periphery of the compound for security and protection measures; Lighting will be provided by 9 no. lighting columns, approximately 3m in height as well as exterior wall mounted lights on the control buildings. Erection of 2 no. line-cable interface masts to enable a loop-in/loop-out connection to the existing Kinnegad-Rinawade 110 kV overhead line. The steel lattice masts will Application Form for Permission / Approval in respect of a Strategic Infrastructure Development</p> <p>Page 8 of 14 extend to heights of 16m above existing ground level. Laying of 110 kV underground cabling between the proposed substation and the proposed loop-in/loop-out masts.</p> <p>Ⓢ Permanent access road (ca. 7.3 km in length) which traverses the townlands of Ballynamullagh, Kilmurry, Coolree, Killyon and Drehid to allow access to the substation including a short spur (ca. 0.9 km) off the main access track to access the 2 no.</p>

lineable interface masts. The entrance to the local road (L5025) will be shared with the proposed Drehid Wind Farm. 3 no. Stream Crossings. Associated construction works and drainage infrastructure. Peat deposition area immediately adjacent to the proposed substation.

The KCC Ecologist has reviewed the documentation provided in both the accompanying EIAR and Natura Impact Statement and makes the following observation re. the ecological surveys to which the EIAR and Natura Impact Statement reference. The KCC ecologist has noted that many of the survey reports are outside the recommended lifespan for such reports.

The CIEEM Advice Note on the Lifespan of Ecological Reports and Surveys provides guidance on how long ecological survey data remains valid for use in planning and development contexts. Here are the main recommendations:

Validity Timeframes

CIEEM outlines general timeframes for assessing the validity of ecological surveys:

Less than 12 months:

Surveys are likely to be valid in most cases

12–18 months:

Still likely to be valid, but exceptions apply:

- If the site has features that could attract mobile species quickly.
- If mobile species are known in the area and could have created new relevant features.
- If specific country or species guidance suggests otherwise

18 months to 3 years:

May still be valid in certain circumstances, but:

- A professional ecologist should conduct a walkover re-survey.
- Desk study data may need updating.
- The ecologist should issue a clear statement on:
 - Report validity.
 - Which surveys need updating.
 - Scope, timing, and methods for updates

- 3 years or more:

Reports are unlikely to be valid. Most or all surveys will likely need to be repeated

Factors Influencing Validity

CIEEM advises considering the following when assessing survey lifespan:

- Presence or potential presence of mobile species (e.g., bats, otters, badgers, birds).
- Changes in habitat or site management that affect ecological conditions.
- Any shifts in species distribution in the wider area.
- New ecological knowledge or conservation initiatives (e.g., species recovery projects)

Resurveys

If ecological surveys for species such as bats, birds, lizards, mammals, and aquatic life are **at or near the limits of their lifespan**, applicants should follow these **CIEEM-aligned recommendations** to ensure data remains valid and defensible:

General Recommendations for Applicants

1. Consult a Qualified Ecologist

- Engage a professional to assess the current validity of the surveys.
- Request a **walkover survey** to check for significant changes in habitat or species presence.

2. Update Desk Study Data

- Refresh records from local biological records centres or national databases.
- Include recent sightings, conservation designations, or habitat changes.

3. Species-Specific Considerations

- **Bats:** Roosts can be established quickly; re-survey if structures or trees have changed.
- **Birds:** Breeding and usage patterns may vary; re-survey if habitat has altered or if more than one breeding season has passed.
- **Reptiles (e.g., lizards):** Sensitive to habitat structure; re-survey if vegetation or microhabitats have changed.

- **Mammals (e.g., badgers, otters):** Highly mobile; check for new setts or holts.
 - **Aquatic life:** Water quality, flow, and vegetation can shift rapidly and may require resurvey.
4. **Assess Site Changes**
- Consider any **land management**, construction, or natural events (e.g., flooding, fire) that may have altered ecological conditions.
5. **Plan for Re-Surveying**
- If surveys are over 18 months old, prepare to **repeat or supplement** them.
 - Include updated surveys in planning submissions as further information
6. **Document Decisions Transparently**
- Include a statement from the ecologist in the planning application:
 - Justifying continued use of older data.
 - Outlining any limitations or assumptions.
 - Detailing any updates or new surveys undertaken.

Further Information – Ecological Survey Validity

Further information is required to confirm the continued validity of ecological survey data submitted in support of this application. Where any ecological surveys are more than **18 months old** at the time of determination or commencement of development, the applicant shall:

1. Commission a qualified ecologist to:
 - Review the existing data.
 - Undertake a **walkover survey** to assess current site conditions.
 - Update desk study records as necessary.
2. Submit a statement confirming:
 - Whether the original survey data remains valid.
 - Which surveys require updating.
 - The scope and timing of any required re-surveys.
3. Complete any necessary **re-surveys prior to commencement of development**, in accordance with current **CIEEM guidance** and best practice standards.

No development shall commence until the Local Planning Authority has received and approved the updated ecological information and any associated mitigation or enhancement measures.

Note on Peat Soils and Peatland Habitats including Raised Bog (Annex I priority habitat active raised bog 7110)

A large area of the proposed development is located on cutover raised bog habitat (cutover raised peat). Most of this cutover peatland has been artificially replanted or revegetated with atypical bog vegetation such as conifer plantations and mixed conifer deciduous woodland or improved agricultural grassland. Excavation of peat could lead to an increase in suspended solids in the surface water run-off and from minor quantities of exposed mineral soils. However, the Proposed Substation has intentionally been located in an area of shallow peat so this is expected to be less than the peat excavation required for the Proposed Wind Farm. The EIAR states that

Excavation of peat could lead to an increase in suspended solids in the surface water run-off and from minor quantities of exposed mineral soils. However, the Proposed Substation has intentionally been located in an area of shallow peat so this is expected to be less than the peat excavation required for the Proposed Wind Farm.

However it is also noted from the EIAR that the substation compound is also to act as a repository stock pile for peat excavated i.e.

Peat deposition area immediately adjacent to the proposed substation



Figure Peat Soils underlying the development site extend to over 5m in depth

Development Sites on Cutover Raised Bogs (Best Practice)

1. Baseline Assessment

- Conduct detailed **peat depth and condition surveys** across the site.
- Map **peatland habitats** and identify areas of active bog, degraded bog, and cutover zones and cutover revegetated areas mapped.
- Assess detailed **hydrological conditions** and connectivity to surrounding peatland systems.

2. Design and Avoidance

- Apply the **avoidance hierarchy**: avoid deep peat and sensitive habitats.
- Use **micro-siting** to relocate infrastructure away from vulnerable areas.
- Consider **floating roads** or **piled foundations** to minimise peat disturbance.

3. Excavation and Handling

- Minimise peat excavation volumes and depth.
- Segregate **acrotelmic** and **catotelmic** peat during excavation.
- Store peat in **bunded, geotextile-lined areas** to prevent erosion and contamination.
- Maintain **moisture levels** in stored peat to prevent desiccation.

4. Reinstatement and Restoration

- Reuse excavated peat in **reinstatement** as close to the original location as possible.
- Restore **hydrological function** by blocking drains and regrading surfaces.
- Use **local vegetation** (e.g., Sphagnum mosses) to aid recovery.
- Avoid compaction and ensure **peat structure** is preserved during reinstatement.

5. Monitoring and Reporting

- Develop a **Peat Management Plan (PMP)** with clear roles, responsibilities, and timelines.
- Record volumes of peat excavated, stored, reused, and disposed.
- Monitor **peat stability**, hydrology, and vegetation recovery post-construction.
- Submit regular **compliance reports** to the planning authority.

6. Carbon and Biodiversity Considerations

- Include a **carbon balance assessment** using best practice methodologies.
- Identify opportunities for **peatland restoration** and biodiversity enhancement.

- Engage with stakeholders (e.g., NPWS, Coillte, local communities) for restoration partnerships.

The Irish Wind Energy Association Guidelines Recommend the following;

EIA Assessment in Peat Soils

Design Aspects to be Examined	Potential Impacts to be Examined (both construction-related and long-term impacts will need to be considered for the following)
• location of turbines	• health and safety, and slope stability
• location of other infrastructure	• effects on surrounding bogland of de-watering in cuttings, and oxidisation of peat
• choice of construction methods	• sediment and erosion control
• approach to drainage design	• nutrient control
• peat disposal measures	• impact of site track and drainage design on soils, hydrology, and ecology, including fisheries where relevant
	• environmental impact of peat disposal measures
	• re-vegetation measures
	• permanent loss of Annex 1 habitats from footprint of development and access routes or zone of influence of these works

Ecologist Observations on Development on Peat Soils

It is acknowledged by the KCC ecologist that peat depth surveys have been carried out for the site and stability assessment conducted. However, it is not evident from the documents provided that detailed peat habitat condition assessments have been carried out other than general habitat surveys. It is also unclear that detailed hydrological assessment of the peatland habitats of the site has been carried out and hydrological linkages investigated. It is evident that an effort has been made to avoid the most sensitive habitat areas but the siting of a large peat storage area directly adjacent to the substation raises a number of issues. It is unclear how long the peat will be stored at this *Peat deposition Area*, it is also unclear what the peat will be used for (e.g. reinstatement of vegetation, backfilling of excavations, drain filling etc. Peats have different properties depending on if they are excavated as an active growing layer or from deep bog (sometimes described as acrotelmic and catotelmic peats) and the storage and maintenance of these peat soils will determine how effective the use of these peats in any restoration process will be. Guidelines on the management and maintenance and reuse of peat on site should be developed as part of a detailed peatland management plan for the site which will be referenced in the EIAR is not outlined in detail.

The applicant should consider the following;

Peat storage protocols focus on minimizing disturbance to healthy peat, with excavated peat often reused for site reinstatement, backfilling, or landscaping. Protocols include separating topsoil from peat, limiting peat storage depth to about 1 meter, creating bladed surfaces on non-turf peat to reduce desiccation, and careful monitoring of storage areas. The primary use for excavated peat is on-site re-instatement, though it can also be used in other areas for peatland restoration or in construction.

Protocols for Peat Storage

- **Separation:** Store excavated peat and topsoil separately.
- **Depth:** Store peat to a maximum thickness of approximately 1 meter.
- **Surface Treatment:** For non-turf peat (catotelm), create a bladed surface to reduce the surface area and prevent desiccation. Also wetting of the peat may be necessary at the site to prevent dessication of the peat soil.
- **Monitoring:** During wet or snowy periods, monitor peat storage areas carefully.

Use of Stored Peat

- **On-site Reinstatement:**

The primary use is for the backfilling, landscaping, and reinstatement of areas around the development infrastructure, such as turbines and hardstands. Peat reinstatement should follow best practice methodology

- **Peatland Restoration:**

Peat can be used to help restore damaged peatland areas, either on or off-site.

Possible Impact of Poor Management of Stored Peat

Poor management of stored peat can have several significant environmental, ecological, and operational impacts.

Environmental Impacts

- **Carbon Release:** Peat is a major carbon store. If it dries out or decomposes due to poor storage (e.g., excessive exposure, desiccation), it can release large amounts of CO₂ and methane, contributing to greenhouse gas emissions.
- **Water Quality Degradation:** Improperly stored peat can leach organic matter and nutrients into nearby water bodies, affecting aquatic ecosystems and water quality.
- **Erosion and Sedimentation:** Unstable peat piles can erode, especially during heavy rainfall, leading to sedimentation in nearby streams and wetlands.

Ecological Impacts

- **Loss of Habitat:** Peatlands are unique ecosystems. Poor storage can hinder restoration efforts, leading to permanent loss of habitat for specialized flora and fauna.
- **Reduced Restoration Success:** If peat is not stored correctly (e.g., mixed with topsoil, allowed to dry out), its viability for reinstatement or restoration is compromised, reducing the effectiveness of ecological recovery.

Physical and Chemical Changes in Peat

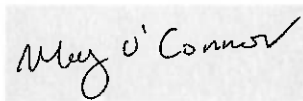
- **Desiccation:** Drying out alters the physical structure of peat, making it less suitable for reinstatement and more prone to erosion.
- **Oxidation:** Exposure to air can lead to oxidation of organic matter, reducing peat's quality and increasing carbon emissions.

Need for Further Information on Peat Management

The details for a Peatland Management Plan for the site is and in particular the outlining of the details for the management of the Peat Deposition area should be outlined in detail.

This should include details on

- Best practice protocols for **separation, depth control, surface treatment, and monitoring.**
- Ensure **regular wetting** during dry periods.
- Use stored peat promptly for **on-site reinstatement or peatland restoration.**
- Quantify and map areas for re-use of peat and outline protocol for infill and spread areas and revegetation of same.
- Maintain **clear documentation and monitoring records** on Peat Management on site.



Mary O' Connor

Executive Ecologist

Date 10/08/2025

Patricia Hyland

Patricia Hyland
Senior Executive Planner
Date 10/08/2025

Reference Number: ABP-322843-25

Environment Section

Name of applicant: North Kildare Windfarm Limited

Planning Report

Preamble

The following documents from the Applicant have been assessed by the Environmental Section:

- NIS
- EIAR Chapter 6 - Air Quality and Climate and relative Appendix (Air Quality section assessed)
- EIAR Chapter 7 – Noise and Vibration and relative Appendix
- EIAR Chapter 9 – Lands, Soils, Geology and Hydrogeology and relative Appendix

Assessment

The Environmental Section consider the documentation to constitute a reasonable basis for making the SID application but note that the baseline noise monitoring carried out was back in November 2017, December 2017, January 2018 and May 2019. The Environment Section are of the opinion that more recent baseline noise monitoring should be carried out at the various locations. Any grant of planning from ABP should be subject to the following conditions including a condition for updated baseline noise monitoring to be carried out:

1. All overground oil, chemical storage tank(s) shall be adequately bunded to protect against spillage. Bunding shall be impermeable and capable of retaining a volume equal to 1.1 times the capacity of the largest tank. Filling and offtake points shall be located within the bund.
Reason: In the interest of public health and the use of best practice guidelines in order to avoid pollution.
2. Prior to the commencement of development, the applicant shall prepare a Construction and Demolition Resource Waste Management Plan (RWMP) in accordance with Appendix C of the “*EPA Best Practice Guidelines for the Preparation of Resource and Waste Management Plans for C&D Projects (2021)*” including demonstration of proposals to adhere to best practice and protocols. The RWMP shall include specific proposals as to how the RWMP will be measured and monitored for effectiveness, these details shall be placed on the file and retained as part of the public record. The RWMP must be submitted to the planning authority for written agreement prior to the commencement of development.
Reason: In the interest of proper planning and sustainable development.
3. All foul sewage, trade effluent and soiled water shall discharge to the on site foul holding tank system.
Reason: In the interest of public health, to avoid pollution, and to ensure proper development.

4. Noise from the construction stages of the development shall not give rise to sound pressure levels (Leq 15 minutes) measured at noise sensitive locations which exceed 70 dB(A) (LAeq 1 hour) between 0800 hours and 1800 hours Monday to Friday inclusive (excluding bank holidays) and between 0800 hours and 1300 hours on Saturdays when measured at any noise sensitive location in the vicinity of the site. Sound levels from site development works shall not exceed 45 dB(A) (LAeq 1 hour) at any other time.
Reason: In the interest of public health, to avoid pollution, and to ensure proper development.
5. Noise from the operational stages of the planned development shall not give rise to sound pressure levels (Leq 15 minutes) measured at noise sensitive locations which exceed the following limits:
 - a. 55 dB(A) between the hours of 0800 and 1800 Monday to Friday inclusive (excluding bank holidays) and 45 dB(A) at any other time, and
 - b. There shall be no clearly audible tonal component or impulsive component in the noise emission from the development at any noise sensitive location.A detailed Noise Study, with recommendations, shall be carried out by a competent noise/environmental consultant within three months of the development being in full operation and at any other time as may be specified by Kildare Co. Council. The Noise Study shall be submitted for the consent of the Planning Authority.
Reason: In the interest of public health, to avoid pollution, and to ensure proper development.
6. Prior to the commencement of development, an updated baseline noise survey shall be carried out by the applicant at the same seven locations previously chosen. A comparative noise survey report of this baseline noise survey against the previous results obtained between 2017-2019 shall be carried out by the applicant and be submitted to the Planning Authority.
Reason: In the interest of public health, and the use of best practice guidelines in order to avoid nuisance.
7. A Noise Survey of the site operations shall be carried out annually by a competent Environmental Consultant in accordance with a plan to be agreed with the Planning Authority prior to commencement of operations. A record of the survey results shall be available for inspection by any authorised persons of the Planning Authority, at all reasonable times.
Reason: In the interest of public health, and the use of best practice guidelines in order to avoid nuisance.
8. Applicant shall use "Best Practicable Means" to prevent/minimise noise and dust emissions during the construction and operational phases of the development, through the provision and proper maintenance, use and operation of all machinery all to the satisfaction of the Planning Authority.
Reason: In the interest of public health, and the use of best practice guidelines in order to avoid nuisance.

9. All surface water from the carpark areas shall pass through adequately sized and sited petrol/oil interceptor(s) before being discharged to the surface water system. A log of the maintenance of the interceptors (to include dates and invoices) shall be kept on the premises and made available for inspection by council officials

Reason: In the interest of public health, to avoid pollution, and to ensure proper development.

10. Developer to note that the importation of waste Soil & Stone for the purposes of land-raising or landscaping requires prior authorisation under Section 39 of the Waste Management 1996, (as amended) once the development has been authorised under this planning application. Prior to commencement, the developer shall outline in detail their proposals in this regard, and no development shall commence until such time as when their waste importation plan has been approved in writing by the Planning Authority.

Reason: In the interest of public health and the use of best practice guidelines in order to avoid pollution.

11. Prior to Commencement Notice Stage, the developer shall submit a Construction Phase Surface Water Management Plan in accordance with IFI Publication 2016 "*Guidelines on Protection of Fisheries During Construction Works in and Adjacent to Waters*" for the written approval of the Planning Authority. The Plan shall address the collection, control and management of any surface water run-off from the site to prevent any polluting matter, suspended solids and silt, being discharged to any receiving water. The Plan shall, inter alia, include:

- (a) Site Layout Plan at sufficient scale identifying any potential surface water and/or groundwater receptors;
- (b) The location and design of any proposed mitigation measures; and
- (c) Proposals for a surface water and/or groundwater monitoring programme, as appropriate.

Reason: In the interest of public health, to avoid pollution, and to ensure proper development.

12. If a discharge to waters of any silt laden water is proposed as part of the Surface Water Management plan for either the development or the operational stages of the proposal; the Environment Section shall be consulted as such a discharge can only be authorised under Section 4 of the Local Government (Water Pollution) Act 1977, as amended.

Reason: In the interest of public health, to avoid pollution, and to ensure proper development.

Inspector:

Date:

Morgan O Flaherty

24/07/2025

Approved by SEESE:

SEE

Date:

25/7/2025

Kildare County Council
Fire Service,
Central Fire Station,
Newbridge,
Co. Kildare.
W12 PW70



Comhairle Chondae Chill Dara
Seirbhís Dóiteáin

Phone: 045 454800
Fax: 045 432530

Planning Dept.,
Kildare County Council

28th July 2025

File Ref: ACP-322843-25

Applicant Name: North Kildare Wind Farm Limited

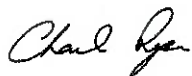
Development Address: Within the townlands of Ballynamullagh, Kilmurry, Killyon, Coolree,
Mulgeeth, and Drehid, Kildare

A Chara,

Kildare Fire Service has no objection to this SID planning application subject to the following condition:

1. The Applicant shall obtain a Fire Safety Certificate in accordance with the requirements of the Building Control Act.

Mise, le meas,

PP 
NIALL O'RIORDAN
A/CHIEF FIRE OFFICER

KILDARE COUNTY COUNCIL



Planning and Development Act 2000 (as amended) **Planning and Development (Strategic Infrastructure) Act 2006**

Planning Authority report in accordance with the requirements of
Section 182A of the Planning and Development Act 2000 (as amended).

An Coimisiún Pleanála Ref. No.	322843-25
Applicant	North Kildare Windfarm Limited
Site Location	Townlands of Ballynamullagh, Kilmurry, Killyon, Coolree and Drehid, County Kildare.

Executive Summary

North Kildare Windfarm Limited submitted a planning application to An Coimisiún Pleanála on the 19th June 2025 for a Strategic Development Infrastructure development within the townlands of Ballynamullagh, Kilmurry, Killyon, Coolree and Drehid, County Kildare.

The proposed development will consist of the following:

Construction of a 110 kV Substation and associated works within the townland of Coolree. The Substation includes a total compound footprint of 1.32 hectares, enclosed by palisade fencing. The Substation Compound will include:

- 1 No. single storey substation control building (450 m2);
- 1 No. single storey customer MV Building (160 m2);
- Switchgear, Arc Suppression Coil, Cable Sealing Ends, Cable Chair, Circuit Breakers, Current Transformers, Disconnects, Post Insulators, Surge Arrestors, Grid Code Compliance Equipment and Voltage Transformers; and all associated ancillary works necessary to facilitate the development;
- 9 No. lightning masts to a height of 20m;
- 2.6m high palisade guard railing with perimeter boundary fencing will be erected around the periphery of the compound for security and protection measures;
- Lighting will be provided by 9 no. lighting columns, approximately 3m in height as well as exterior wall mounted lights on the control buildings.

- Erection of 2 no. line-cable interface masts to enable a loop-in/loop-out connection to the existing Kinnegad-Rinawade 110 kV overhead line. The steel lattice masts will extend to heights of 16m above existing ground level.
- Laying of 110 kV underground cabling between the proposed substation and the proposed loop-in/loop-out masts.
- Permanent access road (ca. 7.3 km in length) which traverses the townlands of Ballynamullagh, Kilmurry, Coolree, Killyon and Drehid to allow access to the substation including a short spur (ca. 0.9 km) off the main access track to access the 2 no. line-cable interface masts. The entrance to the local road (L5025) will be shared with the proposed Drehid Wind Farm.
- 3 no. Stream Crossings.
- Associated construction works and drainage infrastructure.
- Peat deposition area immediately adjacent to the proposed substation.

The Planning Authority of Kildare County Council has been requested to submit a report to An Coimisiún Pleanála by the 14th of August 2025 setting out the views of the Planning Authority on the effects of the proposed development on the environment and the proper planning and sustainable development of the area.

This Report sets out the Planning Authority's views in this regard.

Having considered all aspects of the proposed development, it is considered that the proposed development is generally in accordance with the Kildare County Development Plan 2023-2029.

The recorded views of the Elected Members of the Clane-Maynooth Municipal District, on foot of an Information Briefing undertaken by the Kildare County Council Planning Department on the 6th of August 2025 for the Elected Members on the proposed development, are appended to this report (Appendices 2 and 3).

This Report will be issued to An Coimisiún Pleanála on/before the 14th August 2025.

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Appendix 1 – Internal Reports of Kildare County Council

Application Timelines to date:

Date	Stages of the SID process
23/04/2024	<i>An Coimisiún Pleanála (formerly An Bord Pleanála) Opinion determination regarding SID</i>
19/06/2025	<i>Application Lodged to An Coimisiún Pleanála</i>
06/08/2025	<i>Clane- Maynooth Municipal District - Information Briefing on SID</i>
14/08/2025	<i>Planning Authority's Report issued to An Coimisiún Pleanála</i>

PART I – INTRODUCTION & PURPOSE OF THE REPORT

1.1 Introduction

On 19/06/2025 an application for permission for the proposed development was submitted directly to An Coimisiún Pleanála by North Kildare Windfarm Limited.

In accordance with Section 182A of the Planning and Development Act 2000, as amended, (hereinafter referred to as 'the Act') the Planning Authority shall submit a report to An Coimisiún Pleanála setting out the views of the Planning Authority on the effects of the proposed development on the environment and the proper planning and sustainable development of the area.

1.2 The purpose of this report

The purpose of this report is to set out the views of the Planning Authority on the effects of the proposed development on the environment and on proper planning and sustainable development, with particular regard to the matters specified in correspondence received from ACP on the 24th of June 2025 namely:

- (i) The provisions of the development plan;
- (ii) Relevant Planning History Associated with the site
- (iii) Relevant national, regional and local policies
- (iv) Special Area Amenity Orders which may be affected
- (v) European designations, National Heritage Areas
- (vi) Protected Structures, Architectural Conservation Areas
- (vii) Availability and capacity of public surface water drainage facilities and any history of flooding
- (viii) Assessment of landscape status and visual impact
- (ix) Carrying capacity and safety of the road network
- (x) Environmental carrying capacity of the subject site and surround area and likely significant impact on same
- (xi) Planning Authority view in relation to the decision to be made by ACP
- (xii) Planning Authority view on community gain conditions
- (xiii) Details of relevant section 48/49 development contribution scheme conditions
- (xiv) Details of any special contributions conditions

PART II – SITE LOCATION AND DEVELOPMENT DESCRIPTION

2.1 Site Location Overview

The subject site is situated in the rural townlands of Ballynamullagh, Kilmurry, Coolree, Killyon and Drehid, c.1.5km south of Johnstown Bridge, c.7km north east of Derrinurn, 8km, and north east of Carbury.

The site is currently in agricultural and forestry use with a 110kV overhead powerline cross the site to the north.

Access to the site during the construction phase will be from the main entrance off the L5025 and then through the site to the secondary site entrance off the L50242 (cul de sac road located centrally on site).

The application area (the area within which the application for development is sought) relates to an overall area of 21.862ha, outlined in red in Figure 1 Site Location Map below.

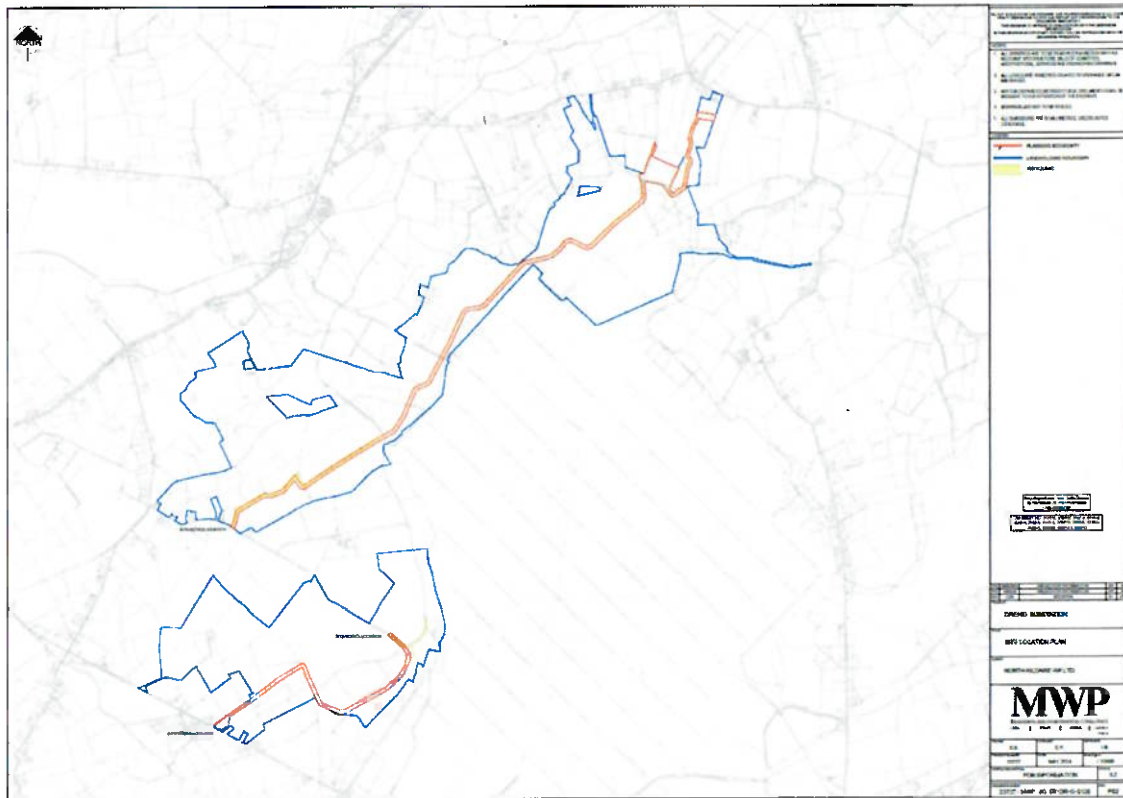


Figure 1: Site Location (Source Dwg no. 23727- MWP- 00- 00- DR- C- 0126 submitted as part of the application)

2.2 Development Description Summary

The proposed development will consist of the following:

Construction of a 110 kV Substation and associated works within the townland of Coolree. The Substation includes a total compound footprint of 1.32 hectares, enclosed by palisade fencing. The Substation Compound will include:

- 1 No. single storey substation control building (450 m²);
- 1 No. single storey customer MV Building (160 m²);
- Switchgear, Arc Suppression Coil, Cable Sealing Ends, Cable Chair, Circuit Breakers, Current Transformers, Disconnects, Post Insulators, Surge Arrestors, Grid Code Compliance Equipment and Voltage Transformers; and all associated ancillary works necessary to facilitate the development;
- 9 No. lightning masts to a height of 20m;
- 2.6m high palisade guard railing with perimeter boundary fencing will be erected around the periphery of the compound for security and protection measures;
- Lighting will be provided by 9 no. lighting columns, approximately 3m in height as well as exterior wall mounted lights on the control buildings.

- Erection of 2 no. line-cable interface masts to enable a loop-in/loop-out connection to the existing Kinnegad-Rinawade 110 kV overhead line. The steel lattice masts will extend to heights of 16m above existing ground level.
- Laying of 110 kV underground cabling between the proposed substation and the proposed loop-in/loop-out masts.
- Permanent access road (ca. 7.3 km in length) which traverses the townlands of Ballynamullagh, Kilmurry, Coolree, Killyon and Drehid to allow access to the substation including a short spur (ca. 0.9 km) off the main access track to access the 2 no. line-cable interface masts. The entrance to the local road (L5025) will be shared with the proposed Drehid Wind Farm.
- 3 no. Stream Crossings.
- Associated construction works and drainage infrastructure.
- Peat deposition area immediately adjacent to the proposed substation.

The construction period for the entire project is estimated to take approximately 18 months.

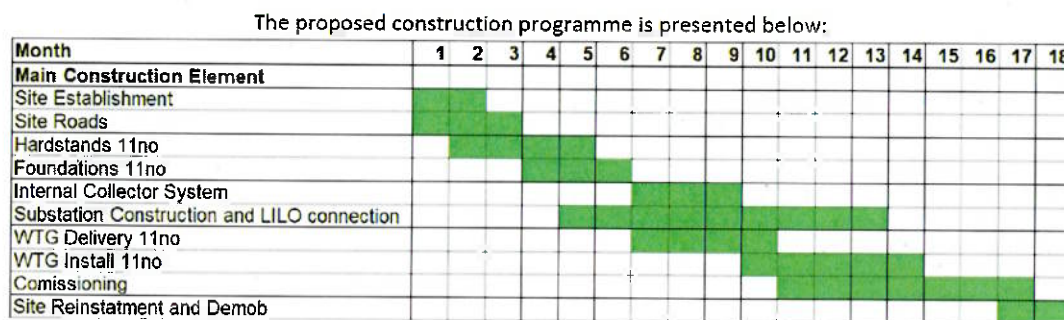


Plate 3-1: Proposed construction works programme

Source: Extract from Construction Environmental Management Plan (CEMP)

PART III – POLICY CONTEXT & GUIDANCE

There are numerous policy documents which are of significance in relation to the proposed development. For the purposes of this report, the following policy documents are of particular relevance to the proposed development:

International Policy

3.1 Paris Agreement 2015

A legally binding, global agreement on climate change was agreed in Paris on 12 December 2015. The Paris Agreement puts in place the necessary framework for all countries to take ambitious mitigation action. It sets out a long-term goal to put the world on track to limit global warming to well below 2 degrees centigrade above pre-industrial levels and to pursue efforts to limit the temperature increase to 1.5 degrees. It aims to tackle 95% of global emissions through 188 Nationally Determined Contributions (NDCs). The agreement also places significant importance on actions needed, both nationally and globally, to help people adapt to climate change.

Ireland will contribute to the mitigation aspects of the Agreement via the NDC tabled by the EU on behalf of Member States which commits to a 40% reduction in EU-wide emissions by 2030 compared to 1990. The specific details of the contribution to this

40% to be made by each Member State in respect of the non-ETS sector was the subject of a European Commission proposal published on 20 July 2016. The full implications of this proposal from a national perspective are being examined.

3.2 EU Directive 2023/2413

EU Directive 2009/28/EC established a common framework for the production and promotion of energy from renewable sources and sets targets for EU Member States. The Directive was repealed under Article 37 of EU Directive 2018/2001 and amended by EU Directive 2023/2413. The Directive increases the overall target of energy from renewable sources in the European Union's gross final consumption of energy to 42.5% by 2030.

3.3 Energy Roadmap 2050

In December 2011 the European Commission published its Communication on the Energy Roadmap for 2050, which looks beyond 2020 targets. The energy agenda set out in the Communication sought to explore the challenges posed by delivering the EU's decarbonisation objective for moving to a competitive low carbon, climate resilient and environmentally sustainable economy by the year 2050 and commits the EU to reducing greenhouse emissions to 80-95% below 1990 levels by 2050.

National Policy

3.4 The National Planning Framework – Project Ireland 2040

First Revision – April 2025

Published in April 2025, the NPF sets out high level, strategic planning and development for the Country until 2040, to ensure economically, socially and environmentally sustainable growth. In terms of Solar Energy, the Framework indicates relevant policies as follows:

National Policy Objective 30

Facilitate the development of the rural economy, in a manner consistent with the national climate objective, through supporting a sustainable and economically efficient agricultural and food sector, together with forestry, fishing and aquaculture, energy and extractive industries, the bio-economy and diversification into alternative on-farm and off farm activities, while at the same time noting the importance of maintaining and protecting biodiversity and the natural landscape and built heritage which are vital to rural tourism.

National Policy Objective 70

Promote renewable energy use and generation at appropriate locations within the built and natural environment to meet national objectives towards achieving a climate neutral economy by 2050.

National Policy Objective 71

Support the development and upgrading of the national electricity grid infrastructure, including supporting the delivery of renewable electricity generating development

National Policy Objective 73

Support the co-location of renewable technologies with other supporting technologies and complementary land uses, including agriculture, amenity, forestry and opportunities to enhance biodiversity and promote heritage assets, at appropriate locations which are determined based upon the best available scientific evidence in line with EU and national legislative frameworks

3.5 Ireland's National Energy and Climate Plan (NECP) 2021-2030

This NECP takes into account energy and climate policies developed to date, the levels of demographic and economic growth identified in the Project 2040 process and includes all of the climate and energy measures set out in the National Development Plan 2018-2027. The Climate Action Plan commits to achieving the goal of increasing electricity generated from renewable sources to 70% by 2030 including up to 1.5GW of on shore wind energy.

3.6 Climate Action Plan 2025

Climate Action Plan 2025 (CAP25) is the third statutory annual update to Ireland's Climate Action Plan under the Climate Action and Low Carbon Development (Amendment) Act 2021. The Plan provides a roadmap for taking decisive action to halve Ireland's emissions by 2030 and achieve climate neutrality by no later than 2050

The National Targets for the electricity sector are set out below,

National Target	2025	2030
Renewable Electricity Share	50%	80%
Onshore Wind	6 GW	9 GW
Solar	Up to 5 GW	8 GW
Offshore Wind	-	At least 5 GW
New Flexible Gas Plant	-	At least 2 GW
Demand Side Flexibility	15-20%	20-30%

CAP 25 sets out a number of Actions for 2025,

- EL/25/1 Manage the Renewable Electricity Support Scheme
- EL/25/2 Publish Long Duration Energy Storage Procurement recommendations paper
- EL/25/3 Develop a data sharing framework regarding Low Carbon Technologies connected to the electricity grid
- EL/25/4 Develop Smart-flex standards roadmap
- EL/25/5 Develop consumer-led flexible demand processes
- EL/25/6 Establish an electricity decarbonisation pathway through the Decarbonised Electricity System Study
- EL/25/7 Deliver a holistic onshore and offshore network plan blueprint (Net Zero Network Plan)
- EL/25/8 Assessment of potential actions to encourage and incentivise the uptake of domestic and commercial flexible demand technology

- EL/25/9 Accelerate Renewable Electricity Taskforce to oversee delivery of actions contained in Implementation Plan
- EL/25/10 Offshore Wind Delivery Taskforce to continue to implement the system-wide plan for the delivery of ORE
- EL/25/11 Develop a framework of supporting policies for the repowering and extension of life of existing renewable electricity generation capacity
- EL/25/12 Introduce the Scheduling and Dispatch Programme Go Live
- EL/25/13 Increase the System Non-Synchronous Penetration limit to 80%
- EL/25/14 Launch Low Carbon Inertia Services Phase 2 procurement
- EL/25/15 Begin Future Arrangements for System Services Development

3.7 Eastern & Midland Regional Assembly Regional Spatial & Economic Strategy 2019-2031

Enabling and Sustaining the Rural Economy

Energy production, including renewable energy in the form of wind, solar and biomass have to date largely been provided in rural areas and the location of future renewable energy production is likely to be met in rural areas.

RPO 4.84: Support the rural economy and initiatives in relation to diversification, agri business, rural tourism and renewable energy so as to sustain the employment opportunities in rural areas.

Climate Change

Climate change is a global challenge which requires a strong and coherent response at national, regional and local level. Observations show that Ireland's climate is changing in terms of sea level rise, higher average temperatures, changes in precipitation patterns, more frequent weather extremes, the spread of invasive alien species and increased risk of wild fires, for example upland gorse fires. These changes are projected to continue over the coming decades. Climate change will have diverse and wide-ranging impacts on the Eastern and Midland Region's environment, society and economic development, including managed and natural ecosystems, water resources, agriculture, food security and bioeconomy, human health and coastal zones.

National Strategic Outcome 8 is dedicated to achieving transition to a Low Carbon and Climate Resilient Society. This objective will shape investment choices over the coming decades in line with the National Mitigation Plan and the National Adaptation Framework noting that new energy systems and transmission grids will be necessary for a more distributed, renewable energy focused system, harnessing both the considerable on-shore and off-shore potential from energy sources such as wind, wave and solar and connecting the richest sources of that energy to the major sources of demand.

Decarbonising the Energy Sector

The Region will need to shift from its reliance on using fossil fuels and natural gas as its main energy source to a more diverse range of low and zero-carbon sources, including renewable energy and secondary heat sources. Decentralised energy will

be critical to the Region's energy supply and will ensure that the Region can become more self-sufficient in relation to its energy needs.

The Strategy supports an increase in the amount of new renewable energy sources in the Region. This includes the use of wind energy – both onshore and offshore, biomass, and solar photovoltaics and solar thermal, both on buildings and at a larger scale on appropriate sites in accordance with National policy and the Regional Policy Objectives.

It is necessary to establish a consistency of approach by planning authorities, both in identifying areas suitable for renewable energy development and having regard to potential impacts, inter alia on biodiversity, landscape and heritage.

The provision of infrastructure should be supported in order to facilitate a more distributed, renewables-focused energy generation system, harnessing both on-shore and off-shore potential from energy sources such as wind, wave and solar and connecting sites of optimal energy production to the major sources of demand.

Energy

A secure and resilient supply of energy is critical to a well-functioning region, being relied upon for heating, cooling, and to fuel transport, power industry, and generate electricity. With projected increases in population and economic growth, the demand for energy is set to increase in the coming years.

The diversification of our energy production systems away from fossil fuels and towards green energy such as wind, wave, solar and biomass, together with smart energy systems and the conversion of the built environment into both generator/consumer of energy and the electrification of transport fleets will require the progressive and strategic development of a different form of energy grid.

The development of onshore and offshore renewable energy is critically dependent on the development of enabling infrastructure including grid facilities to bring the energy ashore and connect to major sources of energy demand. It is also necessary to ensure more geographically focused renewables investment to minimise the amount of additional grid investment required, for example through co-location of renewables and associated grid connections.

Regional Policy Objectives:

RPO 10.20: Support and facilitate the development of enhanced electricity and gas supplies, and associated networks, to serve the existing and future needs of the Region and facilitate new transmission infrastructure projects that might be brought forward in the lifetime of this Strategy. This includes the delivery of the necessary integration of transmission network requirements to facilitate linkages of renewable energy proposals to the electricity and gas transmission grid in a sustainable and timely manner subject to appropriate environmental assessment and the planning process.

RPO 10.22: Support the reinforcement and strengthening of the electricity transmission and distribution network to facilitate planned growth and

transmission/distribution of a renewable energy focused generation across the major demand centres to support an island population of 8 million people.

Local

3.8 Kildare County Development Plan 2023-2029 (KCDP)

Section 1.8.1 of the KCDP sets out the Overarching Guiding Principles, of note is (viii) *To support, facilitate and promote the sustainable development of renewable energy sources in the county.*

Other policies and objectives of relevance for this application include,

Chapter 7 Energy and Communications

EC P2 Promote renewable energy use generation and associated electricity grid infrastructure at appropriate locations within the built environment and open countryside to meet national objectives towards achieving a net zero carbon economy by 2050.

EC P19 Support the development, reinforcement, renewal and expansion of the electricity transmission and distribution grid to provide for the future physical and economic development of Kildare Such projects shall be subject to AA screening and where applicable, Stage 2 AA. The developments will have regard for protected species and provide mitigation and monitoring where applicable.

EC O66 Facilitate the delivery of necessary integration of transmission network requirements to allow linkages of renewable energy proposals to the electricity transmission grid in a sustainable and timely manner.

In terms of *renewable energy sources* and in the context of the proposal intended to provide a connection to the national grid for a proposed wind farm development (concurrent SID Application to An Coimisiún Pleanála, SID Referral (322845-25), the KCDP states the following with respect to Wind Energy:

“One of Ireland’s greatest natural resources is wind. The country has one of the most advantageous wind regimes in Europe suitable for the production of electricity especially during the winter months when energy demand is at its highest. Notwithstanding Kildare’s inland location, the County has potential in this regard.”

EC P4 Have regard to the Department of the Environment, Heritage and Local Government’s ‘Guidelines for Planning Authorities on Wind Energy Development’ (or any subsequent updates) and the Kildare County Council Wind Energy Strategy when assessing planning applications for wind farms

EC O11 Encourage wind energy developments in suitable locations in an environmentally sustainable manner whilst having regard to Government policy and the County Wind Energy Strategy, while being sensitive to the EU and national target of 30% of land for biodiversity. Subject to AA screening and where applicable, Stage 2 AA so as to ensure and protect the favourable status of European sites and their

hydrological connections. Such developments will have regard for protected species and provide mitigation and monitoring where applicable.

EC O12 Support small to medium scale wind energy developments within agricultural, industrial or business areas and support small community based proposals in urban and rural areas where they do not negatively impact upon the environmental quality (i.e. the habitats, species, hydrological connections and air quality of the area) and visual or residential amenities of the area, subject to AA screening and where applicable, Stage 2 AA so as to ensure and protect the favourable status of European sites and their hydrological connections. Such developments will have regard for protected species and provide mitigation where applicable.

EC O14 Support the establishment of a local Community Benefit Fund as part of any significant wind energy development application, which supports the development of local recreation amenities, provides additional community project funding or community owned Renewable Energy projects. EC O15 Require applicants to submit a report addressing the issues contained in Section 6 of the County Wind Energy Strategy 'Considerations for Wind Farm Development Planning Applications' at application stage. Decommissioning and site rehabilitation plans shall also be submitted at application stage and shall identify sustainable waste management solutions for wind turbine components (battery storage, blades etc.) at end-of-life in accordance with the waste management hierarchy. The disposal of same to landfill will not generally be permitted.

EC O16 Require comprehensive winter and summer bird and wildlife surveys for all proposed wind farms sites in accordance with EIA, EU Habitats and Species Directives and all other relevant environmental legislation, so that impacts on wildlife can be fully assessed and evaluated and so that appropriate mitigation and adaptation measures can be considered. Turbine design and adaptation should use the best available technology to minimise harm to birds and other wildlife.

13.3.2 Impact of Development on Landscape






Compatibility Key		Sensitivity Class	Agriculture and Forestry	Housing	Urbanisation	Infrastructure	Extraction	Energy				
	Most											
	High											
	Medium											
	Low											
	Least											
Principal Landscape Character Areas		Agriculture	Forestry	Rural Housing	Urban Expansion	Industrial Projects	Tourism Projects	Major Powerlines *	Sand & Gravel	Rock	Windfarm	Solar
North Western Lowlands	1											
Northern Lowlands	1											
Southern Lowlands	1											
Central Undulating Lands	1											
Western Boglands	3											
Eastern Transition	2											
Eastern Uplands	3											
South-Eastern Uplands	2											
Sub-ordinate Landscape Areas												
Northern Hills	4											
Chair of Kildare	4											
The Curragh	5											
Pollardstown Fen	3											
Allen Bog	4											
River Liffey	4											
River Barrow	4											
Dun Ailinne	5											

Table 13.3 - Likely compatibility between a range of land-uses and Principal Landscape Areas.

5 - Likely to be very compatible in most circumstances.												
4 - Likely to be compatible with reasonable care.												
3 - Likely to be compatible with great care.												
2 - Compatible only in certain circumstances.												
1 - Compatible only in exceptional circumstances.												
0 - Very unlikely to be compatible.												
Proximity within 300m of Principal Landscape Sensitivity Factors.	Agriculture and Forestry		Housing		Urbanisation		Infrastructure		Extraction		Energy	
	Agriculture	Forestry	Rural Housing	Urban Expansion	Industrial Projects	Tourism Projects	Major Powerlines	Sand and Gravel	Rock	Windfarm	Solar	
Major Rivers and Water bodies	5	5	2	2	2	3	2	1	0	1	0	
Canals	5	5	2	2	2	3	2	1	0	1	1	
Ridgelines	5	5	1	1	1	1	1	0	0	2	0	
Green Urban Areas	4	5	2	0	0	4	3	3	3	2	2	
Broad-Leaved Forestry	3	5	2	2	2	4	3	2	3	1	2	
Mixed Forestry	3	5	2	2	2	4	3	2	3	1	2	
Natural Grasslands	5	2	2	1	1	4	2	1	1	2	2	
Moors and Heathlands	2	2	1	0	0	1	2	1	0	2	1	
Agricultural Land with Natural Vegetation	5	5	2	2	2	3	3	3	3	4	2	
Peat Bogs	0	0	0	0	0	3	2	0	0	2	1	
Scenic View	5	5	2	1	1	5	1	3	0	0	2	
Scenic Route	5	5	2	1	1	5	1	3	0	0	2	

Table 13.4 - Likely compatibility between a range of land-uses and proximity to Principal Landscape Sensitivity Factors

Chapter 13 Landscape, Recreation & Amenities

It is the aim of Kildare County Council to,

'provide for the protection, management, and enhancement of the landscape of Kildare to ensure that development does not disproportionately impact on the unique landscape character areas, scenic routes or protected views; and to support the provision of high quality and accessible recreational facilities, amenities and open spaces for residents and visitors to the County, in recognition of the contribution of all forms of recreation to quality of life, personal health and wellbeing'

It is the policy of the Council to:

LR P1 *Protect and enhance the county's landscape, by ensuring that development retains, protects and, where necessary, enhances the appearance and character of the existing local landscape.*

It is an objective of the Council to:

LR O1 *Ensure that consideration of landscape sensitivity is an important factor in determining development uses. In areas of high landscape sensitivity, the design, type*

and the choice of location of the proposed development in the landscape will be critical considerations.

LR 02 Require a Landscape/Visual Impact Assessment to accompany proposals that are likely to significantly affect:

- Landscape Sensitivity Factors;
- A Class 4 or 5 Sensitivity Landscape (i.e. within 500m of the boundary);
- A route or view identified in Map V1 - 13.3 (i.e. within 500m of the site boundary).
- All Wind Farm development applications irrespective of location, shall be required to be accompanied by a detailed Landscape/Visual Impact Assessment including a series of photomontages at locations to be agreed with the Planning Authority, including from scenic routes and views identified in Chapter 13.

LR 03 Require all Landscape and Visual Impact Assessments of specified linear infrastructure projects to be undertaken in line with the guidance on best practice methodology of the TII publication Landscape Character Assessment (LCA) and Landscape and Visual Impact Assessment (LVIA) of Specified Infrastructure Projects (2020).

LR 04 Ensure that local landscape features, including historic features and buildings, hedgerows, shelter belts and stone walls, are retained, protected and enhanced where appropriate, so as to preserve the local landscape and character of an area.

13.5 Scenic Routes and Protected Views

Section 13.5 outlines the Council's approach to Scenic Routes and Protected Views. The Council recognises the need to protect the character of the county by protecting views and scenic routes. However, it is acknowledged that in certain circumstances, some development may be necessary.

'In this regard, appropriate location, siting and design criteria should strictly apply. All proposals will be assessed taking into account the overall character of the scenic route and the character of the landscapes through which the route passes, in accordance with the criteria outlined in section 13.3.2'.

Walking Routes/Greenways

There are a number of objectives within this chapter which relate to walking routes and trails.

LR 071 Take the potential impact of proposed development into account when considering/assessing applications for permission in the vicinity of established walking routes that might impinge on walking routes (including long distance or potential walking routes).

LR A11 Investigate the feasibility of developing long distance walking and cycling routes along disused sections of railway lines (e.g. Tullow line, Edenderry to Enfield (former Midland Great Western) line, Harristown Railway line) and canals (Corbally Line, Blackwood Feeder, and Mountmellick Line) or through boglands, possibly using the bog railway routes, during the lifetime of the Plan, in conjunction with the Irish

Sports Council and adjoining Local Authorities. These walking and cycling routes will be segregated where possible.

PART IV - PLANNING HISTORY

4.1 Kildare County Council Planning History

There have been no recent planning permissions on the subject site. However, it should be noted that there is a long planning history associated with the wider lands.

KCC Reg. Ref. 18/1534 Permission was **REFUSED** for development of a wind farm Mulgeeth recreation amenity trail and all associated works at the townlands of Ballynamullagh, Coolree, Drehid, Dunfierth, Killyon, Kilmurry . The development consisted 12 no. wind turbines with a tip height of up to 169 meters and all associated foundations and hardstanding areas; 1 no. on-site electricity substation; 2 no. temporary construction compounds; all associated underground electrical and communication cabling connecting the turbines to the proposed on-site electricity substation; underground electricity cabling including joint bays on the public road connecting the proposed on-site electricity substation to the existing Dunfierth substation within the townland of Dunfierth via the L1004 public road; upgrade and extension to an existing recreation amenity trail and installation of signage, picnic tables and bicycle stands; upgrade of existing site entrance from the L5025 public road and use of 1 no. existing site entrance on the L5012 public road; provision of new site access tracks and associated drainage; upgrade of existing access tracks and associated drainage; tree felling; and all associated site development works including landscaping. Permission is sought for a period of 10 years and an operational life of 30 years from the date of commissioning of the entire wind farm. An Environmental Impact Assessment Report (EIAR) and Natura Impact Statement (NIS) accompany this planning application. The application was revised by significant further information consisting of; changes in regard to the EIAR and NIS were submitted

The reasons for refusal were as follows:

1. It is considered the local road network serving the proposed development is substandard in terms of condition, capacity, width, surface and alignment and is inadequate to accommodate the type and volume of traffic movements generated to facilitate the proposed development. It is considered therefore, that the proposed development would endanger public safety by reason of a traffic hazard and would, therefore, be contrary to the proper planning and sustainable development of the area.

2. The Applicant has not sufficiently demonstrated that they can carry out or have the adequate consent to carry out the necessary

Highway Safety Measures for the L5025, to accommodate the increased Heavy Construction Vehicles & Light Construction Vehicles traffic and address the deficiencies in the local road network. The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.

ABP-306500-20: There was a first party appeal to ABP, the Bord issued a grant of decision.

There was a Judicial Review and By Order of the High Court, Mr. Justice Humphries delivered Court Order on 30 January 2023 granting certiorari of the Board's decision of 7 September 2020, as amended by Board Order dated 18 November 2020.

A quash complete of the Board's decision with no remittal.

ABP Ref. 09-PA0041: Permission was **refused** for erection of 47 wind turbines with a tip height of 169m in 5 no. clusters, access tracks, substation, metrological mast, borrow pits and associated works, temporary compounds. Of the 5 no. clusters 21 no. turbines were proposed at Drehid-Hortland.

2016 No. 920 JR: It is noted there was a Judicial Review (2016 No. 920 JR) to the Commercial High Court. On the 14/11/2017 it was found that An Bord Pleanála acted ultra vires in refusing permission for the proposed development on the basis of the absence of any national wind energy strategy with a spatial dimension or of wind energy strategies at local level.

A decision to **refuse** permission was issued with the following reasons for refusal.

1. *The Board considered that the widely dispersed cluster-based layout adopted in the proposed development would have inevitable adverse effects including a disproportionately large visual envelope, the need for extensive underground cabling in poor quality minor roads and undue proximity to areas of sensitivity from a heritage or residential point of view. The Board considered that in a situation where such adverse effects were absent the energy output from the proposed development might be realized in a more efficient and less intrusive manner by a more spatially concentrated development. The Board determined that the proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.*

2. *Having regard to the nature, structure and condition of the existing public road network serving the development, which includes substantial sections of substandard legacy roads, and to the extensive cable trenching works proposed it is considered that the proposed development could have significant adverse effects on the long term structural integrity of significant elements of the local road network, is thereby likely to give rise to the creation of traffic hazards and to potentially increased maintenance costs to the local authority. The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area*

In addition, it is noted that a separate but concurrent SID Application, Case reference: PA09.322845, for the construction of 11 no. wind turbines has also been submitted and relates to this application.

4.2 Pre-Planning Consultation

Pre-planning consultation was had with An Bord Pleanála for the proposed Substation SID on the 15/12/2021 and 23/11/2023.

Part V – KCC INTERNAL REPORTS SUMMARY

5.1 Introduction

The application was referred to relevant internal departments of Kildare County Council (KCC). The full content of the internal reports is set out in Appendix 1. The contents of the Environmental Reports submitted, where relevant, have also been reviewed by the respective internal departments. An overview of the issue raised in the reports submitted is outlined below in section 5.2.

5.2 Overview

To date reports have been received from the Transport, Mobility and Open Spaces Department, Clane - Maynooth Municipal District Engineer, Water Services Department, Environment Department, Heritage, Biodiversity and Conservation Unit and the Chief Fire Officer, and are summarised below.

5.2.1 Transport, Mobility and Open Spaces Department

The KCC Transport, Mobility and Open Spaces Department has examined the information submitted by the applicant in relation to the proposed development and has serious concerns regarding, the large increase in HCV and LCV traffic generated by the proposed development on the substandard width and poor alignment of the L5025, L5024 and L5011 for wind farm and substation construction traffic.

The proposed development of a substation at Drehid is not serviced by a suitable transportation network and is not suitable for the intense scale of construction traffic required to develop the wind farm with 11 wind turbines over an 18mth period. The development is totally dependent on the transport of construction materials and labour by road. The road network is primarily a network of "legacy roads". These roads do not have a road structure as envisaged in the design standards. The network depends on the periodic replacement of a thin road surface course or courses without the necessary road capping layer and sub-base being present beneath (directly on the subgrade). This renders the road liable to significant damage from HCV traffic (especially over-weight vehicles) caused by the transfer of wheel loads to the subgrade at stress levels above that which the subgrade can support.

The proposed haul routes are unsuitable for accessing the facility due to bridge restrictions, poor road infrastructure and volume of traffic at existing junctions in small towns and villages.

The volume of material and labour to be trafficked will overburden and compromise the existing transportation network. The increased volumes of HCV's and other

vehicles through small towns and villages poses an increased risk to public safety for VRU's and other vehicles.

Notwithstanding the current limitations in road infrastructure, the KCC Transport, Mobility and Open Spaces Department recognises the overriding strategic importance in meeting national renewable energy targets, reducing carbon emissions and enhancing energy security.

The KCC Transportation Referral Report is included in Appendix 1 of this Report.

In addition, the KCC Transport, Mobility and Open Spaces Department has provided recommended planning conditions to be included in any grant of permission for the proposed development.

5.2.2 Clane - Maynooth Municipal District Engineer.

The application has been reviewed by the Municipal District Engineer who has detailed similar concerns to that of the KCC Transport, Mobility and Open Spaces Department. The report states the following:

"Access to the site in the main, will be off the M4 and along the R402. However, to access the southern end of the site, the last 3km is along the L5025 which is in the most part a bog road. This road is not constructed to carry large construction vehicles. Recent construction of a solar farm in the area led to a deterioration in the road, and the developer contributed to the repair of the road. The existing road width is not sufficient for two construction vehicles to pass and has previously led to the road edge/verge failing. If granted, the developer should be conditioned to maintain the L5025 during construction."

The Clane - Maynooth Municipal District Report is included in Appendix 1 of this Report.

5.2.3 Water Services Department

The report from the Water Services Department states that there are no objections to the proposed development subject to conditions in relation to:

- Details of nature-based methodologies to attenuate surface water,
- Compliance with the Kildare County Development Sustainable Drainage Systems (SuDS) Guidance Document,
- The submission of a scheme to minimise the risk of offsite flooding caused by surface water run-off and groundwater during construction works and prevent pollution,
- A Section 50 consent from the Office of Public Works,
- The submission of a Sustainable Drainage Systems (SuDS) Maintenance Plan,
- Discharge of surface water,
- Roadside Drainage,
- Works to be in compliance with the Greater Dublin Regional Code of Practice for Drainage Works.

The KCC Water Services Referral Report is included in Appendix 1 of this Report.

5.2.4 - Environment Department

The report from the KCC Environment Department has raised concerns regarding the inclusion of the baseline noise monitoring as part of the application which was carried out November 2017, December 2017, January 2018 and May 2019. The Environment Section are of the opinion that more recent baseline noise monitoring should be carried out at the various locations.

The KCC Environment Department has provided recommended planning conditions to be included in any grant of permission for the proposed development in relation to:

- The storage of oil and chemicals,
- The preparation of a Construction and Demolition Resource Waste Management Plan (RWMP),
- Foul sewage, trade effluent and soiled water shall discharge to the on site foul holding tank system,
- Noise limitations and the requirement for an updated baseline noise survey,
- Surface water,
- The importation of Waste Soil & Stone,
- The submission of a Construction Phase Surface Water Management Plan in accordance with IFI Publication 2016 "Guidelines on Protection of Fisheries During Construction Works in and Adjacent to Waters". The KCC Environment Section shall be consulted if a discharge to waters of any silt laden water is proposed as part of the Surface Water Management plan for either the development or the operational stages of the proposal.

The KCC Environment Department Referral Report is included in Appendix 1 of this Report.

5.2.5 Chief Fire Officer

The report from the Chief Fire Officer has set out no objections to the proposed development subject to the Applicant obtaining a Fire Safety Certificate in accordance with the requirements of the Building Control Act.

The KCC Chief Fire Officer Referral Report is included in Appendix 1 of this Report.

5.2.6 KCC Heritage Officer

There are no recorded monuments (RMP/SMR) within the Proposed Development Site and redline boundary. The nearest monuments are a pair of ringforts, (KD004-008 and KD004-009) located c.250m and 190m from the proposed substation site.

The EIAR submitted as part of the application advises that the ringforts are located on well drained land on the outer edges of the large expanse of bogland, they all lie within modern field systems in a landscape that has been considerably altered over the last number of decades, and their banks are overgrown with mature vegetation. Large tracts of afforested land have been planted in the fields between the sites and along the edges of the bog, any former sightlines towards the bogland or intervisibility between the sites is no longer legible.

Verbal communication was held between the Planning Department and the KCC Heritage Officer who has reviewed the proposal and has not raised any concerns. The KCC Heritage Officer has recommended suitable conditions in the event of a grant of permission which can be found in Part VII of this Report.

The KCC Heritage Officer has advised that given the area for the substation is comprised of bogland margins, better agricultural ground and commercial forestry (on bog), a programme of archaeological monitoring should be undertaken during ground clearance works (including forestry removal). Any archaeological discoveries should be reported to the planning authority and the Departments Applications Unit (DAU) in the Department of Housing, Local Government and Heritage. This work to be overseen by a suitably qualified archaeologist. In the event of any items of archaeological potential being discovered, clearance works will be halted until the archaeologist agrees an outcome with the DAU. The developer will also forward this agreement to the planning authority.

5.2.7 KCC Executive Ecologist

A Screening for Appropriate Assessment and Natura Impact Statement has been submitted with the application. The following SACs, NHAs and pNHAs are noted within 15km of the subject site;

Site Code	Site Name	Distance From Site
002299	River Boyne And River Blackwater SAC	c.9.6km
001387	Ballynafagh Lake SAC	c.10km
000391	Ballynafagh Bog SAC	c.11km
000925	The Long Derries, Edenderry SAC	c.12km
002342	Mount Hevey Bog SAC	c.14.6km
001388	Carbury Bog NHA	c.6km
001393	Hodgestown Bog NHA	c.8.6km
002103	Royal Canal pNHA	c.2.5km
000390	Ballina Bog pNHA	c.5.6km
001391	Donadea Wood pNHA	c.8km
002104	Grand Canal pNHA	c.10km
000391	Ballynafagh Bog pNHA	c.11km
001387	Ballynafagh Lake pNHA	c.10km

The KCC Ecologist has reviewed the documentation provided in both the accompanying EIAR and Natura Impact Statement and makes the following observation regarding the ecological surveys to which the EIAR and Natura Impact Statement reference.

The KCC Ecologist has recommended Further Information in relation to the following,

1) Lifespan for Ecological Surveys

The KCC Ecologist has noted that many of the survey reports are outside the recommended lifespan for such reports.

It is advised that if ecological surveys for species such as bats, birds, lizards, mammals, and aquatic life are at or near the limits of their lifespan, applicants should follow the CIEEM recommendations to ensure data remains valid and defensible.

2) Peat Soils and Repository Stock Pile

A large area of the proposed development is located on cutover raised bog habitat (cutover raised peat). Most of this cutover peatland has been artificially replanted or revegetated with atypical bog vegetation such as conifer plantations and mixed conifer deciduous woodland or improved agricultural grassland. Excavation of peat could lead to an increase in suspended solids in the surface water run-off and from minor quantities of exposed mineral soils. However, the Proposed Substation has intentionally been located in an area of shallow peat, so this is expected to be less than the peat excavation required for the corresponding Proposed Wind Farm.

However, it is also noted from the EIAR that the substation compound is also to act as a repository stockpile for peat excavated.

It is acknowledged by the KCC Ecologist that peat depth surveys have been carried out for the site and a stability assessment conducted. However, it is not evident from the documents provided that detailed peat habitat condition assessments have been carried out other than general habitat surveys. It is also unclear that detailed hydrological assessment of the peatland habitats of the site has been carried out and hydrological linkages investigated. It is evident that an effort has been made to avoid the most sensitive habitat areas but the siting of a large peat storage area directly adjacent to the substation raises a number of issues. It is unclear how long the peat will be stored at this Peat Deposition Area, it is also unclear what the peat will be used for.

The KCC Ecologist has advised that guidelines on the management and maintenance and reuse of peat on site should be developed as part of a detailed peatland management plan for the site which while referenced in the EIAR is not outlined in detail.

The details for a Peatland Management Plan for the site is and in particular the outlining of the details for the management of the Peat Deposition area should be outlined in detail.

This should include details on:

- Best practice protocols for **separation, depth control, surface treatment, and monitoring.**
- Ensure **regular wetting** during dry periods.
- Use stored peat promptly for **on-site reinstatement** or **peatland restoration.**

- Quantify and map areas for re-use of peat and outline protocol for infill and spread areas and revegetation of same.
- Maintain **clear documentation** and **monitoring records** on Peat Management on site.

The KCC Ecologist's Referral Report is included in Appendix 1 of this Report.

The KCC Ecologist has recommended Further Information, however, should ACP decide to grant permission for the proposed development, recommended conditions in relation to Ecology can be found in Part VII of this report.

Part VI - PLANNING AUTHORITY VIEW

6.1 Planning Authority's View on Proposed Development

The Planning Authority acknowledges that there is a SID Application for a Windfarm (ACP 322845-25) running concurrently with the subject Application for a Substation. It should be noted that the KCC Planning Authority's view below is based solely on the substation and that a separate CE Report will be issued to ACP with respect to the Wind Farm SID application on/or before the 28th August 2025.

Having regard to the scale of the development and height of the proposed line-cable interface masts and lightning masts, the proposal is not located within a scenic route and is over c.5km from Scenic Route no.15 (Views of the Plains of Kildare and West Central Boglands, to and from Newtown Hills (including county roads L5027, L50281, L5028, L1007), and is c.5km from a Hilltop View no.5 the Hill at Ovidstown and is considered acceptable.

Kildare County Council is therefore generally supportive of the proposed development, having regard to its objectives in the Kildare County Development Plan to promote renewable energy use generation and associated electricity grid infrastructure, subject to the conditions set out in the attached reports of the Council's internal departments.

It is acknowledged that the proposed development will help meet the growing demand for electricity in the east of the country.

It is considered that the proposed development is generally in accordance with the provisions of the KCDP and is therefore acceptable in principle having regard to:

- National, regional and local policy support for the proposed development,
- The nature, scale and extent of the proposed development,
- The distances between the proposed development and dwellings or other sensitive receptors,
- Reports received from the internal KCC Departments.

In this regard, it is considered the proposed development would:

- Not have a significant visual impact on the surrounding area due to the scale of the proposal subject to landscape mitigation measures
- Not have a significant impact on Scenic Route no.15 and Hilltop View no.5

- Not have a significant impact a pair of ringforts, (KD004-008 and KD004-009) located c.250m and 190m from the proposed substation site and not included within the redline boundary,
- Not have a significant unacceptable impact on the character of the landscape or on the cultural or archaeological heritage,
- Not seriously injure the visual and residential amenities of the area,

However, An Coimisiún Pleanála attention is drawn to the specific concerns raised by the following KCC Departments:

- The KCC Ecology Officer has raised concerns regarding the Lifespan of the submitted Ecological Surveys and the requirement for a comprehensive Peatland Management Plan for the Repository Stock Pile located beside the substation. In addition, it is considered that further detail is required on the possible ecological impacts and physical/chemical changes in structure of the peat on the subject site associated with the proposed development.
- KCC's Transport, Mobility and Open Spaces Department and the Clane – Maynooth Municipal District Engineer in relation to the local road network and the structure and capacity of these roads. Therefore, their conditions are informed from their local knowledge of these roads and are critical to the future of the local road infrastructure of this part of County Kildare.

Part VII - CONDITIONS

Should An Coimisiún Pleanála decide to grant permission for the proposed development, the following conditions are recommended by the Planning Authority. (Please note that the list of conditions is not exhaustive and shall be determined in the event of a grant of planning permission by An Coimisiún Pleanála).

7.1 Recommended Conditions

General/Planning

1. The development shall be carried out and completed in accordance with the plans and particulars lodged on 19/06/2025 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 interests of clarity.

2. All of the environmental, construction and ecological mitigation measures set out in the Natura Impact Statement, and other particulars submitted with the application shall be implemented by the developer in full, except as may otherwise be required in order to comply with the conditions of this permission.

Reason: In the interest of clarity and the protection of the environment during the construction and operational phases of the development.

3. This permission shall be for a period of 10 years for development of the proposed development.

Reason: In the interest of clarity

Heritage

1.(a) All excavation and site clearance works on peat soils shall be monitored by a qualified archaeological team. Any archaeological finds shall require a cessation of works and the Developer shall liaise with the National Monuments Service to conserve the finds or if necessary, work out alternative options to ensure nothing of archaeological potential is lost.

(b) A programme of archaeological monitoring shall be carried out by a qualified archaeological team during site clearance works to cover area of peat soils that are not currently or were historically forested across the development site.

(c) In the event of any items of archaeological potential being discovered, clearance works will be halted until the archaeologist agrees an outcome with the D.A.U. The developer will also forward this agreement to the planning authority.

Reason: In the interest of archaeological heritage and the monitoring and protection of same.

Ecology Conditions

1) No development shall commence until Kildare County Council Planning Authority has received and approved the updated ecological information and any associated mitigation or enhancement measures.

Reason: In the interest of natural heritage and the monitoring and protection of same.

2) Prior to commencement of development, the developer is required to submit to the Planning Authority for approval details for a Peatland Management Plan for the site. In particular the details for the management of the Peat Deposition area should be outlined in detail.

This should include details on

- Best practice protocols for separation, depth control, surface treatment, and monitoring.
- Ensure regular wetting during dry periods.
- Use stored peat promptly for on-site reinstatement or peatland restoration.
- Quantify and map areas for re-use of peat and outline protocol for infill and spread areas and revegetation of same.

- Maintain clear documentation and monitoring records on Peat Management on site.

Reason: In the interest of natural heritage and the monitoring and protection of same.

Environment Conditions

1. All overground oil, chemical storage tank(s) shall be adequately bunded to protect against spillage. Bunding shall be impermeable and capable of retaining a volume equal to 1.1 times the capacity of the largest tank. Filling and offtake points shall be located within the bund.

Reason: In the interest of public health and the use of best practice guidelines in order to avoid pollution.

2. Prior to the commencement of development, the Developer shall prepare a Construction and Demolition Resource Waste Management Plan (RWMP) in accordance with Appendix C of the "EPA Best Practice Guidelines for the Preparation of Resource and Waste Management Plans for C&D Projects (2021)" including demonstration of proposals to adhere to best practice and protocols. The RWMP shall include specific proposals as to how the RWMP will be measured and monitored for effectiveness, these details shall be placed on the file and retained as part of the public record. The RWMP must be submitted to the planning authority for written agreement prior to the commencement of development.

Reason: In the interest of proper planning and sustainable development.

3. All foul sewage, trade effluent and soiled water shall discharge to the on site foul holding tank system.

Reason: In the interest of public health, to avoid pollution, and to ensure proper development.

4. Noise from the construction stages of the development shall not give rise to sound pressure levels (Leq 15 minutes) measured at noise sensitive locations which exceed 70 dB(A) (LAeq 1 hour) between 0800 hours and 1800 hours Monday to Friday inclusive (excluding bank holidays) and between 0800 hours and 1300 hours on Saturdays when measured at any noise sensitive location in the vicinity of the site. Sound levels from site development works shall not exceed 45 dB(A) (LAeq 1 hour) at any other time.

Reason: In the interest of public health, to avoid pollution, and to ensure proper development.

5. Noise from the operational stages of the planned development shall not give rise to sound pressure levels (Leq 15 minutes) measured at noise sensitive locations which exceed the following limits:

- 55 dB(A) between the hours of 0800 and 1800 Monday to Friday inclusive (excluding bank holidays) and 45 dB(A) at any other time, and
- There shall be no clearly audible tonal component or impulsive component in the noise emission from the development at any noise sensitive location.

A detailed Noise Study, with recommendations, shall be carried out by a competent

noise/environmental consultant within three months of the development being in full operation and at any other time as may be specified by Kildare Co. Council. The Noise Study shall be submitted for the consent of the Planning Authority.

Reason: In the interest of public health, to avoid pollution, and to ensure proper development.

6. Prior to the commencement of development, an updated baseline noise survey shall be carried out by the Developer at the same seven locations previously chosen. A comparative noise survey report of this baseline noise survey against the previous results obtained between 2017-2019 shall be carried out by the Developer and be submitted to the Planning Authority.

Reason: In the interest of public health, and the use of best practice guidelines in order to avoid nuisance.

7. A Noise Survey of the site operations shall be carried out annually by a competent Environmental Consultant in accordance with a plan to be agreed with the Planning Authority prior to commencement of operations. A record of the survey results shall be available for inspection by any authorised persons of the Planning Authority, at all reasonable times.

Reason: In the interest of public health, and the use of best practice guidelines in order to avoid nuisance.

8. Developer shall use "Best Practicable Means" to prevent/minimise noise and dust emissions during the construction and operational phases of the development, through the provision and proper maintenance, use and operation of all machinery all to the satisfaction of the Planning Authority.

Reason: In the interest of public health, and the use of best practice guidelines in order to avoid nuisance.

9. All surface water from the carpark areas shall pass through adequately sized and sited petrol/oil interceptor(s) before being discharged to the surface water system. A log of the maintenance of the interceptors (to include dates and invoices) shall be kept on the premises and made available for inspection by council officials

Reason: In the interest of public health, to avoid pollution, and to ensure proper development.

10. Developer to note that the importation of waste Soil & Stone for the purposes of landraising or landscaping requires prior authorisation under Section 39 of the Waste Management 1996, (as amended) once the development has been authorised under this planning application. Prior to commencement, the developer shall outline in detail their proposals in this regard, and no development shall commence until such time as when their waste importation plan has been approved in writing by the Planning Authority.

Reason: In the interest of public health and the use of best practice guidelines in order to avoid pollution.

11. Prior to Commencement Notice Stage, the developer shall submit a Construction Phase Surface Water Management Plan in accordance with IFI Publication 2016 "Guidelines on Protection of Fisheries During Construction Works in and Adjacent to

Waters" for the written approval of the Planning Authority. The Plan shall address the collection, control and management of any surface water run-off from the site to prevent any polluting matter, suspended solids and silt, being discharged to any receiving water.

The Plan shall, inter alia, include:

- (a) Site Layout Plan at sufficient scale identifying any potential surface water and/or groundwater receptors;
- (b) The location and design of any proposed mitigation measures; and
- (c) Proposals for a surface water and/or groundwater monitoring programme, as appropriate.

Reason: In the interest of public health, to avoid pollution, and to ensure proper development.

12. If a discharge to waters of any silt laden water is proposed as part of the Surface Water Management plan for either the development or the operational stages of the proposal; the Environment Section shall be consulted as such a discharge can only be authorised under Section 4 of the Local Government (Water Pollution) Act 1977, as amended.

Reason: In the interest of public health, to avoid pollution, and to ensure proper development.

Fire Services Conditions

1. The Developer shall obtain Fire Safety Certificate in accordance with the requirements of the Building Control Act.

Transportation Conditions

1. Prior to commencement of development, the developer is to submit to the Planning Authority details of all passing bays on **all** haul routes in locations for proposed construction traffic. A drawing detailing provision and location of passing bays on **ALL** haul routes and construction of same should be submitted. Letters from specific landowners confirming agreement to provision of passing bays should be submitted.

Reason: In the interests of Road Safety

2. Prior to commencement of development, written agreement from the Clane – Maynooth Municipal District Engineer of **all** haul routes for the proposed development to be submitted to the Planning Authority.

Reason: In the interests of Road Safety

3. Prior to commencement of development, the Developer is to provide specific details of pre and post inspections/condition surveys on **all** the haul and cable construction routes in the vicinity of the development prior to construction to establish the condition of the roads. (extent of inspection/condition survey for approval of the Clane – Maynooth Municipal District Engineer). Details to be submitted to the Planning Authority.

Reason: In the interests of Road Safety.

4. Prior to commencement of development, the Developer is to submit a drawing clearly outlining the extent of cable provision and construction on the L50242 to the Planning Authority.

Reason: In the interests of Clarity.

5. Prior to commencement of development, the Developer shall submit to the Planning Authority a detailed drawing showing trench construction and reinstatement for proposed cabling along the L50242.

Reason: in the interest of Clarity and Road Safety

6. Prior to commencement of development, the Developer shall submit to the Planning Authority a drawing showing road closures and road diversion routes for proposed cable routes, substation and wind farm construction.

Reason: In the interest of Clarity and Road Safety

7. Prior to commencement of development, the Developer shall submit to the Planning Authority Three separate drawings for all entrances on L5012, L50242 and L5025 including a swept path analysis and sightlines for all entrances into the proposed development.

Reason: In the interest of Road Safety.

8. Prior to commencement of development, the Developer shall submit to the Planning Authority a revised independent Road Safety Audit. All RSA recommendations from the revised report should be incorporated into the detailed design.

Reason: In the interest of Road Safety.

9. Prior to commencement of development, a structural assessment of any bridges on the haul routes to determine their structural stability, shall be completed and any improvement measures necessary, be undertaken.

Reason: In the interest of Road Safety.

10. Prior to commencement the Developer shall submit a site layout plan showing location of transfer station, car parking provision and wheel wash facilities for proposed development.

Reason: To manage site operations and protect local amenity.

11. Prior to commencement a detailed Overhead Constraints Study shall be undertaken and submitted to the Planning Authority.

Reason: In the interest of Road Safety.

12. Prior to commencement the Developer should submit to the Planning Authority reinstatement measures for Key Constraint areas and remediation/ replacement works for swept path assessment areas.

Reason: To ensure the development is carried out in an orderly and environmentally responsible manner.

13. All works on roads to accommodate abnormal load delivery (such as sign, shrub and public lighting removal and hardcore) to be reinstated post construction. A survey of haul routes for same should be submitted to the Planning Authority.

Reason: In the interest of Road Safety

14. Prior to commencement the Developer shall submit to the Planning Authority a Communication Plan detailing how engagement and liaison with local residents, businesses and schools will be established, and how it is proposed to keep the public, businesses and other relevant bodies informed of impending disruption to traffic flow in the area of the proposed works should be submitted to the Planning Authority.

Reason: In the interests of Clarity.

15. Letters from landowners confirming agreement to any hedge trimming/ passing bays or accommodation works to facilitate abnormal load delivery should be submitted to the Planning Authority.

Reason: In the interests of Clarity.

16. Details of appropriate warning signage along the proposed haul routes and in the vicinity of the proposed site entrances should be submitted to the Planning Authority.

Reason: In the interest of Road Safety

Clane - Maynooth Municipal District Conditions

1. The Developer shall maintain the L5025 during the construction phase to the satisfaction of the Clane – Maynooth Municipal District office.

Reason: To ensure the road quality and in the interest of traffic safety.

2. Prior to commencement of development the Developer shall make a special contribution for repair of L5025 of €500,000. These remedial works will be carried out by Kildare County Council on completion of the Development.

Reason: In the interest of traffic safety and to ensure the road network is maintained.

3. The Developer shall maintain the L5012 during the construction phase to the satisfaction of the Clane – Maynooth Municipal District office.

Reason: To ensure the road quality and in the interest of traffic safety.

4. Prior to commencement of development the Developer shall make a special contribution for repair of L5012 of €350,000. These remedial works will be carried out by Kildare County Council on completion of the Development.

Reason: In the interest of traffic safety and to ensure the road network is maintained

5. The proposed development site shall only be accessed from the north end off the L5012 or the southern end off the L5025. No other local roads shall be used to access the proposed development.

Reason: In the interest of clarity and road safety.

6. Prior to the commencement of the development, passing bays shall be installed along the L5025 and the L5012 to allow two construction vehicles to pass. These passing bays shall be located at suitable locations to allow forward visibility and be no more than 300 metres apart.

Reason: To improve safety for road users and reduce the impact of the construction traffic on local residents.

7. (a) Prior to the commencement of development the Developer shall submit for the written agreement of the Clane/Maynooth Municipal District Office an assessment of all of the existing road structures and install monitors on same.
8. (b) Within 2 months post construction the Developer shall submit for the written agreement of the Clane/Maynooth Municipal District Office an assessment of all of the existing road structures.
9. Where damage or movement is identified the developer shall be responsible for the cost of making good.

Reason: To ensure no damage or movement occurs to these structures and in the interest of proper planning and sustainable development.

10. Prior to the commencement of development the Developer shall submit for the written agreement of the Planning Authority details of abnormal loads and haul routes. The cost of any works required to enable these abnormal loads will be the sole responsibility of the Developer. Abnormal load permits and road opening licences for any enabling works shall be required by the Developer.

Reason: In the interest of road safety and the proper planning and sustainable development of the area.

11. The development shall not impair existing land or road drainage, road gullies to be installed along the proposed entrance and piped back into the site and maintained, for disposal of surface water from the public road at these locations.

Reason: In the interest of road drainage and the proper planning and sustainable development of the area.

12. (a) All surface water generated on-site shall be disposed of on-site and not allowed onto the public road.

(b) The Developer shall be responsible for the proper design, construction and maintenance of all surface water drains installed as part of the proposed development including soakways.

(c) No spoil, dirt, debris or other materials shall be deposited on the public road, footpath or verge by machinery or vehicles traveling to or from the development site during construction phase.

(d) The Developer shall be responsible for re-location of all existing services / utilities as required, to facilitate proposed development. (Road opening licence will be required for works on public footpath/pavements.)

(e) Working hours for construction should be restricted to 08:00 to 18:00 Monday to Friday and 08:00 to 14:00 on Saturdays with no works permitted on Sundays. Abnormal load movements shall apply for abnormal load permits.

Reason: In the interest of road drainage and the proper planning and sustainable development of the area.

Water Services Conditions:

1. Prior to commencement of development, the Developer is requested to issue to the Planning Authority a design inclusive of detailed drawings and sections for the development that incorporates nature based methodologies to attenuate surface water that are contained within Kildare County Council's Sustainable Drainage Guidance Document. Additional nature based above ground attenuation systems shall be explored such as green/blue roofs, tree pits, bio retention systems, swales etc and Only when all nature based attenuation systems are exhausted across the site, will underground attenuation systems be considered. A clear and strong justification will need to be submitted by the Developer for the use of underground attenuation systems in this regard.

Reason: In the interests of sustainable drainage

2. The proposed surface water drainage system shall be designed in terms of incorporating appropriate Sustainable Drainage Systems (SuDS). The Developer shall comply with the Kildare County Development Sustainable Drainage Systems (SuDS) Guidance Document and incorporate a sequence of SuDS techniques that work together in a Management Train to control the flow, volume and frequency of run-off as well as preventing or treating pollution as water flows through the development. SuDS design shall maximise nature-based solutions and the sustainable drainage systems shall be designed, inspected, and supervised by a qualified engineer who shall certify the works as compliant with regard planning compliance, design and construction. The sustainable drainage systems shall cater for the 1 in 100 year storm event (or as otherwise agreed in writing) and with an allowance of +30% in order to cater for "climate change". The Developer shall ensure that surface water from the development does not discharge to a point where neighbouring developments would be at risk of flooding.

Reason: In order to ensure proper servicing and to eliminate the potential impact of pluvial flood risk.

3. No works shall take place until a scheme to minimise the risk of offsite flooding caused by surface water run-off and groundwater during construction works and prevent pollution has been submitted to the Planning Authority, and approved in writing

by, the local planning authority. The scheme shall subsequently be implemented as approved.

Reason: To prevent flooding and in the interests of sustainable drainage.

4. Prior to commencement of development, the Developer is required to submit written consent from the Office of Public Works (OPW) which states the Developer has obtained Section 50 approval for the installation of any such permanent and/or temporary culverts under the Arterial Drainage Act 1945. The Developer shall submit plan view layout drawings and cross-sectional details of any proposed culvert also.

Reasons: To prevent flooding and in the interests of sustainable drainage

5. Prior to commencement of development, the Developer shall submit to the Planning Authority a Sustainable Drainage Systems (SuDS) Maintenance Plan for the written approval of the Planning Authority. The plan shall include a schedule of activities providing details and frequency of maintenance tasks required for all SuDS and Surface water drainage elements proposed. This maintenance regime shall have planned preventative and response elements and cover all emergency maintenance and repairs.

Reason: To ensure proper and sustainable servicing of the proposed development

The Developer shall keep full records akin to the statutory 'Safety File' including paper, digital and photographic of all sustainable drainage systems. Records to include the operation, implementation and maintenance & repair of the sustainable drainage systems.

Reason: To ensure proper and sustainable servicing of the proposed development and to prevent pollution and flooding.

6. Only clean uncontaminated surface water from the development shall be discharged to the surface water system. Only foul sewage and soiled water from the development shall be discharged to the foul system. The entrance shall be drained to the surface water system in order that no water discharges of to the public roadway.

Reason: In the interests of public health, to avoid pollution and to ensure proper servicing of the development.

7. Roadside drainage shall be provided at the entrance which shall discharge to soakaways or water system on site. The roadside drainage along the road frontage shall not be impaired and shall discharge to the grass verge which shall be lowered and levelled to the road level and provided with water run-off cuttings as directed by the roads authority. Roadside drains where present shall be retained except at the entrance where they shall be piped with a single pipe or culvert corresponding to the dimensions of the drain cross section.

Reason: In the interest of traffic safety and proper development

8. All works shall comply with the Greater Dublin Regional Code of Practice for Drainage Works.

Reason: To ensure proper servicing of the development and to ensure mandatory design standards are complied with.

Financial Development Contributions

Bond

1. 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 on 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.

Development Contribution Scheme 2023-2029

1. 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.

Signed _____



Lisa Rothwell

Executive Planner


Date: 13/08/2025

Signed Carroll Melia

Carroll Melia

Senior Executive Planner

Date: 13/08/2025

Signed  Signed by: 14/8/2025 | 4:09 PM BST

BE178110400C437
A/Director of Services

Date: 14/08/2025

Appendix 1

Reports received from KCC Service Departments

Department	Date of Report
Transport, Mobility and Open Spaces Department	30/07/2025
Clane – Maynooth MD Engineer	29/07/2025
Water Services Department	18/07/2025
KCC Executive Ecologist	10/08/2025
Environment Department	25/07/2025
Chief Fire Officer	28/07/2025

**Appendix 2 - Minutes of Clane-Maynooth Municipal District Special Meeting
(Planning Department Minutes) 06/08/2025**

Minutes of Information Briefing

Meeting Date:	PP Ref. No.:
6 th August 2025	SID for Substation for Drehid

Proposed Development	<p>The proposed development will constitute the provision of the following:</p> <ul style="list-style-type: none"> • Construction of a 110 kV Substation and associated works within the townland of Coolree. The Substation includes a total compound footprint of 1.32 hectares, enclosed by palisade fencing. The Substation Compound will include: <ul style="list-style-type: none"> - 1 No. single storey substation control building (450 m²); - 1 No. single storey customer MV Building (160 m²); - Switchgear, Arc Suppression Coil, Cable Sealing Ends, Cable Chair, Circuit Breakers, Current Transformers, Disconnects, Post Insulators, Surge Arrestors, Grid Code Compliance Equipment and Voltage Transformers; and all associated ancillary works necessary to facilitate the development; - 9 No. lightning masts to a height of 20 m; - 2.6m high palisade guard railing with perimeter boundary fencing will be erected around the periphery of the compound for security and protection measures; - Lighting will be provided by 9 no. lighting columns, approximately 3m in height as well as exterior wall mounted lights on the control buildings. • Erection of 2 no. line-cable interface masts to enable a loop-in/loop-out connection to the existing Kinnegad-Rinawade 110 kV overhead line. The steel lattice masts will extend to heights of 16m above existing ground level. • Laying of 110 kV underground cabling between the proposed substation and the proposed loop-in/loop-out masts. • Permanent access road (ca. 7.3 km in length) which traverses the townlands of Ballynamullagh, Kilmurry, Coolree, Killyon and Drehid to allow access to the substation including a short spur (ca. 0.9 km) off the
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	<p>main access track to access the 2 no. line-cable interface masts. The entrance to the local road (L5025) and local road (L50242) will be shared with the proposed Drehid Wind Farm.</p> <ul style="list-style-type: none"> • 3 no. Stream Crossings. • Associated construction works and drainage infrastructure. • Peat deposition area immediately adjacent to the proposed substation. The development subject of this application will facilitate the connection of the proposed 11 no. wind turbine Drehid Wind Farm (the Proposed Wind Farm') to the national electricity grid. A planning application for the Proposed Wind Farm development is also being lodged to An Bord Pleanála. An Environmental Impact Assessment Report (EIAR) and Natura Impact Statement (NIS) have been prepared in relation to the project and accompany this planning application.
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<p>Attendees</p> <p><u>For KCC</u></p> <p>Lisa Rothwell – Executive Planner Louise Murphy – Executive Planner</p> <p>Andrew Graham – Student Geraldine Morris – minutes</p>	<p>Councillors</p> <p>Brendan Wyse Tim Durkan William Durkan Paula Mulroe Padraig McEvoy Donna Phelan</p>
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LR began the meeting by thanking the members for attending and advising that the purpose of the meeting was to give a briefing on the two Strategic Infrastructure Developments/SID applications which the Planning Authority received in relation to a 100kV substation, and a Windfarm located at Drehid.

Background – given KCC Planning Staff – Louise Murphy & Lisa Rothwell

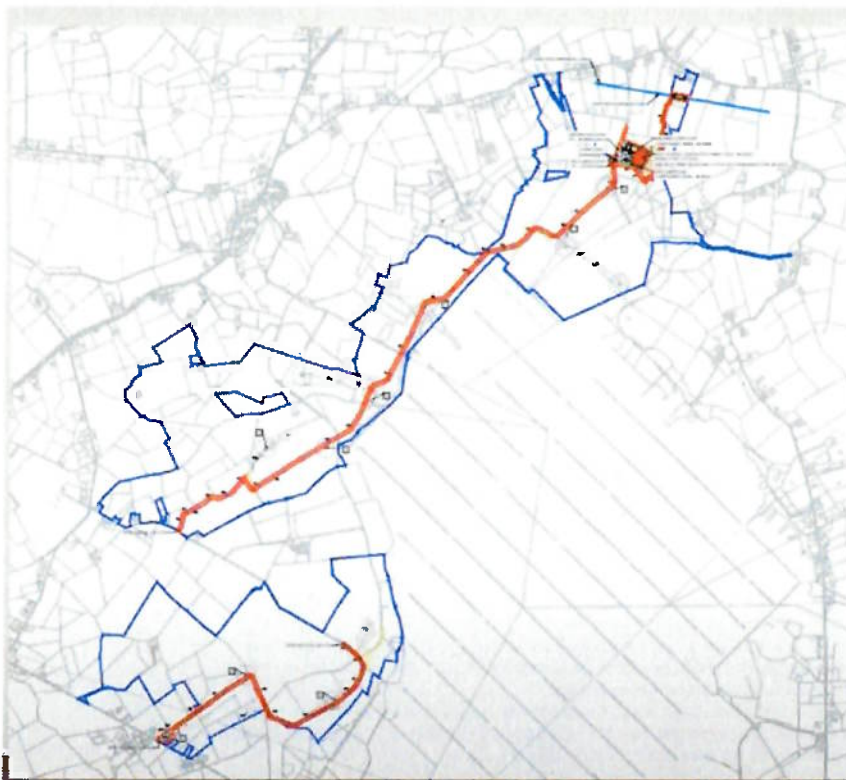
A high-level overview of the SID process was given as follows:

- Applications which are made directly to Coimisiún Pleanála (formally An Bord Pleanála)
- Developments are set out in the Seventh Schedule of the Planning and Development Act 2000, as amended
- Planning Authority reports back to ACP on the view of the proposal which includes minutes from this meeting and recommendations from the Elected Members.
- Members of the public can make a submission
- There is no appeal process against Coimisiún Pleanála decision on a SID application.

ABP 322843-25

Proposed development of a 110kV substation and associated works

LR clarified that herself and LM were assigned each application separately. It is important to note that both are associated with each other. LM showed the red line boundary which shows the extent of the substation application which is to facilitate the connection of the wind farm to the grid:



The proposed development for the substation will include:

Construction of a 110 kV Substation and associated works within the townland of Coolree. The Substation includes a total compound footprint of 1.32 hectares, enclosed by palisade fencing. The Substation Compound will include :

- 1 No. single storey substation control building (450 m²);
- 1 No. single storey customer MV Building (160 m²);
- Switchgear, Arc Suppression Coil, Cable Sealing Ends, Cable Chair, Circuit Breakers, Current Transformers, Disconnects, Post Insulators, Surge Arrestors, Grid Code Compliance Equipment and Voltage Transformers; and all associated ancillary works necessary to facilitate the development;
- 9 No. lightning masts to a height of 20m;

- 2.6m high palisade guard railing with perimeter boundary fencing will be erected around the periphery of the compound for security and protection measures;
- Lighting will be provided by 9 no. lighting columns, approximately 3m in height as well as exterior wall mounted lights on the control buildings.
- Erection of 2 no. line-cable interface masts to enable a loop-in/loop-out connection to the existing Kinnegad-Rinawade 110 kV overhead line (crossing the northern end of site). The steel lattice masts will extend to heights of 16m above existing ground level.
- Laying of 110 kV underground cabling between the proposed substation and the proposed loop-in/loop-out masts.
- Permanent access road (ca. 7.3 km in length) which traverses the townlands of Ballynamullagh, Kilmurry, Coolree, Killyon and Drehid to allow access to the substation including a short spur (ca. 0.9 km) off the main access track to access the 2 no. line-cable interface masts. The entrance to the local road (L5025) and local road (L50242) will be shared with the proposed Drehid Wind Farm.
- 3 no. Stream Crossings.
- Associated construction works and drainage infrastructure.
- Peat deposition area immediately adjacent to the proposed substation

LR showed the site layout and cable route drawings as well as that of the buildings on the site and the end masts.

LR advised that they have reviewed the Built/Natural Heritage as follows:

Built / Natural Heritage	
Built Heritage	There are no protected structures within the site or in the adjoining vicinity.
Archaeological Heritage	There are no SMRS or recorded monuments within the site boundary there are a number near the boundaries of the site. The nearest one being c.50m from the boundary of the windfarm site.
Natural Heritage	A Natura Impact Statement is included with this planning application The nearest European Site is the Long Derries, Edenderry SAC (site code 000925) which is c.7.3km southwest of the application site.
Landscape Character	Western Boglands, Class 3 high sensitivity. Areas with reduced capacity to accommodate uses without significant adverse effects on the appearance or character of the landscape having regard to prevalent sensitivity factors. T6 of the windfarm is located within the Northwestern lowlands, Class 1 low sensitivity. Areas with the capacity to generally accommodate a wide range of uses without significant adverse effects on the appearance or character of the area
Scenic Route	Scenic route no.26- Views of Carbury Castle & Hill is located to the west of the application sites, with the nearest point of it is c.2.2km from the application site boundary.
Flooding	T6 and part of the area for T5 are within OPW NIFM (National Indicative Flood Mapping) Flood Zone A. Small of the site are located within the OPW pluvial flood area.

Next Steps in the process includes:

Chief Executive Report due for substation on 14th August and for the Windfarm on 28th August and the appendix will include the minutes of today's meeting and any recommendations from the Members which LR invited to be submitted by this Friday 8th August.

LM clarified that an EIAR has been submitted with both applications – it goes into a lot of detail and NIS also included and appendices include a Kingfisher survey, otter survey, bat surveys, aquatic species survey, a high level info supplied to ACP and all information available to view on website.

The meeting was now opened to all members and questions were asked as follows:

Cllr Wyse:

- 1. Why did the applicant put in 2 separate applications? Could each stand alone? It doesn't feel that the substation would be of benefit alone.**

LM advised that the applicant would have liaised with ACP as to how to make submission and ACP would have informed the applicant to submit in this manner. (KCC would not have been part of this discussion)

- 2. Will Planning liaise with Cyril Buggy regarding the local roads 5024 single lane and a lane into a field?**

LM the application has been referred to all service areas, heritage, ecology, MD office, roads, water, environment and they will feed into CE report

LR advised that ACP will make their own referrals to other Government sections as well.

Cllr T Durkin:

- 1. Does the application encompass any land in Bord Na Mona ownership**

LM advised that KCC were not aware and advised Cllr Durkin to look at letters of consent on the ACP website

- 2. Was there any hydrological link between the site and the Rye River Carton SAC and given the Baltracey River is close to Ryereene and into the Rye:**

LM advise there is Natura Impact Statement (NIS) the main focus was the Fear English River flowing to the Blackwater SAC.

- 3. Is there any flood risk assessment documents?**

In the EIAR there is a chapter on hydrology and water quality and a soil report, that will look at the issue of flooding/flood risk LM will come back to members if an actual flood risk assessment is done on those area but information is available to view on ACP we are not doing an assessment on the application, just a referral report.

- 4. Any battery storage including in application**

LR advised there were no battery storage proposed on either apps

Cllr McEvoy:

- LM/LKR confirmed that EIAR documents were available to view online and would assist as necessary
- Note the typo error re date of submission to KCC – confirmed as Friday 8th August

Cllr W Durkin

- 1. Advised that whilst there is no historical monument there are some close by and asked if the application is going to employ an archaeologist for a detailed archaeology review of the site**

Cultural Heritage chapter in the EIAR and Archaeology Impact Assessment included – it has been referred to KCC Heritage Officer and ACP has own archaeology staff who will assess and people from the Dept of Heritage will also assess. LR will be recommending that ACP put in conditions and specify if an archaeologist will be required on site during excavation

- 2. Stress that CE importance of a detailed Visual Impact Survey**

LM advised that there had been a Visual Impact Assessment completed showing 27 viewpoints and that ACP have their own assessor/inspector who will review that

- 3. Will slides be circulated following the meeting**

LR agreed to circulate the slides

Cllr Phelan

1 Do you think there are any environmental or community effects

LM noted the planning history that in 2018 planning application was submitted for a 12 turbine windfarm, and this was refused by KCC and it was appealed to ABP who granted it and then it went for judicial review to the High Court and the ABP decision was quashed.

The reasons for refusal related the capacity of roads and roads network and impact of the construction traffic and heavy loads. With regard to the Judicial review, the point of law was an issue with consent and red line boundary and particular requirements for a valid application were not correct and therefore the High Court quashed the decision.

In terms of environmental issues LM reiterated again KCC is not assessing this SID application.

Cllr Wyse

Made a general comment on the changes in the new KCC County Development Plan noting the Timahoe North Solar Farm is now in place adjacent to woodland, so whatever amenity loss this needs to be taken into account whilst they have included some walkway he hoped it hadn't been overlooked.

LM advised that an applicant when preparing a EIAR assessment must look at the cumulative impact of the area – lots of existing wind farms in the Offaly/Kildare border to be considered. LM advised that members look at the Landscape Visual Assessment report.

Cllr Wyse asked if we can trust that the documents are correct and accurate, and have they noted the Carbury Hill Scenic View. LM reiterated the 27 viewpoints, and they have indicated the scenic routes and view points in the LVIA

LR advised that communities and individuals can make submissions, and each Cllr can make their own submission – Cllrs can point this out if members of the public make contact. Submission can be made as a group or individual and it costs €50 each.

 Lisa Rothwell

Signed:

Planner

