

**DEVELOPMENT UNDER SECTION 182A(1)
(ELECTRICITY TRANSMISSION LINES) OF THE
PLANNING AND DEVELOPMENT ACT 2000 –
2024.**

Meath County Council

Planning Submission Report

to

An Coimisiún Pleanála

Reference: ACP-324455-26

Proposed Development:

Proposed 110 kV/38kV/Medium voltage (MV) electrical substation and all associated infrastructure at a site north of the Drogheda Business and Technology Park, Donore Road, within the townland of Rathmullan, Drogheda, County Meath.

Location:

Rathmullan, Drogheda, County Meath

Report Date:

11 September 2026

An Coimisiún Pleanála Due Date:

14 September 2026

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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 27 July 2026 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 and 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 involves the installation of a new 110kV/38 kV/MV distribution station on a c.1.69Ha site north of the Drogheda IDA Business and Technology Park, Donore Road, Drogheda, County Meath.

The proposed site is located north of the existing development within the Drogheda Business and Technology Park, immediately north of Drogheda College. The M1 is located 400m west of the site, while the Meath/Louth border is 300m east. The primary land uses in the surrounding area comprise agricultural, residential, educational and industrial. Access to the site is to be from the existing business park access road at the Donore Road and the existing roundabout at Drogheda College. The Amazon Data Centre and Oldbridge 110kV substation site are located to the south/south-west of the subject site within the adjacent Business Park.

The site is bounded by agricultural lands to the immediate north and east with existing housing developments beyond, to the south by Drogheda College and the remainder of the IDA business park and to the west by further agricultural lands, the existing Oldbridge 11Kv substation and the M1 motorway beyond that.

The site is not located within the curtilage of, or in close proximity to a Protected Structure and neither is it within a Zone of Archaeological Notification.

The site is located within the 'Coastal Plains' Landscape Type as defined in the Meath County Development Plan 2021-2027 (CDP) which is identified as having 'Moderate Value' and 'High Sensitivity' to development.

- Landscape Value: High
- Landscape Sensitivity: Moderate

[illegible]

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3.0 Development Description

The following development description has been extracted from the planning application in the interest of completeness.

“The proposed development will consist of the construction of a 110 kV/ 38 kV/ Medium Voltage (MV) electrical substation and will include the following:

- *Construction of 1 no substation compound (c. 5646 sqm) with 2.6m high palisade fencing and gates, containing:*
 - *1 no. 110 kV GIS building (c. 707sqm footprint; c. 12m in height);*
 - *1 no. 38 kV Gas Insulated Switchgear (GIS) building (c. 232sqm footprint; c. 7m in height);*
 - *2 no. Bunded 110 / 38 kV Transformers (c. 5 m in height) with associated electrical equipment,*
 - *2 no. Bunded 38 kV/ MV Transformers (c. 5m in height) with associated electrical equipment;*
 - *2no. fire walls (c. 5.5m height by c. 5m length) separating the 110 / 38 kV Transformers and 38 kV/ MV Transformers;*
 - *3 no. bunded Arc Suppression Coils (c. 4m in height) with associated electrical equipment;*
 - *Neutral earth resistor (c. 2m height) and neutral earth switch (c. 3.9m high);*
 - *Concrete post and rail fence (1.4m high).*
- *All associated site development works including provision of new site entrance, internal access, lighting poles (c. 4m high), 1 no. Emergency, stand-by Diesel Generator, 3 no. lightning monopoles (c.15m high), telecommunications, landscaping, site services including drainage, trenching and ducting and all other ancillary works.*

The proposed Donore 110 kV substation will be tail fed from (i.e. power fed from one direction only) from the new Oldbridge 110 kV substation which is connected to the 110 kV transmission line.”

A letter of consent from the relevant landowner has not been submitted. It is acknowledged that where, in instances such as the subject development, the red line development boundary has encroached into landholdings outside of the Applicant's control, the ESB has statutory powers to undertake the proposed development, arising from the Electricity Supply Act, 1927, as amended, and Article 22(2)(g)(ii) of the Planning and Development Regulations, 2001, as amended.

ESB are the legal owner of the electricity distribution network and derives sufficient legal interest from the Electricity Act 1927, as amended, to enter onto lands for the purpose of any works relating to electrical infrastructure.

Notwithstanding the above, the Planning Authority would consider it appropriate that the Applicant provide the Commission and Planning Authority with a signed letter of consent from the relevant landowners.

4.0 Planning History

A review of Meath County Council's planning register and mapping indicates no planning history associated with the subject site.

5.0 Pre-Planning Consultation

A pre-application meeting was held with Meath County Council (MCC) on 11 November 2025 (reference PP2025/379C). This meeting was attended by MCC, ESB and Mott MacDonald and an overview of the proposed development, need for the proposed development and status of the current application was discussed.

MCC acknowledged the proposed development complies with the land use zoning on site. Matters discussed related to EIA screening, grid connection for the proposed substation, landscape and visual assessment, archaeological assessment, and ecological surveys and inputs within and around the site.

An overview of the EIA screening for the proposed development is set out in Section 1.4.2. of the PECR. The details on grid connection for the proposed substation are provided in Section 1.3.2. Chapter 8 of the PECR discusses the ecology surveys undertaken as well as providing a biodiversity assessment; Chapter 11 provides architecture, archaeology and cultural heritage assessment, and Chapter 12 provides an assessment of landscape and visual impacts. An AA Screening report has also been submitted as part of this planning application.

On foot of queries from Meath County Council relating to the grid connection, ESB clarified that the proposed Donore substation will be tail fed (i.e. power fed from one direction only), from the 110 kV busbar in the new Oldbridge 110 kV substation.

6.0 Relevant Planning Policy

6.1 National Planning Policy

Project Ireland 2040 - National Planning Framework (NPF) was adopted on 29/05/18 and sets the national policy context. The Framework as reviewed and duly updated in 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.

6.2 Climate Action Plan 2025

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

The CAP includes a series of measures to support Ireland's renewables programme, including the accelerated delivery of onshore wind, offshore wind, and solar through a competitive framework to reach 80% of electricity demand from renewable energy by 2030. It reflects the Government's commitment to develop transformational policies, measures, and actions required to meet the electricity sector's carbon budget programme and sectoral emissions ceilings, while also recognising the critical role electricity will play in the decarbonisation of other sectors including heat, transport and industry.

6.3 Interim Guidance to Road Authorities: Version 2

Interim Guidance to Road Authorities regarding the proposed placement of Medium or High Voltage electricity assets, including ducts, cables, and associated infrastructure under public roads Version 2 is effective from 01/03/2026.

'*Interim Guidance – Version 1*' continues to apply to all projects either submitted for planning and/ or applied for road opening licence, during the period 14th March 2025 to 28th February 2026.

The 'Interim Guidance' has been developed to assist in the delivery of the grid infrastructure rollout by the energy sector while also seeking to mitigate impact and ensure the continued proper management of the road network. It is produced by the Roads and Transportation stakeholders including the Department of Transport (DoT), Transport Infrastructure Ireland and Road Authorities, and the Department acknowledges collaboration and input from all sectors. The 'Interim Guidance' relates to rural roads only. Rural roads are defined as any public road with a speed limit greater than or equal to 60km/h. Urban Roads with a speed limit of less than 60km/h are to be addressed through existing established procedures, in consultation with the Road Authority. The 'Interim Guidance' is issued *pro tem* until the development of any procedures for the planning, regulation, construction and management of Medium, or

6.4 Regional Planning Policy

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

The RSES 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.

6.5 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 within the Southern Environs of Drogheda Settlement Boundary within the County Meath administrative area and is zoned 'E1 – *Strategic Employment Zones*', for which the objective states:

'To facilitate opportunities for high end technology/manufacturing and major campus style office-based employment within high quality and accessible locations.'

'Utilities' are listed as 'Permitted Uses' on E1-zoned lands.

7.0 Internal Referrals

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

Environment (Surface Water/Flooding)	Report received (05/08/2026); Comments noted. No objection to the proposed development; conditions recommended to be attached to any grant of permission.
Transportation	Report received (28/08/2026); Comments noted. No objection to the proposed development; conditions recommended to be attached to any grant of permission.
Transportation (Public Lighting)	No report returned.
Heritage Officer	No report returned.
Conservation Officer	No report returned.
Ecologist	No report returned.

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

8.0 Planning Assessment

8.1 Principle of Development/Planning Policy

As stated, the Proposed Development is located on lands currently zoned as ‘E1 – Strategic Employment Zones’, for which the objective states:

‘To facilitate opportunities for high end technology/manufacturing and major campus style office-based employment within high quality and accessible locations.’

‘Utilities’ are listed as ‘Permitted Uses’ on E1-zoned lands. The definition for this term is provided in Chapter 11, Development Management Standards & Land Use Zoning Objectives, of the CDP, which stipulates that:

‘Utilities comprise of water, wastewater, electricity, telecommunications, transport infrastructure’.

The Planning Authority notes that the development for the proposed Donore 110kV Substation aligns with the National Planning Framework (NPF) in terms of the National Strategic Outcome (NSO) 8, 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.

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 being;

- INF POL 46 To support and facilitate the development of enhanced electricity and gas supplies, and associated networks, to serve the existing and future needs of the County and to facilitate new transmission infrastructure projects that may be brought forward during the lifetime of the plan including the delivery and integration, including linkages of renewable energy proposals to the electricity transmission grid in a sustainable and timely manner.
- INF POL 47 To co-operate and liaise with statutory and other energy providers in relation to power generation in order to ensure adequate power capacity for the existing and future business and enterprise needs of the County.
- INF POL 50 To require that the location of local energy services such as electricity, be undergrounded, where appropriate

Each of the above supports the development of enhanced electricity networks to meet current and future needs locally and nationally.

In terms of the rationale behind the proposed development, the applicant has stated the following;

“Following a network assessment and investment appraisal, ESB Networks DAC has determined that a new 110 kV /38 kV/MV distribution substation is required to add capacity and improve the Distribution Security of Supply for the greater Drogheda area. The main drivers are outlined below.

At present, Drybridge 110 kV substation is the main source of supply to all 38 kV substations in Drogheda Town. The existing two 110 kV/ 38 kV transformers in Drybridge 110 kV substation are capacity restricted, and at present growth rates it is expected that they will be overloaded within the next five years. Additionally, the 38 kV loop that feeds Rathmullan substation is overloaded. As such, it is necessary to take load off the existing 38 kV loop and the Drybridge 110 kV substation.

Crucially, there is no available residual capacity for future growth on the existing 110 kV transformers at Drybridge 110 kV substation to meet an increase of load growth in the greater Drogheda area (including demand arising from zoned development lands, residential and industrial/commercial growth). It is therefore essential that a new high voltage (HV) substation is built in Drogheda to allow electricity to be distributed through the lower voltage network to customers.

In addition, the Drogheda South Town Loop is a “40MVA” loop, feeding 45MVA of load. It is not capable of withstanding significant growth with the current arrangement of Julianstown and Duleek 38 kV substations being fed from this loop. If loads increase significantly at Julianstown or/and Duleek, it would be necessary to offload some load from Rathmullan and Mornington Road Substations. Rathmullan and Mornington Road are presently heavily loaded. Given that they will be the most likely feeding substations to feed new loads on the Donore Road and in Bettystown, it is unlikely that they could be used to offload Julianstown and Duleek to take load off the town loop. It is therefore essential that load is taken off the 38 kV town loop and the proposed 110 kV /38 kV /MV substation at Donore will provide this solution.

In summary, the proposed Donore 110 kV substation will be the primary distribution substation for the urban and suburban areas of Drogheda Town, providing much needed growth capacity and security of supply. The existing urban 38 kV substations at Rathmullan and Mornington Road will be offloaded to the Donore 110 kV substation, which will reduce load at the existing Drybridge 110 kV substation and allow for future rural distribution substations to be connected.”

The PECR submitted details that in the absence of the proposed project's implementation, the existing network will be unable to meet future expected demand, resulting in significant constraints on development and increased risks to the reliability of electricity supply.

This development type supports broader policy objectives for economic growth and renewable energy integration and is therefore acceptable in principle, subject to compliance with all other planning and environmental considerations.

The Planning Authority notes the gross floor space for the proposed development, as per the calculations on the submitted application form, to be 1,749.9m². The Planning Authority understands this floor area to represent the proposed structures within the overall proposed compound. The entirety of the compound proposed shall comprise an area of 5,646m², as described in section 3.3.1 of the PECR submitted.

Further design characteristics of note include the proposed finished colours to be an olive green (RAL 6003) colour, sensor-activated lighting on site, 0.8Ha of grassland within the site managed for pollinator insects and to promote natural regeneration of native grassland with all existing hedgerows to be maintained (where possible) and bolstered with additional planting.

8.2 Access, Traffic & Parking

The application was referred to Meath County Council's Transportation Department, with the following comments received:

Access

The proposal utilises an existing established road network within the IDA Business and Technology Park and no direct access onto the public road network is proposed. All construction traffic is proposed to use: M1 Motorway → Junction 9 → Donore Road → IDA Business & Technology Park Access Road → Site Access.

Traffic and Transport

It is envisaged that the civil works will take approximately 12 months to complete followed by electrical installation and commissioning lasting for approximately 18 months and will generate construction personnel traffic, HGV traffic and abnormal load deliveries associated with transformers and electrical equipment. Construction traffic is forecast to generate:

- *Up to 20 HGVs per day (40 HGV movements).*
- *Approximately 45 construction workers at peak.*
- *Up to 36 employee vehicles per day.*
- *Peak construction traffic level of approximately 112 vehicle movements per day. The applicant's assessment concludes:*
- *The submitted assessment predicts an increase of approximately 2% in total traffic on the M1 Junction 9 slip roads during the peak construction period.*
- *No significant traffic impacts are anticipated.*
- *A Construction Traffic Management Plan will be implemented.*

The peak construction traffic level of approximately 112 vehicle movements per day is anticipated to occur for approximately two months. The applicant states

that routing and traffic management arrangements will be determined later by the contractor through an Abnormal Load Assessment.

Construction Traffic Management Plan (CTMP)

The submitted CTMP provides a reasonable framework for the management of construction traffic and includes measures such as designated haul routes, wheel washing facilities, road sweeping, speed control measures, temporary signage, contractor parking management and community liaison procedures. A more detailed Construction Traffic Management Plan should be submitted for agreement with the Planning Authority prior to the commencement of development.

The conditions requested by the Transportation Department have been provided under Section 13.0 of this Report.

8.3 Water Services & Drainage

Proposals were referred to Meath County Council's Environment (Flooding/Surface Water) Department for technical review. The comments returned are set out below;

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 for the development of a new 110kV/38kV/Medium voltage (MV) electrical substation and all associated infrastructure 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.

Surface Water Treatment & Disposal

The applicant proposed a basin to attenuate surface water runoff from the internal road and hardstanding surfaces. The proposed attenuation basin will be formed with an impermeable geomembrane lining to avoid any oily water infiltration into the ground in the event of any contaminants appearing in the drainage system. There's no drainage detail provided for the access road. Storm duration used in the calculation is 48 hours (2 days).

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

1. *The applicant shall maximise the opportunity for onsite infiltration where possible.*
2. *Prior to the commencement of any of the development on site, the applicant shall agree in writing with the planning authority a revised surface water drainage system that is SuDS compliant.*
3. *Prior to the commencement of any of the development on site, the applicant shall submit a detailed topographical survey that includes all details of any nearby drainage ditches or water courses. Details required to be agreed with the planning authority.*
4. *Prior to the commencement of any of the development on site, the applicant shall agree in writing any soiled water/contaminated water management systems that may be required for the proposed development.*
5. *All surface water design/work shall comply fully with the Greater Dublin Strategic Drainage Study (GDSDS) Regional Drainage Policies Volume 2, for New Developments.*
6. *All surface water design/work shall comply fully with the Greater Dublin Regional Code of Practice for Drainage Works Volume 6.*

8.4 Protected Structures & Architectural Conservation Areas.

There are no Protected Structures or Architectural Conservation Areas proximate to the application 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.

8.5 Landscape & Visual Impact

The following CDP policies and objectives are considered relevant:

- *HER POL 22 Seek the retention of surviving historic plot sizes and street patterns in the villages and towns of Meath and incorporate ancient boundaries or layouts, such as burgage plots and townland boundaries, into re-developments.*
- *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 'Coastal Plains' Landscape Area 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

A Landscape and Visual Impact Assessment (LVIA) has been submitted with this application for the proposed development, which is noted.

The assessment finds that the sensitivity of landscape receptors within the study area typically ranges between High-Medium and Medium-Low.

High-Medium sensitivity is generally associated with the views from the elevated Donore Graveyard to the southwest and the Drybridge area, north of the River Boyne to the northwest of the application site. These views are characterised by predominantly agricultural landholdings, extensive mature tree and hedgerow growth and Drogheda in the background.

Medium-Low sensitivity applies to other, more typical views within the working rural landscape such as that containing the site and the majority of the northern and eastern study area.

An Coimisiún Pleanála should be satisfied that the proposed development would not give rise to any significant landscape visual impacts.

9.0 Appropriate Assessment

The proposed development is not located within or in direct proximity to any Natura 2000 sites. The nearest European sites are as follows;

- River Boyne and River Blackwater SAC (Site Code: 002299),
- River Boyne and River Blackwater SPA (Site Code: 004232).

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 current assessment investigates the potential for significant effects arising from the proposed works on the SCIs and QIs of European sites within the Natura 2000 network. The assessment considers whether the proposed works, either alone or in combination with other projects or plans, will have a significant effect on these European Sites.

It is concluded that there is no potential for significant effects on any European Sites from the project, alone or in-combination, with other plans or projects.

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

10.0 Environmental Impact Assessment

Under paragraph 3(b) “Energy Industry” of the Environmental Impact Assessment (EIA) Directive 85/337/EEC on the assessment of the effects of certain public and private projects on the environment, the following is set out;

“Industrial installations for carrying gas, steam and hot water with a potential heat output of 300 megawatts or more, or transmission of electrical energy by overhead cables not included in Part 1 of this Schedule, where the voltage would be 200 kilovolts or more.”

The proposed development includes construction of a new 110 kV GIS substation and installation of new underground cables. The development also includes the construction 1no. 38kV GIS building, 2no. banded 110/38kV transformers with associated electrical equipment, 2no. banded 38 kV/MV transformers.

The proposed development is not an industrial installation. Whilst it is an installation for the purposes of transmission of electrical energy by overhead cables, the proposed voltage of the development relates to 110kV, which is below the threshold of 200 kilovolts specified in paragraph 3(b). As such, an EIA is not required under paragraph 3(b) of Part 2 of Schedule 5 of the Planning and Development Regulations 2001-2026.

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.

It is noted that measures are included as part of the development to mitigate environmental/ecological impact, including enhancement measures to increase the extent of hedgerow habitat at the site in addition to wildflower management within the proposed compound, which is intended to create a habitat of greater ecological value than the baseline, which is intensively managed farmland.

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

11.0 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 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

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.

12.0 Conclusion

In the context of national, regional and local planning policy and the planning history of the site, it is the Meath County Council's considered and informed 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.

13.0 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 commencement of development, the applicant shall submit for the written agreement of the Planning Authority, a detailed schedule of floor areas proposed for the compound in specific correlation with the total proposed area as stipulated in the development description.

Reason: In the interest of clarity.

3. Prior to commencement of development, the applicant shall submit for the written agreement with the Planning Authority, a revised boundary treatment plan in lieu of palisade fencing that serves to mitigate against any potential for undue noise levels from plant within the compound. Boundary treatment(s) should also seek to preserve visual amenity within the area.

Reason: In the interest of environmental, residential and visual amenity.

4. Prior to the commencement of development, the applicant shall submit a Construction Stage Traffic Management Plan for written agreement with the Planning Authority.

Reason: In the interest of orderly development and traffic safety.

5. The delivery of abnormal loads for the construction of the development shall be managed in accordance with a Construction Stage Traffic Management Plan, which shall be submitted to, and agreed in writing with the planning authority prior to commencement of development. This plan shall provide details of the road network to be used by construction traffic, including over-sized loads, and detailed arrangements for the protection of bridges, culverts or other structures to be traversed, as may be required. The plan should also contain details of how the developer intends to engage with and notify the local community in advance of the delivery of oversized loads.

Reason: In the interests of public safety and residential amenity.

6. Road drainage shall be provided in compliance with the Department of Transport "Guidelines for Road Drainage - 2nd Edition, 2022". Any drainage pipe installed shall be at least 300mm in diameter and in any case be no less than the nearest downstream pipe diameter.

Reason: In the interest of traffic safety.

7. The Applicant shall implement/comply with the following requirements of Meath County Council's Environment (Surface Water) Department:
 - a. The applicant shall maximise the opportunity for onsite infiltration where possible.
 - b. Prior to the commencement of any of the development on site, the applicant shall agree in writing with the planning authority a revised surface water drainage system that is SuDS compliant.
 - c. Prior to the commencement of any of the development on site, the applicant shall submit a detailed topographical survey that includes all details of any nearby drainage ditches or water courses. Details required to be agreed with the planning authority.
 - d. Prior to the commencement of any of the development on site, the applicant shall agree in writing any soiled water/contaminated water management systems that may be required for the proposed development.
 - 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)

8. 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)

9. The applicant/developer shall comply with the following Environmental Condition(s):
- (i) 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.
 - (ii) 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.
 - (iii) Dust emissions during the construction phase shall not exceed 350mg/m²/day at the site boundaries.
 - (iv) 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.
 - (v) Burning of waste, including green waste, is prohibited on site.
 - (vi) Prior to the commencement of site clearance the applicant shall notify the Environment Waste Department of Meath County Council in writing, regarding a commencement date for same
 - (vii) 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.

- (viii) The applicant has submitted a CEMP to Meath County Council. 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.
- (ix) 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.
- (x) 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.
- (xi) 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.
- (xii) The applicant/contractor shall utilise a silenced generator for the duration of the works, if applicable.
- (xiii) 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.
- (xiv) 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.

- (xv) 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.

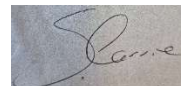
Reason: In the interests of environmental protection, the protection of surrounding residential amenities and the proper planning and sustainable development of the area. (Environment)

10. 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.



Matthew Tully
Executive Planner



Sandra Carrie
A/Senior Executive Planner
11/09/2026

Alan Russell

Senior Planner
Alan Russell

Gareth McMahon

Gareth McMahon
Director of Service

Appendix 1

Site Inspection Photographs, Internal Referral Reports & Commentary









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. 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.
8. 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.
9. 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.
10. 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).
11. 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/>.
12. 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.

13. 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 is advised to contact the ESB in advance of commencement of construction in relation to works adjacent to electricity infrastructure.

18. 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.

19. 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.