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Subject: PL - DM - SIDS - ACP-323456-25 - Fosterstown
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Please find attached the response from Meath County Council in relation to the appeal on the above-mentioned application.

Kind regards,

John

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**DEVELOPMENT UNDER SECTION 182A(1)
(ELECTRICITY TRANSMISSION LINES) OF
PLANNING & DEVELOPMENT ACT 2000 –
2023**

**MEATH COUNTY COUNCIL
PLANNING SUBMISSION REPORT**

TO

AN COIMISIUN PLEANALA REFERENCE:

ACP-323456-25

Development Description: 110kV/20MW Distribution
Substation.

Location: Fosterstown, Trim, Co. Meath.

Date: 6/10/2025

Submission to An Coimisiún Pleanála Due: 13/10/2025

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APPENDICES

APPENDIX 1 INTERNAL REPORTS

1.0 Introduction

An application from the Electricity Supply Board (ESB) Ltd seeking permission under Section 182A(1) (Electricity transmission lines) of the Planning and Development Act 2000 (as amended) ('PDA' hereafter) was received by An Coimisiún Pleanála.

A letter to the Planning Authority from An Coimisiún Pleanála received on the 26th August 2025 outlines that the Planning Authority submission on an application for approval under Section 182A of the PDA is not subject to any statutory requirement relating to the formal submission of a CE report to the Elected Members of the Council prior to making a submission to the Coimisiún. Such a statutory requirement only applies to applications for planning permission under Section 37E of the PDA.

An Coimisiún Pleanála still requires the Planning Authority to provide a submission to the Commission on a broad range of topics to be attached in the event that planning permission is granted by An Coimisiún Pleanála

This report begins by outlining the location of the site and describes the proposed development. Relevant national, regional and local planning policies are then outlined. Internal reports are listed. A brief planning assessment of the proposal is provided.

2.0 Site Location

The proposed development is located on lands located approximately 3 km southwest of Trim, Co Meath along a stretch of the R160 Trim -Longwood regional road.

The proposed site is traversed by the Corduff-Mullingar 110 kV overhead transmission line. The proposed development will loop into this transmission line. The planning application boundary encompasses c. 2.75 ha of agricultural grassland.

The characteristics of the land are typical of other agricultural lands in the area, encompassing improved agricultural grassland, hedgerows, scrub and fence-lines. The site is relatively flat with a gentle slope west to east. The main land uses within the surrounding area are agricultural and low density residential.

A row of five residential properties is located fronting onto the eastern side of the R160, directly across the road to the proposed site and there are two golf

courses located approximately 300m to the southwest and 300m to the northeast.

Access to the site will be via an existing access of the R160 regional road.

Portion of the application site is within a Flood Zone.

There are no National Monuments identified within the subject site.

The site is located within the 'Central Lowlands' Landscape Type' in the Landscape Character Assessment, Appendix 5 of the Meath County Development Plan (CDP) 2021-2027, which is of

- Landscape Value: High
- Landscape Sensitivity: Moderate
- Landscape Importance: Regional

There are protected views in the CDP relevant to the application site.

There are no Protected Structures on the site nor is the site within an Architectural Conservation Area.

The site is not within consultation distance for any SEVESO sites.

There are no Special Area Amenity Order's relating to the site.



Site Location (source planning application)



Aerial View (source planning application)

3.0 Development Description

Permission is sought for the construction of a 110kV/20MW electrical distribution substation at Fosterstown, approximately 3 km southwest of Trim, Co. Meath. The development aims to enhance electricity distribution capacity and improve the security of supply for the Trim area.

Key elements of the proposed development include:

1. Substation Compound: A 4,340 sq.m. compound enclosed by a 2.6m high palisade fence.
2. 110kV Gas Insulated Switchgear (GIS) Building: A seven-bay building measuring approximately 707 sq.m. and 13m in height.
3. Transformers and Electrical Equipment: Two 110kV transformers in transformer bays (4.6m in height) and associated outdoor electrical equipment.
4. Overhead Line End Masts: Two 16m high double circuit masts to facilitate underground cable connections.
5. Access Road: A 6m wide internal access road.
6. Other Works: Demolition of an agricultural hay shed, site drainage, lighting, gates, fencing, a temporary construction compound, and hedgerow removal.

The substation will connect to the existing Corduff-Mullingar 110kV overhead transmission line and transform the voltage down to 20kV for distribution. The project is designed to address the overloading of the existing Trim 38kV substation and support future demand growth in the area.

A letter of consent was provided from the relevant landowners consenting to the making of this application.

4.0 Planning History

There has been no recent planning permission sought within the subject site

There are two historic applications that lie within the proposed site boundary, relating to the erection of a bungalow (MCC Ref. 90923) and erection of a single storey house and associated works (MCC Ref. 981221). Both applications were refused planning permission. Directly across from the proposed site on the R160, there are a cluster of residential dwellings for which several applications have been made, only one of these applications (TA191337).

5.0 Relevant Planning Policy

5.1 National Planning Policy

Project Ireland 2040 - National Planning Framework (NPF) was adopted on 29/05/18 and sets the national policy context. The revised NPF was adopted on 8th April 2025.

National Strategic Outcome (NSO) 8: Supports the transition to a carbon-neutral and climate-resilient society, emphasizing the need to develop and upgrade the national electricity grid to meet increasing demand and support renewable energy.

National Policy Objective 71: Specifically supports the development and upgrading of the national electricity grid infrastructure.

5.2 Climate Action Plan 2025

Highlights the need for grid enhancements to reduce emissions, meet increasing electricity demand, and support renewable energy generation.

5.3 Regional Planning Policy

Eastern and Midlands Regional Spatial and Economic Strategy (RSES) 2019-2031.

Recognises the need to reinforce the electricity grid to support population and economic growth.

Regional Policy Objectives (RPOs):

RPO 10.20: Supports the development of enhanced electricity networks to meet current and future needs.

RPO 10.22: Supports the reinforcement of the electricity transmission and distribution network to facilitate renewable energy generation and future demand growth.

5.4 Local Planning Policy

Meath County Development Plan (MCDP) 2021-2027 as varied

Infrastructure Strategy (Chapter 6): Emphasises the importance of upgrading electricity infrastructure to support economic growth and meet future demand.

Relevant Policies and Objectives:

INF POL 46: Supports the development of enhanced electricity networks and integration of renewable energy proposals.

INF POL 47: Encourages cooperation with energy providers to ensure adequate power capacity for business and enterprise needs.

INF POL 48: Ensures energy infrastructure follows best practices to minimize environmental impact.

INF OBJ 50: Seeks the delivery of transmission network upgrades to facilitate renewable energy connections.

Land Use Zoning

The site is located outside the Trim Settlement Boundary and is not on zoned land. The application site is zoned RA rural area with the following objective: *'To protect and promote in a balanced way, the development of agriculture, forestry and sustainable rural-related enterprise, community facilities, biodiversity, the rural landscape, and the built and cultural heritage.'* Utility structures like the proposed substation are permissible in RA zones.

6.0 Internal Referrals

The application was referred to the following Internal Sections/Departments:

Transportation Section – General	Report received; no objection conditions recommended
Transportation Section – Public Lighting	Report received; no objection conditions recommended
Environment Section – Flooding, Surface Water, Wastewater	Report received; no objection conditions recommended
Environment Section - Waste	No report received at time of the recommendation
Conservation Officer	No report received at time of the recommendation
Heritage Officer	No report received at time of the recommendation

The full text of all internal reports is attached/contained in Appendix 1.

7.0 Planning Assessment

7.1 Principle of Development/Planning Policy

The Planning Authority is of the view that the principle of development for the proposed Fosterstown 110kV/20MW Distribution Substation is acceptable as it is considered the proposed development would align the National Planning Framework (NPF): The project supports National Strategic Outcome (NSO) 8 of the NPF, which emphasises the need to develop and upgrade the electricity grid to meet increasing demand and support renewable energy.

Furthermore, the substation aligns with the Climate Action Plan 2025 goals to strengthen the grid, reduce emissions, and support renewable energy integration.

Moreover, the Planning Authority is of the opinion the proposed development would accord with the following policies and objectives of the Meath County Development Plan (MCDP) 2021-2027 (as varied) being INF POL 46, INF POL 47, and INF OBJ 50, which support the development of enhanced electricity networks to meet current and future needs.

The substation is located in a Rural Area (RA) zoning objective, where utility structures are permissible.

The principle of development is acceptable as it aligns with national, regional, and local policies, addresses critical infrastructure needs, and adheres to proper planning and sustainable development principles. The project is necessary to ensure a secure and effective electricity supply for the Trim area and supports broader policy objectives for economic growth, housing delivery and renewable energy integration.

7.2 Access, Traffic & Parking

Site Access

The substation will be accessed via a new priority T-junction off the R160 regional road, which connects the site to Trim. The entrance will include an 8-meter-wide gate to accommodate heavy goods vehicles (HGVs) and other service vehicles.

Sightlines will be established by removing up to 50 metres of roadside vegetation to ensure safe access and egress.

The Transportation Section of MCC have been consulted making the following points

Comments: The proposed development will be accessed via the existing agricultural entrance on the R-160 at Carberstown, Trim, which is approximately 3 Km south-west of Trim town.

Sightlines of 160 metres to the nearside edge of the road, from a setback of 3.0 metres, have been demonstrated at the entrance.

Recommendation:

No objection to the proposed development subject to the applicant being conditioned to the following:

The applicant shall provide and maintain unobstructed sightlines of 160 metres to the nearside edge of the road from a setback of 3.0 metres, in accordance with TII document DN-GEO-03060, from the entrance. The nearside road edge shall be visible over the entire sight distance.

Reason: In the interest of traffic safety.

The Commission is requested to have regard to the above comments.

7.3 Water Services & Drainage

Proposals were referred to Meath County Council's Environment (Flooding) Section for review. Comments returned with regard to flood risk are as follows:

Surface Water Treatment & Disposal

The development as proposed broadly meets the requirements of Meath County Council Environment Flooding-Surface Water Section with respect to the orderly collection, treatment and disposal of surface water. Should planning be granted for this proposed development the following issues shall be addressed to the satisfaction of Meath County Council Environment Flooding-Surface Water Section prior to commencing construction on site;

- 1. Prior to the commencement of any of the proposed development, the applicant shall redesign the surface water system to the written agreement of the planning authority.*
- 2. Prior to commencement of any of the proposed development, the applicant shall provide BRE 365 infiltration test results for the site. Details of the winter ground water level shall also be provided. The applicant shall explore suitable SuDS options for treating the surface water run-off from the site and maximise the opportunity for onsite infiltration where possible.*

3. *Prior to the commencement of any of the proposed development, the applicant shall submit a revised detail topographical survey highlighting any existing open drain/ditch in the vicinity of the site which shall include including invert levels, top of bank levels, route and existing outfall details.*
4. *Prior to the commencement of any of the proposed development, the applicant shall submit a revised landscape plan to cooperate with the proposed riparian zone.*
5. *Prior to the commencement of any of the proposed development, the applicant shall provide detail cross sections of the proposed culvert crossing. The applicant shall include detail levels of culvert crown level, invert level, finished road level and separation distances.*
6. *All surface water design/work shall comply fully with the Greater Dublin Strategic Drainage Study (GDSDS) Regional Drainage Policies Volume 2, for New Developments.*
7. *All surface water design/work shall comply fully with the Greater Dublin Regional Code of Practice for Drainage Works Volume 6.*

The Commission is requested to have regard to the above comments.

7.4 Flood Risk

Proposals were referred to Meath County Council's Environment (Flooding) Section for review. Comments returned with regard to flood risk are as follows:

Re above application and from a Flood Risk Management perspective and with reference to the DOEHLG / OPW publication 'The Planning System and Flood Risk Management, Guidelines for Planning Authorities:

The applicant is requesting permission which includes for the construction of a new 110kV substation which is classified as a 'highly vulnerable development'.

With reference to Meath County Council's MapInfo flood mapping and the OPW CFRAMS and NIFM flood mapping for the relevant area, the development site is situated in Flood Zone C for fluvial flooding i.e. the probability of flooding is less than 0.1% and therefore at low risk of flooding.

From a flood risk perspective, I have no objections to the proposed development.

The Commission is requested to have regard to the above comments.

7.5 Protected Structures & Architectural Conservation Area.

There are no Protected Structures or Architectural Conservation Area's in proximity to the site that would be affected. Furthermore, the site is not subject to any Special Area Amenity Order nor are there any National Monuments identified within the subject site.

The Planning Authority notes the Hayshed to be removed proposed for access roads but welcome the retention of the existing derelict cottage along south-easterly boundary of the proposed

7.6 Landscape & Visual Impact

The following CDP policies and objectives are considered relevant:

- HER POL 37 *To encourage the retention of hedgerows and other distinctive boundary treatments in rural areas and prevent loss and fragmentation, where practically possible. Where removal of a hedgerow, stone wall or other distinctive boundary treatment is unavoidable, mitigation by provision of the same type of boundary will be required.*
- HER POL 38 *To promote and encourage planting of native hedgerow species in new developments and as part of the Council's own landscaping works.*
- HER POL 39 *'To recognise the archaeological importance of townland boundaries including hedgerows and promote their protection and retention.'*
- HER POL 40 *'To protect and encourage the effective management of native and semi-natural woodlands, groups of trees and individual trees and to encourage the retention of mature trees and the use of tree surgery rather than felling, where possible, when undertaking, approving or authorising development.'*
- HER POL 52 *'To protect and enhance the quality, character, and distinctiveness of the landscapes of the County in accordance with national policy and guidelines and the recommendations of the Meath Landscape Character Assessment (2007) ... to ensure that new development meets high standards of siting and design. '*

- HER POL 53 *'To discourage proposals necessitating the removal of extensive number of trees, hedgerows and historic walls or other distinctive boundary treatments.'*
- HER OBJ 49 *To ensure that the management of development will have regard to the value of the landscape, its character, importance, sensitivity and capacity to absorb change as outlined in Appendix 5 Meath Landscape Character Assessment and its recommendations.'*
- HER OBJ 50 *'To require landscape and visual impact assessments prepared by suitably qualified professionals be submitted with planning applications for development which may have significant impact on landscape character areas of medium or high sensitivity'.*
- DM OBJ 11 *Existing trees and hedgerows of biodiversity and/or amenity value shall be retained, where possible.*
- DM POL 9 *'To support the retention of field boundaries for their ecological/habitat significance, as demonstrated by a suitably qualified professional. Where removal of a hedgerow, stone wall or other distinctive boundary treatment is unavoidable, mitigation by provision of the same boundary type will be required.'*

The site is located within the 'Central Lowlands' Landscape Type' in the Landscape Character Assessment, Appendix 5 of the Meath County Development Plan (CDP) 2021-2027, which is of

- Landscape Value: High
- Landscape Sensitivity: Moderate
- Landscape Importance: Regional

There are protected views in the CDP relevant to the application site most notably no.78 at Derrindaly Bridge looking north and south along the River Boyne.

The proposed development is not located within or in direct proximity to any Natura 2000 sites. The nearest European site is the

- River Boyne and River Blackwater SAC (Site Code: 002299), located approximately 1.25 km west of the proposed development.
- River Boyne and River Blackwater SPA (Site Code: 004232) is located 1.3 km west of the site.

The proposed development is hydrologically connected to these sites via a network of field drainage ditches, the Moynasboy Stream, and the Knightsbrook River, which ultimately flow into the River Boyne

The application to An Coimisiún Pleanála is accompanied by an Appropriate Assessment Screening Report. The Appropriate Assessment Screening Report provides the information necessary for the Commission as the competent authority to carry out screening for Appropriate Assessment. The Appropriate Assessment Screening Report concludes that the development will not have any likely significant impact on any European Site, either alone or in combination with other plans or projects.

The Planning Authority notes the conclusions and consider An Coimisiún Pleanála needs be satisfied as the competent authority that the need for a stage 2 – Natura Impact Assessment is not required.

9.0 Environmental Impact Assessment

The Planning and Environmental Considerations Report (PECR) submitted with the application specifies that the proposed development does not fall within any of the classes of development listed in Schedule 5 of the Planning and Development Regulations 2001 (as amended), which governs the requirement for an EIAR. Furthermore, the PECR concludes that the development is not a type of sub-threshold development to which Schedule 5 applies.

The planning application is supported by a non-statutory Planning and Environmental Considerations Report (PECR) to ensure that appropriate planning requirements and any potential environmental impacts are fully considered.

The Planning Authority notes the conclusions and considers An Coimisiún Pleanála needs be satisfied as the competent authority that the need for an Environmental Impact Assessment is not required.

10.0 Development Contributions

Community Fund

The Planning Authority would remind the Commission of Section 182B(6) of the Planning and Development Acts 2000 (as amended) which, states:

(6) Without prejudice to the generality of the foregoing power to attach conditions, the Board may attach to an approval under subsection (5)(a), (b) or (c) a condition requiring—

(a) The construction or financing (in whole or in part) of a facility, or

(b) The provision or financing (in whole or in part) of a service,

in the area where the proposed development is situated, provided that the facility or service constitutes a substantial gain to the community.

in the area in which the proposed development would be situated, being a facility or service that, in the opinion of the Board, would constitute a substantial gain to the community.

In this specific case, the Planning Authority supports the imposition of a condition to finance an education and awareness program on renewable energy and energy conservation for the community. This aligns with the broader goals of sustainable energy provision, addressing local energy needs, and supporting climate change initiatives

Cash Deposit for Roads

The site would access onto the adjoining Regional road (R160). It is the view of the Planning Authority that a cash deposit from the developer, to secure the reinstatement of public roads that may be damaged by construction transport coupled with an agreement empowering the Planning Authority to apply such security of part thereof to such reinstatement should be conditioned in any final grant of permission.

Section 48 Contributions

An Coimisiún Pleanála are requested to consider the contents of the Meath County Development Contribution Scheme 2024 – 2029.

11.0 Conclusion

In the context of national, regional and local planning policy and the planning history of the site, it is the Councils considered view that the proposed development is acceptable in principle.

The reports received from the various internal sections/departments support the proposed development subject to a number of planning conditions.

12.0 Recommendation

In the event that the Board are a view to grant permission the following conditions should be considered.

1. The development shall be carried out and completed in accordance with the plans and particulars lodged with the application, except as may otherwise be required in order to comply with the following conditions. Where such conditions require details to be agreed with the Planning Authority, the developer shall agree such details in writing with the Planning Authority prior to commencement of development and the development shall be carried out and completed in accordance with the agreed particulars.

Reason: In the interest of clarity.

2. Prior to the commencement of development, the applicant shall submit/address the following for the written agreement of the Planning Authority in relation to Transportation requirements:
 - (a) The applicant shall provide and maintain unobstructed sightlines of 160 metres to the nearside edge of the road from a setback of 3.0 metres, in accordance with TII document DN-GEO-03060, from the entrance. The nearside road edge shall be visible over the entire sight distance.

Reason: In the interest of traffic safety. (Transportation)

3. Prior to the commencement of development, the applicant shall submit/address the following for the written agreement of the Planning Authority in relation to Surface Water Management requirements:
 - (a) The applicant shall provide BRE 365 infiltration test results for the site. Details of the winter ground water level shall also be provided.

The applicant shall explore suitable SuDS options for treating the surface water run-off from the site and maximise the opportunity for onsite infiltration where possible.

- (b) The applicant shall submit a revised detail topographical survey highlighting any existing open drain/ditch in the vicinity of the site which shall include including invert levels, top of bank levels, route and existing outfall details.
- (c) The applicant shall submit a revised landscape plan to cooperate with the proposed riparian zone.
- (d) The applicant shall provide detail cross sections of the proposed culvert crossing. The applicant shall include detail levels of culvert crown level, invert level, finished road level and separation distances.
- (e) All surface water design/work shall comply fully with the Greater Dublin Strategic Drainage Study (GDSDS) Regional Drainage Policies Volume 2, for New Developments.
- (f) All surface water design/work shall comply fully with the Greater Dublin Regional Code of Practice for Drainage Works Volume 6.

Reason: In the interest of proper planning and sustainable development of the area and to ensure a satisfactory form of development. (Environment – Surface Water)

- 4. Lighting shall be designed and installed as per “*Meath County Council: Public Lighting Technical Specification & Requirements*” document. Prior to the commencement of development on site the applicant shall submit a lighting design in accordance with the above for the written agreement of the Planning Authority.

Reason: In the interests of public safety. (Public Lighting)

5. The applicant/developer shall comply with the following Environmental Condition(s):
- (a) The construction works shall be carried out in accordance with the noise guidance set out by BS 5228-1:2009 Code of Practice for Noise and Vibration Control on Construction and Open Sites and the NRA Guidelines for the treatment of Noise and Vibration in National Roads Schemes.
 - (b) During the construction phase noise levels at noise sensitive locations shall not exceed 70dB(A) between 0700 to 1900 hours Monday to Friday and 0800 to 1400 hours Saturday and 45dB(A) at any other time. Noise exceedance activities must be agreed in writing with Meath County Council prior to the activity taking place.
 - (c) Dust emissions during the construction phase shall not exceed 350mg/m²/day at the site boundaries.
 - (d) In the event it is necessary to import soil and stone or topsoil for any element of the proposed development to Applicant shall ensure a Certificate of Registration or Waste Facility Permit as per the Waste Management (Facility and Registration) Regulations 2007, as amended is secured in advance of the works. Alternatively, soil and stone or topsoil may be imported/ exported from the site under a By Product Notification to the Environmental Protection Agency (Article 27). In accordance with Article 27 of the EC (Waste Directive) Regulations (2011). A log of all By-Product material movements will be recorded and maintained.
 - (e) Burning of waste, including green waste, is prohibited on site.
 - (f) Prior to the commencement of site clearance, the applicant shall notify the Environment Waste Department, Meath County Council regarding a commencement date for same.
 - (g) The production and use of waste derived aggregates shall not be used onsite in the absence of an Article 28 'End of Waste' status issued by the Agency. All waste derived onsite shall be removed to an appropriately licensed facility and there will be NO crushing conducted onsite.

- (h) The Applicant shall provide an updated Construction Environmental Monitoring Plan (CEMP) for the written agreement of the Planning Authority prior to the commencement of any site activity. The CEMP shall include but not be limited to operational controls for dust, noise and vibration, waste management, protection of soils and groundwaters, protection of flora and fauna, site housekeeping, emergency response planning, site environmental policy, environmental regulatory requirements and project roles and responsibilities. The CEMP shall also address extreme of weather (drought, wind, precipitation, temperature extremes) and the possible impacts on receptors and mitigation of same. The CEMP shall be treated as a live document.
- (i) If applicable, an Invasive Alien Species (IAS) Management Plan will be developed upon identification of an invasive species, which will identify mitigation measures to prevent uncontrolled transportation and dispersion of invasive species to and from the Proposed Development Site.
- (j) During the construction stage arrangements shall be made for the collection, storage and disposal of all foul sewage effluent arising from the construction works and transferred to an authorised facility, if applicable.
- (k) If applicable, any re-fuelling of plant and machinery shall take place in dedicated areas and the applicant/contractor shall have spill kits available on site.
- (l) The applicant/contractor shall utilise a silenced generator for the duration of the works, if applicable.
- (m) A RWMP should be prepared. The RWMP shall include but not be limited to project description, legislation requirements, demolition waste, construction phase waste, categories of construction waste, anticipated hazardous waste, non-construction waste, segregation of waste streams, estimated waste generated, waste hierarchy and adherence to same, roles and responsibilities and communication of WMP, details of recovery and disposal sites, details of waste hauliers, record keeping and documentation, waste audit procedures.

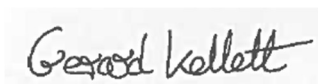
(n) During the operational phase of the development noise levels emanating from the proposed site when measured at noise sensitive locations in the vicinity shall not exceed 45dB(A) between the hours of 07.00 and 23.00 and 43dB(A) between the hours of 23.00 and 07.00. The applicant shall undertake a noise survey within 3 months of commissioning of the development to ensure that emissions for the development comply with the noise conditions attached to any grant of planning permission and to identify potential issues requiring mitigation. The applicant shall submit the report to the Planning Authority for review and agreement on any required mitigation measures.

(o) The applicant will implement formal environmental complaints register for the construction and operational phases, this register shall include but not be limited to complaints due to glint and glare, noise, dust and environmental nuisances. The Complaints Register shall include details of the complaint and measures taken to address the complaint and prevent repetition of the complaint. This register shall be available for inspection upon request.

Reason: In the interests of environmental protection, the protection of surrounding residential amenities and the proper planning and sustainable development of the area. (Environment)

6. Prior to the commencement of development, the developer shall lodge with the Planning Authority a cash deposit, to secure the reinstatement of public roads that may be damaged by construction transport coupled with an agreement empowering the Planning Authority to apply such security of part thereof to such reinstatement. The form and amount of the security shall be agreed between the Planning Authority and the developer.

Reason: To ensure the reinstatement of public roads that may be damaged by construction transport.



Gerard Kellett
Executive Planner



Wendy Bagnall
Senior Executive Planner

Alan Russell

A/Senior Planner
Alan Russell

Gareth Mc Mahon

Gareth Mc Mahon
Director of Service

Advice Notes

1. The Applicant is advised that in accordance with the provisions of Section 34(13) of the Planning and Development Act 2000-2023 a person shall not be entitled solely by reason of a permission to carry out any development.
2. It should be clearly understood that a grant of permission does not relieve the Applicant/ Developer of the responsibility of complying with any requirements under other statutory codes affecting the development.
3. This permission does not confer title. It is the responsibility of the Applicant/Developer to ensure that they control all the lands necessary to carry out the proposed development.
4. This permission does not alter or extinguish or otherwise affect any existing or valid right of way crossing, impinging or otherwise pertaining to these lands.
5. A grant of planning permission does not entitle a person to construct a development that would oversail, overhang or otherwise physically impinge upon an adjoining property without the permission of the adjoining property owner
6. The Applicant/Developer shall make all necessary arrangements to apply for and obtain a Road Opening License(s) from Meath County Council in respect of all openings in public areas and shall pay Road Opening License fees and Road Restoration costs. The Applicant/Developer shall abide by all of the conditions as set out in said license(s).

7. The Applicant/Developer is responsible for the full cost of repair in respect of any damage caused to any adjoining public roadway arising from the construction work and should make good any such damage forthwith to the satisfaction of Meath County Council.
8. During construction the Applicant should provide adequate off carriageway parking facilities for all traffic associated with the proposed development, including delivery and service vehicles/trucks. There shall be no parking along the public road.
9. No muck, dirt, debris or other material should be deposited on the public road or verge by machinery or vehicles travelling to or from the site during the construction phase. The Applicant/Developer should arrange for vehicles leaving the site to be kept clean.
10. All waste generated during construction, including surplus excavation material to be taken off-site, shall be only recovered or disposed of at an authorised site which has a current Waste Licence or Waste Permit in accordance with the Waste Management Acts, 1996 to 2008. This shall not apply to the reuse of excavated uncontaminated soil and other naturally occurring material within the Applicant's site boundary.
11. In accordance with the Wildlife Act, any necessary hedgerow removal should be carried out outside of the main bird nesting season (March 1st to August 31st, inclusive).
12. All Applicants are advised to make themselves aware of the requirements of the Building Control Regulations 1997 to 2015 and the Construction Products Regulations (CPR) (Regulation (EU no. 305/2011). Information leaflets can be viewed or downloaded from the Department of Environment, Community and Local Government website <http://www.environ.ie/en/>.
13. Where the Applicant/Developer proposes to connect to a public water/wastewater network operated by Irish Water, the Applicant must sign a connection agreement with Irish Water prior to the commencement of the development and adhere to the standards and conditions set out in that agreement. In the interest of Public Health and Environmental Sustainability, Uisce Éireann Infrastructure capacity requirements and proposed connections to the Water and Wastewater Infrastructure will be subject to the constraints of the Uisce Éireann Capital Investment Programme. All work to comply with current Uisce Éireann Code of Practice for Water and Wastewater.

Any proposals by the Applicant to divert or build over existing water or wastewater services should be submitted to Uisce Éireann for written approval prior to works commencing.

14. In the event it is necessary to import soil and stone or topsoil for any element of the proposed development to Applicant shall ensure a Certificate of Registration or Waste Facility Permit as per the Waste Management (Facility and Registration) Regulations 2007, as amended is secured in advance of the works or an under Article 27 declaration submitted to the Environmental Protection Agency.
15. The reuse of excavated soil and stone being reused within the curtilage of the proposed development will have no waste implications here by virtue of non-application of the Act, as referenced under Article 4 of the European Community (Waste Directive Regulations) 2011. Any soil and stone deemed surplus to requirements and that is to be exported from the site should be treated as either a Waste (removal to an appropriately authorised facility) or a by-product (Under Article 27 declaration) and not both.
16. The production and use of waste derived aggregates should not be used onsite in the absence of an Article 28 'End of Waste' status issued by the Agency. All waste derived onsite shall be removed to an appropriately licensed facility and there will be NO crushing conducted onsite without receiving a Waste Facility Permit or Certificate of Registration from Meath County Council.
17. The Applicant/Developer is responsible for the full cost of repair in respect of any damage caused to any adjoining public roadway arising from the construction work and should make good any such damage forthwith to the satisfaction of Meath County Council.
18. During construction the Applicant should provide adequate off carriageway parking facilities for all traffic associated with the proposed development, including delivery and service vehicles/trucks. There shall be no parking along the public road.
19. No muck, dirt, debris or other material should be deposited on the public road or verge by machinery or vehicles travelling to or from the site during the construction phase. The Applicant should arrange for vehicles leaving the site to be kept clean.

21.A Fire Safety Certificate may be required for elements of the development under Part III of the Building Control Regulations.

Note 1: Fire safety issues with regard to the design, layout and construction of the proposed buildings, as well as all proposed active and passive fire protection systems will be examined in more detail by the Fire Officer at certification stage.

Note 2: The design of dwelling units should incorporate the relevant provisions of Technical Guidance Document B, Volume 2, Dwelling Houses.

22.Planning Compliance must be submitted (hard copies not required) by email to planningcompliance@meathcoco.ie and must include a cover letter stating the condition number(s) the submission refers to and outlining relevant compliance issues together with the appropriate drawings/reports in PDF format.

APPENDIX 1: INTERNAL REPORTS

Transportation Section – General:

Comments: The proposed development will be accessed via the existing agricultural entrance on the R-160 at Carberstown, Trim, which is approximately 3 Km south-west of Trim town.

Sightlines of 160 metres to the nearside edge of the road, from a setback of 3.0 metres, have been demonstrated at the entrance.

Recommendation:

No objection to the proposed development subject to the applicant being conditioned to the following:

The applicant shall provide and maintain unobstructed sightlines of 160 metres to the nearside edge of the road from a setback of 3.0 metres, in accordance with TII document DN-GEO-03060, from the entrance. The nearside road edge shall be visible over the entire sight distance.

Reason: In the interest of traffic safety.

Transportation Section – Public Lighting:

To Planning Section,

I refer to the above planning application and the following points are made;

Although there are drawings showing lighting columns, there is no information on lighting levels to be include in development

Request under FI

Provide a lighting design showing lighting contours, that shows light spill outside the boundary of the site.

Also provide information on angle of installation of lights and ULR (Upward light ratio) of the installation.

Demonstrate that the design mitigates obtrusive light.

Environment Section – Flooding

Re above application and from a Flood Risk Management perspective and with reference to the DOEHLG / OPW publication ‘The Planning System and Flood Risk Management, Guidelines for Planning Authorities:

The applicant is requesting permission which includes for the construction of a new 110kV substation which is classified as a ‘highly vulnerable development’.

With reference to Meath County Council’s MapInfo flood mapping and the OPW CFRAMS and NIFM flood mapping for the relevant area, the development site is situated in Flood Zone C for fluvial flooding i.e. the probability of flooding is less than 0.1% and therefore at low risk of flooding.

From a flood risk perspective, I have no objections to the proposed development.

Environment Section – Surface Water Section

Surface Water Treatment & Disposal

The development as proposed broadly meets the requirements of Meath County Council Environment Flooding-Surface Water Section with respect to the orderly collection, treatment and disposal of surface water.

Should planning be granted for this proposed development the following issues shall be addressed to the satisfaction of Meath County Council Environment Flooding-Surface Water Section prior to commencing construction on site:

- 8. Prior to the commencement of any of the proposed development, the applicant shall redesign the surface water system to the written agreement of the planning authority.*
- 9. Prior to commencement of any of the proposed development, the applicant shall provide BRE 365 infiltration test results for the site. Details of the winter ground water level shall also be provided. The applicant shall explore suitable SuDS options for treating the surface water run-off from the site and maximise the opportunity for onsite infiltration where possible.*
- 10. Prior to the commencement of any of the proposed development, the applicant shall submit a revised detail topographical survey highlighting any existing open drain/ditch in the vicinity of the site which shall include including invert levels, top of bank levels, route and existing outfall details.*
- 11. Prior to the commencement of any of the proposed development, the applicant shall submit a revised landscape plan to cooperate with the proposed riparian zone.*
- 12. Prior to the commencement of any of the proposed development, the applicant shall provide detail cross sections of the proposed culvert crossing. The applicant shall include detail levels of culvert crown level, invert level, finished road level and separation distances.*
- 13. All surface water design/work shall comply fully with the Greater Dublin Strategic Drainage Study (GDSDS) Regional Drainage Policies Volume 2, for New Developments.*
- 14. All surface water design/work shall comply fully with the Greater Dublin Regional Code of Practice for Drainage Works Volume 6.*

Conservation Officer:

No comments returned at time of recommendation.