

Daniel O'Connor

From: Claire Boohan <cboohan@clarecoco.ie>
Sent: Tuesday 29 September 2026 14:52
To: SIDS
Subject: Your Ref: ACP-324491-26 Our Ref: AMcC
Attachments: 0405_001.pdf

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A Chara,

Please see the attached submission.

You might please acknowledge same.

Many thanks.

Mise le Meas,

Claire

Claire Boohan
Clerical Officer

Planning, Placemaking & Economic Development

Clare County Council, Áras Contae an Chláir, New Road, Ennis, Co. Clare, V95 DXP2

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COMHAIRLE CONTAE AN CHLÁIR
CLARE COUNTY COUNCIL



Tá an t-eolas atá sa ríomhphost seo, agus in aon cheangaltán leis, rúnda, agus is d'aird agus d'úsáid an fhaighteora nó na bhfaighteoirí amháin nó eintiteas ainmnithe thuas atá sé. Murar tusa faighteoir beartaithe an ríomhphoist seo nó aon chud de, níor chóir duit an teachtaireacht seo a úsáid, a nochtadh, a chóipeáil, a dháileadh nó a choinneáil. Más rud é gur trí bhotún a fuair tú an ríomhphost seo cuir sin in iúl don tseoltóir gan mhoill.

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COMHAIRLE
CONTAE AN CHLÁIR

CLARE
COUNTY COUNCIL

29th September 2026

Your Ref: ACP-324491-26
Our Ref: AMcC

An Coimisiún Pleanála
64 Marlborough Street
Dublin 1
D01 V902

AN COIMISIÚN PLEANÁLA	
LDG-	_____
ACP-	_____
30 SEP 2026	
Fee: €	Type: _____
Time: 4:15	By: <u>DFG</u>

Re: 10 Year Planning Permission for a 110kV Substation, underground grid connection and associated infrastructure at Ballyglass, Blackwater, Castlebank, Lakyle, Mountcatherine, Oakfield, Parkroe, Reanabrone, Rosmadda West, Ruanard (townlands) and Ardnacrusha, Co. Clare

A Chara,

I refer to your letter dated 07th August 2026.

The Planning Authority's submission/report is **attached** herewith.

Mise le meas,

Claire Boohan

Planning, Placemaking & Economic Development



CLARE COUNTY COUNCIL

PLANNING REPORT

**Planning Authorities submission on Strategic Infrastructure Application made to
An Coimisiún Pleanála - ACP REFERENCE: 324491-26**

1.0 Introduction

Proposed Development

An application has been made under section 182A of the Planning and Development Acts (as amended) by Reeve Wave Ltd. for the approval by An Coimisiún Pleanála for a period of 10 years for development at Ballyglass, Blackwater, Castlebank, Lakyle, Mountcatherine, Oakfield, Parkroe, Reanabrone, Rosmadda West and Ruanard (townlands), Ardnacrusha, County Clare.

The proposed development will consist of the provision of the following:

- A 110 kilovolt (kV) Air-Insulated Switchgear (AIS) electrical substation, including 2 no. single-storey control buildings with staff welfare facilities,
- Underground wastewater storage tank,
- All associated electrical plant, cabling, equipment and apparatus, and security fencing, within a substation compound with a total footprint of approximately 0.8 ha;
- 5.6-kilometre (km) 110kV underground cabling route, with 4.75km following the public road corridor and 0.85km along new proposed access track across agricultural grassland and private access tracks (including joint bays, communication and earth sheath link chambers and all ancillary works along the route);
- 1 no. temporary construction compound (including offices and staff welfare facilities); temporary construction and operational access from a new entrance from the L70382;
- Spoil management, landscaping and earthworks;
- Site drainage; All ancillary works and apparatus.

The development subject to this application forms part of grid connection and access arrangements which will facilitate the connection of the permitted Ballyglass Solar Array Phase 1 (Clare County Council Reference P22 591 and An Coimisiún Pleanála Reference ABP-316043-23) and Phase 2 (Clare County Council Reference P24-60485 and An Coimisiún Pleanála Reference PL-500253-CE 25) to the national grid. This application is accompanied by a Natura Impact Statement (NIS)

2.0 Site Location

The subject site, which covers approximately 13.5 hectares, includes agricultural land, private property and sections of the public road network within the townlands of Ballyglass, Blackwater, Castle bank, Lakyle, Mount Catherine, Oakfield, Parkroe, Reanabrone, Rosmadda West and Ruanard, Ardnacrusha, County Clare.

The proposed substation will be located on a greenfield site within the townlands of Oakfield and Ruanard. The associated grid connection route extends for approximately 5.6 kilometres between the proposed substation and the existing Ardnacrusha substation.

The site is located about 1 kilometre northeast of Ardnacrusha village and approximately 2.8 kilometres northeast of the northern outskirts of Limerick City. The surrounding area contains a mix of land uses, including agricultural land, road infrastructure, residential properties, employment-related development and renewable energy projects. The area is also home to the Ardnacrusha Hydroelectric Power Station, Ireland's largest hydroelectric power scheme, which has been in operation since 1929.

Access to the proposed substation will be provided by a new entrance from the L70382 public road to the west. The substation site is located entirely within lands that form part of the proposed Ballyglass Solar Array Phase 2 development (Clare County Council Reference P24-60485 / An Coimisiún Pleanála Reference PL25.500253) and is situated within approximately 300 metres of the permitted Ballyglass Solar Array Phase 1 development.



Figure 1: Site Location (taken from submitted Planning and Environmental statement)

3.0 Planning Policy Context

The following national level planning policy has been considered in the assessment of this development proposal:

National Planning Framework (2025)

National Policy Objective 70:

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

National Policy Objective 71:

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

The Following regional level planning policy has been considered in the assessment of this development proposal;

Regional Spatial & Economic Strategy for the Southern Region (Southern Regional Assembly)

The Regional Spatial & Economic Strategy for the Southern Region came into effect on the 31st of January 2020. Section 8.2 "Strategic Energy Grid" states that

"There is significant potential to use renewable energy across the Region to achieve climate change emission reduction targets. With costs actively driven down by innovation in solar, onshore and offshore wind in particular, the renewable industry is increasingly cost competitive. The RSES supports renewable industries and requirements for transmission and distribution infrastructure". Regional Policy Objective RPO 99 'Renewable Wind Energy' states:

Clare County Development Plan 2023-2029 (as varied)

The following objectives of the Clare County Development Plan 2023-2029(as varied) have been considered;

As per the **Clare County Development Plan 2023 to 2029** the subject lands are is located in a rural area to the south east of the settlement of Newmarket on Fergus and to the north of the settlement of Shannon and is on lands that are designated as being a rural area that is under Urban generated pressure for development and designated as a Working Landscape.

There are numerous recorded monuments within the site boundary and close to the boundaries of this site.

Having regard to the nature of the lands that make up this site and the nature of the development proposals, the following policies of the County Development Plan are considered in the assessment of this application:

- CDP 2.14 – Transition to a Low Carbon Economy and Society
- CDP 2.18 – Solar Energy
- CDP 8.12 – Renewable Energy Development
- CDP 11.44 - Energy Security
- CDP 11.45 – Electricity Networks

- CDP 11.47 – Renewable Energy
- CDP 14.3 – Western Corridor Working Landscape
- CDP 15.3 – European Sites
- CDP 15.8 – Non designated sites and biodiversity
- CDP 15.10 – Environmental Impact Assessment
- CDP 15.12 – Biodiversity and Habitat Protection
- CDP 16.1 – Architectural Heritage
- CDP 16.8 – Sites, Features and Objects of Archaeological Interest

4.0 Relevant Planning History

P 22- 591

Reeve Wave Ltd	Ballyglass, Coolderry, Dromintobin North, Reanabrone and Oakfield (townlands,), Ardnacrusha Co Clare	for a 10-year planning permission for a solar array at Ballyglass, Coolderry, Dromintobin North, Reanabrone, and Oakfield (townlands) Ardnacrusha, Co Clare. The development will consist of c265,000 m2 of solar panels on ground mounted frames, 8 no. single storey control cabins with associated electrical transformer units and hardstand areas, 2 no. ring main units, underground cabling within the solar array site and within the L70382 public road to connect solar array field parcels, security fencing, CCTV, access tracks (upgrade of existing and new), upgrades to four existing agricultural field entrances on the R463, I3046 and L70382 and creation of new entrance on L70382, temporary construction compound, landscaping and all associated ancillary apparatus and development works. The solar array will connect to the national grid and will have an operational lifespan of 35 years. A Natura Impact Statement (NIS) has been prepared in respect of the proposed development and will be submitted to the planning authority with the application
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Permission was granted by Clare County Council subject to conditions. This decision was appealed to An Coimisiún Pleanála and permission was granted subject to conditions.

Reeve Wave Ltd.	Coolderry, Dromintobin North, Dromintobin South, Knockbrack Lower, Knockbrack Upper, Monaskeha, Oakfield and Ruanard (townlands), Ardnacrusha, Co. Clare	a 10-year planning permission for a solar array. The development will consist of c. 330,000 m2 of solar panels on ground mounted frames, 13 no. single storey control cabins with associated electrical transformer units and hardstand areas, 2 no. ring main units, underground cabling within the solar array site and within the R471 public road to connect solar array field parcels, security fencing, internal CCTV, access tracks (upgrade of existing and new), upgrade to 1 no. existing agricultural field entrance and creation of 2 no. new entrances on the R471 and 1 no. new entrance on the L70382, 2 no. temporary construction compounds (including site offices and welfare facilities), landscaping and all associated ancillary apparatus and development works. The proposed development provides for minor modifications to the solar array permitted under Clare County Council Reference P22/591 / An Bord Pleanála Reference ABP-316043-23. These modifications comprise the omission of 1 no. single storey control cabin and associated electrical transformer unit, omission of solar panels and access track, and reconfiguration of internal cabling. The solar array will connect to the national grid and will have an operational lifespan of 40 years. A Natura Impact Statement (NIS) has been prepared and will be submitted to the Planning Authority with the application
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Permission was granted by Clare County Council subject to conditions. This decision was appealed to An Coimisiún Pleanála and permission was granted subject to conditions.

5.0 Views of the authority on the effects of the proposed development on the environment and the proper planning and sustainable development of the area of the authority

5.1 Nature of the development as proposed

The proposed development in this case is encompassed in an application under section 182A of the Planning and Development Acts (as amended) by Reeve Wave Ltd. for the approval by An Coimisiún Pleanála for a period of 10 years for development at Ballyglass, Blackwater, Castlebank, Lakyle, Mountcatherine, Oakfield, Parkroe, Reanabrone, Rosmadda West and Ruanard (townlands), Ardnacrusha, County Clare.

1. The proposed development will consist of the provision of the following:
2. A 110 kilovolt (kV) Air-Insulated Switchgear (AIS) electrical substation, including 2 no. single-storey control buildings with staff welfare facilities,
3. underground wastewater storage tank,
4. all associated electrical plant, cabling, equipment and apparatus, and security fencing, within a substation compound with a total footprint of approximately 0.8 ha;
5. 5.6-kilometre (km) 110kV underground cabling route, with 4.75km following the public road corridor and
6. 0.85km along new proposed access track across agricultural grassland and private access tracks (including joint bays, communication and earth sheath link chambers and all ancillary works along the route);
7. 1 no. temporary construction compound (including offices and staff welfare facilities); temporary construction and operational access from a new entrance from the L70382;
8. Spoil management, landscaping and earthworks;
9. Site drainage; All ancillary works and apparatus. The development subject to this application forms part of grid connection and access arrangements which will facilitate the connection of the permitted Ballyglass Solar Array Phase 1 (Clare County Council Reference P22 591 and An Coimisiún Pleanála Reference ABP-316043-23) and Phase 2 (Clare County Council Reference P24-60485 and An Coimisiún Pleanála Reference PL-500253-CE 25) to the national grid. This application is accompanied by a Natura Impact Statement (NIS)

5.2 Planning History

Due regard and consideration has been given to the past planning permissions at this location and to the two planning permissions under which permission was granted for the wider solar farm development that the proposed works will serve. The relevant Planning applicants and grants of permission are as follows;

P 22- 591

Reeve Wave Ltd	Ballyglass, Coolderry, Dromintobin North, Reanabrone and Oakfield (townlands,), Ardnacrusha Co Clare	for a 10-year planning permission for a solar array at Ballyglass, Coolderry, Dromintobin North, Reanabrone, and Oakfield (townlands) Ardnacrusha, Co Clare. The development will consist of c265,000 m2 of solar panels on ground mounted frames, 8 no. single storey control cabins with associated electrical transformer units and hardstand areas, 2 no. ring main units, underground cabling within the solar array site and within the L70382 public road to connect solar array field parcels, security fencing, CCTV, access tracks (upgrade of existing and new), upgrades to four existing agricultural field entrances on the R463, I3046 and L70382 and creation of new entrance on L70382, temporary construction compound, landscaping and all associated ancillary apparatus and development works. The solar array will connect to the national grid and will have an operational lifespan of 35 years. A Natura Impact Statement (NIS) has been prepared in respect of the proposed development
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		and will be submitted to the planning authority with the application
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Permission was granted by Clare County Council subject to conditions. This decision was appealed to An Coimisiún Pleanála and permission was granted subject to conditions.

P 24-60485

Reeve Wave Ltd.	Coolderry, Dromintobin North, Dromintobin South, Knockbrack Lower, Knockbrack Upper, Monaskeha, Oakfield and Ruanard (townlands), Ardnacrusha, Co. Clare	a 10-year planning permission for a solar array. The development will consist of c. 330,000 m2 of solar panels on ground mounted frames, 13 no. single storey control cabins with associated electrical transformer units and hardstand areas, 2 no. ring main units, underground cabling within the solar array site and within the R471 public road to connect solar array field parcels, security fencing, internal CCTV, access tracks (upgrade of existing and new), upgrade to 1 no. existing agricultural field entrance and creation of 2 no. new entrances on the R471 and 1 no. new entrance on the L70382, 2 no. temporary construction compounds (including site offices and welfare facilities), landscaping and all associated ancillary apparatus and development works. The proposed development provides for minor modifications to the solar array permitted under Clare County Council Reference P22/591 / A Bord Pleanála Reference ABP-316043-23. These modifications comprise the omission of 1 no. single storey control cabin and associated electrical transformer unit, omission of solar panels and access track, and reconfiguration of internal cabling. The solar array will connect to the national grid and will have an operational lifespan of 40 years. A Natura Impact Statement (NIS) has been prepared and will be submitted to the Planning Authority with the application
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Permission for the development was granted by Clare County Council, subject to conditions. This decision was subsequently appealed to An Coimisiún Pleanála, which also granted permission subject to conditions.

It is noted that the development, as approved by both Clare County Council and An Coimisiún Pleanála, was considered to be consistent with national, regional and local planning policy. The relevant planning authorities were satisfied that the proposed development complied with the provisions, policies and objectives of the Clare County Development Plan 2023-2029 (as varied) and represented an appropriate form of development at this location.

5.3 Natura Impact Statement

A Natura Impact Statement (NIS) has been submitted with this application. Prior to the NIS being prepared, the designated ecologist carried out a screening assessment in terms of possible requirement for an NIS and determined that the proposed development is connected to the Lower River Shannon SAC through local watercourses. During construction, there is a risk that sediment or pollutants could enter these waterways and affect protected aquatic species. There is also potential for disturbance to otters where the grid connection crosses the Blackwater (Clare) River.

As these impacts could not be ruled out, particularly in combination with the Ballyglass Solar Array developments, the project could not be screened out for Appropriate Assessment. Therefore, a Natura Impact Statement (NIS) was required. The NIS as submitted focussed on the potential for the proposed development to impact on the Lower River Shannon SAC which is located 1.3km from the proposed solar farm and 1.5km from the proposed substation and grid connection. There is a connection between the site and the Lower River Shannon SAC through local streams and rivers. The proposed development involves crossings of the Oakfield Stream, the Blackwater (Clare) River and the West Roo Stream, all of which eventually flow into the SAC. As a result, there is potential for impacts on the SAC through these watercourses.

The qualifying interests and conservation Objectives of the Lower River Shannon SAC were considered in full in the NIS. It was found that the proposal has potential to impact on small number of the conservation objectives of the SAC and in order to address this matter a range of mitigation measures are outlined in the NIS including:

- Temporary works drainage management.
- Consultation with Inland Fisheries Ireland.
- Sediment control methods to prevent sediments flowing to watercourses.
- Use of Temporary bunds and silt traps.
- Storage of spoil material away from the water course and use of an appropriate buffer area.
- Measures to avoid hydrocarbon loss and spillage.
- Specific mitigation measures to prevent impacts to otters.
- Carrying out of the works during appropriate times of the year.
- Appointment of an Ecological Clerk of works to oversee all works.

The NIS has concluded that, provided all recommended mitigation measures and best practice construction methods are fully implemented, the development will not have any significant adverse effects on the SAC or its protected habitats and species.

The assessment found that the development is located outside any designated European site and will not result in the loss or disturbance of protected habitats. While there is a potential pathway for impacts through local watercourses, the use of appropriate mitigation measures will prevent sediment, pollution or construction-related disturbances from affecting the SAC or its qualifying interests.

Overall, the NIS concludes that the proposed development, either alone or in combination with other projects, will not adversely affect the integrity of the Lower River Shannon SAC, and no significant environmental impacts are expected.

Having considered the Conservation Objectives of the Lower River Shannon SAC, the nature and scale of the proposed development, the permitted developments under Planning References P22-591 and P24-60485, and the mitigation measures outlined in the Natura Impact Statement (NIS), it is my view that the proposed development will not adversely affect any European site. Subject to appropriate planning conditions and the full implementation of the proposed mitigation measures, the development will not adversely affect the integrity of the Lower River Shannon SAC or undermine its conservation objectives, either alone or in combination with other permitted developments.

5.4 Environmental Considerations

The proposed development has the potential to give rise to environmental impacts. To address these matters, the applicant has submitted a Construction and Environmental Management Plan (CEMP) as part of this Strategic Infrastructure Application. This document sets out a comprehensive range of mitigation and management measures designed to avoid, minimise and monitor potential impacts on the local environment during the construction phase of the development.

The measures proposed include site drainage controls, interceptor drains, collector drains, check dams and level spreaders to manage surface water runoff and protect receiving watercourses. The CEMP also provides for surface water mitigation and monitoring measures, controls relating to concrete deliveries and concrete works, and mitigation measures for groundworks activities.

In addition, the plan includes dust and noise control measures, invasive species management measures, and waste management procedures to ensure that construction activities are carried out in an environmentally responsible manner and in accordance with best practice.

In addition to the above measures the applicant has outlined roles and responsibilities in terms of implementation of the proposed environmental protection measures, with the Construction manager and Site Environmental manager/ Environmental Clerk of work having significant roles in this regard, with additional roles assigned to the project ecologist, project Hydrologist, and project archaeologist. Proposals for monitoring and for environmental audits of the proposed development are also outlined.

It is my view that provided that all elements of the proposed Construction Environmental Management plan are implemented in full, the proposed development will not impact negatively on the environment.

5.5 Environmental Impact Assessment

The applicant has submitted an Environmental Impact Assessment (EIA) Screening Report prepared by HWP Planning. The report assesses all aspects of the proposed development and its potential environmental effects.

The screening concludes that the proposed 110 kV substation, grid connection and Ballyglass Solar Array phases are not developments that require a mandatory EIA under Part 1 or Part 2 of Schedule 5 of the Planning and Development Regulations. However, under S.I. No. 383 of 2023, the development is subject to sub-threshold EIA screening.

Having considered the information provided and the accompanying technical assessments, the report concludes that a sub-threshold EIA is not required. Appropriate mitigation measures have been incorporated into the project design, and no significant adverse environmental effects are anticipated during the construction, operational or decommissioning phases of the development. The supporting technical reports similarly conclude that the proposed development is unlikely to result in significant environmental impacts.

5.6 Built Heritage and Archaeology

The matters of Built heritage and archaeology are considered in the documents 'Archaeological Impact Assessment' and 'Planning and Environmental report' submitted with this SID application.

The Archaeological Impact Assessment as submitted considered both the archaeological and built heritage of the area. No structures listed on the National Inventory of Architectural Heritage (NIAH) are located within the proposed substation site or within 500 metres of it, and no existing structures are present on the site. Historical mapping indicates that a former building on the site had been removed by the late nineteenth century, while an assessment of local townland names did not identify any particular archaeological or heritage significance.

The proposed grid connection route is associated with two Protected Structures. The route terminates within the operational compound of Ardnacrusha Power Station (RPS No. 311), which is of national heritage significance. As the grid connection will be installed underground within the existing compound, no adverse impacts on the character, setting or significance of the structure are anticipated. The nearby Headrace Canal will also remain unaffected by the proposed works.

The route also passes close to Blackwater Bridge (RPS No. 650). However, the crossing of the Blackwater (Clare) River will be undertaken by Horizontal Directional Drilling beneath the riverbed, thereby avoiding any direct impact on the bridge or its structure.

Having regard to the above, it is concluded that the proposed development will not adversely affect the architectural or built heritage resource of the area. As the cable will be located underground, no permanent visual impacts on the identified Protected Structures are anticipated following completion of the works.

5.7 Water Supply and Wastewater Services

In terms of water supply to serve the proposed development, it is stated on the application form that water will be provided either through the harvesting of rainwater from the roofs of the proposed buildings or, alternatively, by means of a groundwater well located adjacent to the proposed 110kV onsite substation.

In terms of wastewater management, it is proposed to install a 5m³ holding tank, with wastewater to be removed from the site by a licensed contractor in accordance with EirGrid specifications.

Having regard to the limited water demand associated with the development and the proposed wastewater arrangements, the proposed water supply and wastewater treatment measures are considered acceptable.

5.8 Flood Risk Assessment

The applicant has provided a flood risk assessment within the *Planning and Environmental Report* submitted with the application.

The assessment found that the majority of the site is located outside identified flood risk areas, having regard to flood mapping prepared by the Office of Public Works (OPW) and Clare County Council. While a section of the application boundary crosses an area associated with the Blackwater (Clare) River that is identified as being at risk of flooding, the proposed crossing will be undertaken by Horizontal Directional Drilling (HDD), with the HDD launch and reception pits located outside the flood risk area.

The assessment also notes that there is no recorded history of flooding on the subject lands or along the local access routes that will be used during the construction phase. Having regard to the information submitted, it is considered that flood risk and drainage issues have been satisfactorily assessed and addressed within the application documentation.

5.9 Visual Impact and Residential Amenity

Consideration has been given to the potential for the proposed development to impact upon the visual and residential amenities of the area. It is acknowledged that the applicant has submitted a Landscape and Visual Impact Assessment (LVIA) as part of this Strategic Infrastructure Development (SID) application to An Coimisiún Pleanála.

The LVIA concludes that the proposed substation and grid connection will have a very limited visual impact on the surrounding area. The assessment examined the site and receiving

landscape, including nearby scenic routes, protected structures, public amenities and roads within a 3 km study area.

Four representative viewpoints were assessed, with visual effects ranging from slight to imperceptible. Owing to the existing landform and vegetation, the proposed development will not be visible from the majority of viewpoints. While partial and distant views of elements of the substation may be available from one viewpoint, these elements are not expected to be visually prominent within the wider landscape.

The LVIA further concludes that both the construction and operational phases of the development will result in only minor landscape impacts. Existing hedgerows are to be retained and supplemented with additional planting to further screen the development and assist in its integration into the surrounding landscape.

The assessment also considered cumulative impacts arising from the permitted Ballyglass Solar Array developments and other solar energy projects in the area. The report concludes that the proposed substation and grid connection will result in only a minor increase in visible infrastructure and will not give rise to significant landscape or visual impacts, either individually or cumulatively.

Having regard to the nature and scale of the development proposed, together with the findings of the submitted LVIA, I am satisfied that the proposed development will not have a significant adverse impact on the visual amenities of the area.

I have also considered the proposed development in terms of its potential impact on residential amenity. According to the information submitted with this SID application, the layout of the proposed substation and grid connection has been carefully designed to minimise impacts on nearby residential properties. The proposed substation is to be located within the Ballyglass Solar Array Phase 2 lands and is set back from both public roads and residential properties. The nearest third-party dwelling is located approximately 200 metres to the north of the proposed substation compound.

The submitted information also states that the site occupies a low-lying location which benefits from natural screening provided by the existing topography and vegetation. Additional landscaping measures, including reinforced hedgerow planting, are proposed to further screen the development and assist in its assimilation into the surrounding landscape. The submitted photomontages demonstrate that the substation will have very limited visibility, with only small upper sections of certain electrical equipment and lightning protection poles likely to be visible from limited viewpoints.

Having regard to the nature and scale of the development proposed, the separation distances involved, the screening measures proposed, and the information submitted as part of this SID application, I am satisfied that the proposed development will not have a significant adverse impact on either the visual or residential amenities of the area.

5.10 Traffic and Road Safety

Having regard to the information submitted with this SID application, it is considered that the proposed development can be satisfactorily accessed from the L70382 by means of a new site entrance designed with adequate sightlines and visibility splays. Vehicle tracking assessments demonstrate that both construction and operational traffic can safely access and egress the site, including the delivery of oversized components such as the substation transformer.

Once operational, the substation will be unmanned and monitored remotely, resulting in very low traffic generation, limited primarily to occasional maintenance visits and periodic servicing requirements. In this regard, the operational phase of the development is not expected to give rise to any significant impacts on the local road network and, overall, traffic levels associated with the site will be lower than those arising from the existing agricultural use of the lands.

While the construction phase will generate an increase in traffic movements, these impacts will be temporary and limited in duration. A range of mitigation measures, including traffic management procedures, delivery scheduling, advance warning signage, road condition monitoring and agreed traffic management arrangements with Clare County Council, are proposed to minimise disruption to road users. It is considered that these measures will ensure that construction traffic is managed in a safe and orderly manner and will prevent any significant adverse impacts on road safety, traffic operation or the convenience of existing road users.

A Road Opening Licence will be required for the proposed grid connection works within the public road, and the road reinstatement requirements will be addressed as part of that licence process.

Overall, having regard to the information submitted, the conclusions of the Site Access Report, the proposed construction traffic management and mitigation measures, I am satisfied that the existing road network has sufficient capacity to accommodate the proposed development. I am further satisfied that the proposed development will not give rise to any significant road safety concerns during either the construction or operational phases and will not result in any significant adverse impacts on the carrying capacity, safety or convenience of the local road network.

5.11 Development Contributions

The floor space proposed in the proposed development is 597m² (as per the application form submitted). As per Clare County Councils Development Contribution Scheme 2023-2029 a contribution at a rate of €20 per m² of floor area (non-residential development) is required in this case resulting in a contribution of **€11,940.00** (€20 x 597m²). A contribution is also required for the underground distribution lines at €10,000 per km (5.6km) - **€56,000.00**.

6.0 Recommended Planning Conditions

In the event that An Commission Pleanála deems it appropriate to grant permission for the proposed development it is deemed appropriate that the following planning conditions be applied:

(1) The development shall be carried out and completed in accordance with the plans, particulars and documentation received by An Coimisiún Pleanála on [insert date], except as may otherwise be required in order to comply with the following conditions.

Reason: In the interests of orderly development.

(2) All external finishes of the proposed buildings and structures shall be as detailed in the documentation received by An Coimisiún Pleanála on [insert date].

Reason: In the interests of visual amenity.

(3) All mitigation and enhancement measures set out in the following documents received by An Coimisiún Pleanála on [insert date] shall be implemented in full throughout the construction and operational phases of the development:

- Natura Impact Statement;
- Construction and Environmental Management Plan;
- Ecological Impact Assessment; and
- Aquatic Ecological Impact Assessment.

Reason: In the interests of orderly development and the protection of the environment and ecological assets.

(4) The developer shall comply with the following requirements:

(a) No artificial lighting shall be installed or operated on the site unless authorised by a prior grant of planning permission.

(b) CCTV cameras shall be fixed and angled towards the site and shall not be directed towards adjoining properties or the public road.

Reason: In the interests of clarity, visual and residential amenity, biodiversity protection, and to minimise impacts on drainage patterns and surface water quality.

(5) Site development and construction works shall be carried out only between the hours of 08:00 and 19:00 Monday to Friday inclusive and between 08:00 and 14:00 on Saturdays. No works shall take place on Sundays or Public Holidays.

Any deviation from these hours shall only be permitted in exceptional circumstances and subject to the prior written agreement of the Planning Authority.

Reason: In the interests of safeguarding the residential amenities of properties in the vicinity.

(6) Prior to the commencement of development, a Construction Traffic Management Plan shall be submitted to and agreed in writing with Clare County Council. The Plan shall include details of construction traffic routes, delivery scheduling, traffic management measures, temporary road closures, signage proposals, road condition surveys, community liaison arrangements and procedures for the management of oversized or abnormal loads.

Reason: In the interests of road safety and the orderly movement of traffic during the construction phase.

(7) Prior to the commencement of development, the developer shall appoint a Community Liaison Officer who shall act as the primary point of contact for residents, landowners and road users throughout the construction phase. Contact details for the Community Liaison Officer shall be made publicly available prior to the commencement of works.

Reason: To facilitate effective communication with the local community during the construction phase.

(8) Any temporary road closure or traffic diversion required in connection with the development shall be subject to the prior written agreement of Clare County Council. Details of proposed road closures, diversion routes and associated traffic management measures shall be submitted to and agreed with the Planning Authority in advance of implementation. All road closures shall be appropriately advertised in advance of the commencement of works.

Reason: In the interests of road safety and the convenience of road users.

(9) The developer shall be responsible for the repair of any damage to the public road network attributable to construction traffic associated with the development. A road condition survey shall be undertaken prior to the commencement of development and repeated upon completion of the construction phase. Any deterioration identified as arising from the development shall be repaired at the developer's expense to the satisfaction of Clare County Council.

Reason: To protect the carrying capacity, structural integrity and safety of the public road network.

(10) Prior to the commencement of any works within the public road corridor, the developer shall obtain all necessary Road Opening Licences from Clare County Council.

All road reinstatement works shall be carried out in accordance with the *Guidelines for Managing Openings in Public Roads, Second Edition (Rev. 1), April 2017*, the *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 (2026)*, and any other requirements of Clare County Council.

The developer shall bear all costs associated with the appointment of a Clerk of Works by Clare County Council to supervise works within the public road network.

Reason: In the interests of protecting public infrastructure, ensuring satisfactory road reinstatement and safeguarding road safety.

(11) Prior to the commencement of development, the developer shall pay a contribution of **€67,940.00** to Clare County Council in respect of public infrastructure and facilities benefiting development in the area of the Planning Authority that are provided, or intended to be provided, by or on behalf of the authority, in accordance with the terms of the Development Contribution Scheme made under Section 48 of the Planning and Development Act 2000, as amended.

The contribution shall be paid prior to the commencement of development. At the time of payment, the contribution shall be subject to any applicable adjustment in accordance with the relevant provisions of the Development Contribution Scheme in force at that time. Any contributions remaining unpaid following the commencement of development may be subject to interest charges.

Reason: It is considered appropriate that the developer should contribute towards the cost of public infrastructure and facilities benefiting the proposed development, in accordance with the provisions of the Development Contribution Scheme adopted under Section 48 of the Planning and Development Act 2000, as amended.

7.0 Conclusion

This report sets out the views of the Planning Authority regarding the effects of the proposed development on the environment and on the proper planning and sustainable development of the area.

Having regard to the nature and scale of the proposed development, the planning history of the site, the relevant provisions of the Clare County Development Plan, and the documentation submitted in support of the application, it is considered that the proposal is generally acceptable.

In particular, regard is had to the existing permissions relating to the Ballyglass Solar Farm Phase 1 (Clare County Council Reference P22/591 and An Coimisiún Pleanála Reference ABP-316043-23) and Phase 2 (Clare County Council Reference P24-60485 and An Coimisiún Pleanála Reference PL-500253-CE25), which establish the principle of renewable energy development at this location.

Subject to compliance with the recommended planning conditions, the proposed development is not considered to give rise to any significant adverse impacts on residential amenity, visual amenity, traffic and transportation, drainage, ecology or the wider environment, and would be in accordance with the proper planning and sustainable development of the area.

Annemarie McCarthy

Annemarie McCarthy
Executive Planner
25/09/26

Garreth Ruane

Garreth Ruane
Senior Executive Planner
29/09/2026