

From: [LAPS](#)
To: [SIDS](#)
Subject: FW: ACP-323456-25 ESB Substation
Date: Friday 10 October 2025 14:30:11
Attachments: [Meath ACP-323456-25 SID-MH-2025-017.pdf](#)

From: David O'Connor (Housing) <David.OConnor@npws.gov.ie>
Sent: Friday, 10 October 2025 11:21
To: LAPS <laps@pleanala.ie>
Subject: ACP-323456-25 ESB Substation

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A chara

Please find attached Archaeological observations/recommendations for the above mentioned ABP notification.

Kindly forward a copy of your decision to manager.DAU@npws.gov.ie as soon as it issues.

In addition, please acknowledge receipt of the attached letter (as required under Article 29(2) of the Planning & Development Regulations 2001).

You are requested to send any further communications to this Department's Development Applications Unit (DAU) at: manager.DAU@npws.gov.ie

Kind regards,

David O'Connor

David O'Connor
Executive Officer

An Roinn Tithíochta, Rialtais Áitiúil agus Oidhreachta
Department of Housing, Local Government and Heritage
Aonad na nIarratas ar Fhorbairt
Development Applications Unit
Oifigí an Rialtais
Government Offices
Bóthar an Bhaile Nua, Loch Garman, Contae Loch Garman, Y35 AP90
Newtown Road, Wexford, County Wexford, Y35 AP90

David.oconnor@npws.gov.ie
Manager.DAU@npws.gov.ie



Your Ref: ACP-323456-25

Our Ref: SID-MH-2025-017

10 October 2025

The Secretary
An Coimisiún Pleanála,
64 Marlborough Street,
Dublin 1
D01 V902

Via email: laps@pleanala.ie

Re: Notification to the Minister for Housing, Local Government and Heritage under the Planning and Development Act, 2000, as amended.

Development of a new 110kV/20MV substation on the R160 at Carberstown, Trim, Co. Meath

A Chara,

I refer to correspondence received in connection with the above.

Outlined below are heritage-related observations/recommendations of the Department co-ordinated by the Development Applications Unit under the stated heading:

Archaeology

It is noted that *Planning and Environmental Report* submitted with the planning application documentation includes a desk-based Archaeological Impact Assessment (AIA) which was carried out in relation to the proposed development by Byrne Mullins & Associates (date July 2025).

The AIA acknowledges that there is a potential that previously unknown sub-surface archaeological features or deposits may be present within the proposed development site (PDS). If present, these would be directly impacted by the proposed development.

It is noted that the assessment has been informed by a walkover survey only. There has been no advance prospection such as archaeological geophysical survey or advance



archaeological test excavation, which would provide greater clarity as to the potential presence of sub-surface archaeological features or deposits. We advise that this can be addressed by the inclusion of an appropriate condition if the development is permitted.

The Department of Housing, Local Government and Heritage therefore advises that the following should be included as a condition of any grant of permission. Note these recommended conditions align with Sample Conditions C3, C5 and C6 as set out in *OPR Practice Note PN03: Planning Conditions* (October 2022), with appropriate site-specific additions/adaptations based on the particular characteristics of this development and informed by the findings of the AIA.

Archaeological Requirements:

1. All mitigation measures in relation to archaeology and cultural heritage as set out in the Archaeological Impact Assessment (Byrne Mullins & Associates; date July 2025) shall be implemented in full, except as may otherwise be required in order to comply with the conditions of this Order.
2. A Project Archaeologist shall be appointed to oversee and advise on all aspects of the scheme from design, through inception to completion.
3. The developer shall engage a suitably qualified archaeologist (licensed under the National Monuments Acts) to carry out pre-development archaeological testing in areas of proposed ground disturbance within the wind farm site and to submit an archaeological impact assessment report for the written agreement of the planning authority, following consultation with the Department, in advance of any site preparation works or groundworks, including site investigation works/topsoil stripping/site clearance and/or construction works.
 - a. The report shall include an archaeological impact statement and mitigation strategy. Where archaeological material is shown to be present, avoidance, preservation in-situ, preservation by record (archaeological excavation) and/or monitoring may be required.
 - b. Any further archaeological mitigation requirements specified by the planning authority, following consultation with the Department, shall be complied with by the developer.
 - c. No site preparation and/or construction works shall be carried out on site until the archaeologist's report has been submitted to and approval to proceed is agreed in writing with the planning authority.



4. The Construction Environment Management Plan (CEMP) shall include the location of any and all archaeological or cultural heritage constraints relevant to the proposed development as set out in Archaeological Impact Assessment by Byrne Mullins & Associates (dated July 2025) and by any subsequent archaeological investigations associated with the project. The CEMP shall clearly describe all identified likely archaeological impacts, both direct and indirect, and all mitigation measures to be employed to protect the archaeological or cultural heritage environment during all phases of site preparation and construction activity.
5. The planning authority and this Department shall be furnished with a final archaeological report describing the results of all archaeological monitoring and any archaeological investigative work/excavation required, following the completion of all archaeological work on site and any necessary post-excavation specialist analysis. All resulting and associated archaeological costs shall be borne by the developer.

Reason: To ensure the continued preservation (either *in situ* or by record) of places, caves, sites, features or other objects of archaeological interest.

You are requested to send any further communications to this Department's Development Applications Unit (DAU) at manager.DAU@npws.gov.ie, where used, or to the following address:

The Manager
Development Applications Unit (DAU)
Government Offices
Newtown Road
Wexford
Y35 AP90

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A handwritten signature in dark ink, appearing to read 'David O'Connor', with a horizontal line underneath.

David O'Connor
Development Applications Unit
Administration