



Planning and Development Act 2000 (as amended)

Planning Authority's report in accordance with the requirements of Section 177I (2) of the Planning and Development Act 2000 (as amended)

An Bord Pleanála Ref. No: 322204 -25

Applicant: Bord na Mona Energy Limited

Site Location: Derryadd, Derryaroge and Bannow Bogs, Co. Longford

Proposed Development: Application under s.177E of the Planning and Development Act 2000 (as amended) for Substitute Consent to regularise the planning status of historic peat extraction.

AN BORD PLEANÁLA

28 APR 2025

LTR DATED _____ FROM PA

LDG- _____

ABP- 322204-25

1.0 Introduction

An Bord Pleanála informed Longford County Council in a letter dated 7th April 2025, of their receipt of the substitute consent application. As provided for under s.177I (2) (a), (b), (c), (d) and (e) of the Planning and Development Act 2000 (as amended) the letter required the Chief Executive to submit a report to include the items set out under s. 177I (2) (a), (b), (c), (d) & (e).

2.0 The purpose of this report

The purpose of this report is to set out the information required under section 177I (2) (a), (b), (c), (d) and (e) of the Planning and Development Act 2000 (as amended) which outlines as follows:

“(2) The report referred to in *subsection (1)* shall include the following:

(a) information relating to development (including development other than the development which is the subject of the application for consent) carried out on the site where the development the subject of the application for consent is situated, and any application for permission made in relation to the site and the outcome of the application;

(b) information relating to any warning letter, enforcement notice or proceedings relating to offences under this Act that relate to the applicant for substitute consent;

(c) information regarding the relevant provisions of the development plan and any local area plan as they affect the area of the site and the type of development concerned;

(d) any information that the authority may have concerning—

(i) current, anticipated or previous significant effects on the environment, or on a European site associated with the development or the site where the development took place or, where *section 177E(2A)(b)* applies, is proposed to take place and, if relevant, the area surrounding or near the development or site, or

(ii) any remedial measures recommended or undertaken;

(e) the opinion, including reasons therefor, of the chief executive as to—

(i) whether or not substitute consent should be granted for the development, and

(ii) the conditions, if any, that should be attached to any grant of substitute consent.”

2.0 Site Location and Description

The application site has a total stated area of 2,243ha and is located in an unzoned rural area at Derryadd, Derryaroge and Bannow Bogs Co. Longford.

The application site is located c. 1km to the east of Lanesborough.

The topography of the application site generally maintains a level topography and comprises of extracted peatlands. The application site was the subject of peat extraction which has now ceased.

The application site is not located within any designated SAC, SPA, NHA or Broadzone area.

The nearest SPA and SAC is Lough Ree (004064 & 000440).

Derryadd Bog/Bannow Bog



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4.0 Requirements of section 177I (2), (a), (b), (c), (d) and (e)

(a) information relating to development (including development other than the development which is the subject of the application for consent) carried out on the site where the development the subject of the application for consent is situated, and any application for permission made in relation to the site and the outcome of the application;

Relevant planning history associated with the substitute consent application site:

23/108; Permission was granted to Bord na Mona Powergen Limited on '09/01/24' for continued use of an existing guyed wind monitoring mast, with instruments, 100m in height for a further period of three years. The purpose of the mast is to assess the suitability of the company's adjacent lands for wind farm development.

22/275; Permission was granted to Harmony Solar Longford Ltd on '19/05/23' for an underground electrical cable and transformer compound which will connect permitted solar farms within the townlands of Middleton, Ballycore, Treanboy, Newtown, Ballynakill, Bunacloy to the national grid via the proposed transformer compound at Lough Ree Power Station (within the townland of Aghamore). The Development will consist of the following components 1) and 2): 1) installation of 110kV:33kV Transformer (TRAFO) Compound on private lands at Lough Ree Power Station, within the townland of Aghamore, with associated equipment including; cable sealing end (CSE) surge arrestor (SA), earth disconnect (ED) current/voltage transformer (CT/VT) house transformer (HT) circuit breaker (CB) 1 x lightning mast (LM) at approx. 8m tall, associated underground cabling connection to the existing 110kV underground cable, diesel generator, security fence, removal of portacabins, use of and realignment of the existing access road and associated works, drainage provision, temporary construction compound and also predevelopment site investigation works. 2) installation of underground 33kV medium Voltage electrical cable with associated ducting primarily on private lands within the townlands of Kilnacarrow, Ballynakill, Cloonkeel, Derryaroge, Cloonbearla, Mount Davys, Cloonbony and Aghamore. 5.77km of the route is located on private lands with 0.011km to be located on the L52652 local road and L-11623 local road. The cable installation will include the installation of 7 no. joint bays with associated communication chambers, ancillary development and also pre-development site investigation works. The underground cable is intended to connect the permitted Middleton House Solar Farm (Planning ref: 18/135) and "Middleton House Solar Farm" Bunacloy extension (Planning Ref: 21/225) to the national grid via the proposed transformer compound at Lough Ree Power Station within the townland of Aghamore. Temporary construction compounds to facilitate the installation of the cable will be located along the underground grid connection route. Part of the

proposed development site lies within the boundary of Lough Ree Power Station which is licenced by the Environmental Protection Agency under an Industrial Emissions (IE) Licence Ref. P0610-02).

20/183; Permission was granted to Bord Na Mona Powergen Ltd on '05/11/20' continued use of an existing guyed wind monitoring mast, with instruments, 100m in height for a further period of three years, the purpose of the mast is to assess the suitability of the company's adjacent lands for wind farm development, previous planning application number 15/86.

PI.14.PC0233; Bord na Mona Powergen Limited SID Pre-Application consultation – Wind farm development and associated works- Determined to constitute strategic infrastructure development.

15/86; Permission was granted to Bord na Mona Energy Ltd on '25/08/15' to erect a guyed wind monitoring mast, with instruments, up to 100m in height. The purpose of the proposed mast is to assess the suitability of the company's adjacent lands for wind farm development.

14/35; Permission was granted to Bord Na Mona Energy Ltd on '05/06/14' for an existing guyed wind monitoring mast, with instruments, 80m in height, on its lands. The purpose of the mast is to assess the suitability of the company's adjacent lands for wind farm development.

08/623; Permission was granted to Bord Na Mona Energy Ltd on 20/03/09 for erect an 80 metre high guyed meteorological mast, with instruments, for wind measurement.

(b) information relating to any warning letter, enforcement notice or proceedings relating to offences under this Act that relate to the applicant for substitute consent;

There are no warning letters, enforcement notice or proceedings relating to offences under this Act that relate to the applicant for substitute consent.

(c) information regarding the relevant provisions of the development plan and any local area plan as they affect the area of the site and the type of development concerned;

The substitute consent application site is not located within a designated settlement as outlined within the Longford County Development Plan 2021 – 2027.

The following policy objectives of the Longford County Development Plan 2021 – 2027 are applicable:

12.3.4 National Peatlands Strategy 2016

The National Peatlands Strategy contains a comprehensive list of actions, necessary to ensure that Ireland's peatlands are preserved, nurtured and become living assets within the communities that live beside them.

12.9 Peatlands

CPO 12.50 Protect the designated peatland areas and landscapes, including any ancient walkways through bogs and to conserve their ecological, archaeological, cultural, and educational heritage.

CPO 12.51 Ensure that peatland areas which are designated (or proposed for designation) as NHAs, SACs or SPAs are conserved for their ecological, climate regulation, archaeological, cultural and educational significance.

CPO 12.52 Work in partnership with relevant stakeholders on all suitable peatland sites to demonstrate best practice in sustainable peatland conservation, management and restoration techniques and to promote their heritage and educational value subject to Ecological Impact Assessment and Appropriate Assessment Screening, as appropriate.

CPO 12.53 Work with relevant agencies such as the Eastern and Midland Regional Assembly, Bord na Móna, NPWS, Coillte and adjacent local authorities to prepare an after-use framework plan for the peatlands and related infrastructure, to provide for the future sustainable and environmentally sensitive use of large industrial peatlands sites when peat harvesting finishes.

CPO 12.54 Support the National Peatlands Strategy and the implementation of the National Raised Bog Special Area of Conservation Management Plan 2017-2022 and restoration works which will be both a positive conservation measure and help to reduce carbon loss in the County.

CPO 12.55 Designated and non-designated peatlands may be subject to the requirements of the planning code, Environmental Impact Assessment Directive (EIA screening and EIA where applicable) and the requirements of the Habitats Directive. Planning permission will be required where the area impacted by works relating to

the drainage or reclamation of a wetland exceeds 0.1 hectares or where such works may have a significant effect on the environment. Such planning applications will need to be supported by an Appropriate Assessment and/or Environmental Impact Assessment where necessary.

Landscape Character Type:

Unit 6 – Peatlands Visual Sensitivity of the landscapes are generally LOW, as their flat nature allows development to be accommodated with minimum screening needed to achieve integration into its surrounds. An exception to this designation is the vicinity of the Royal Canal, where sensitivity is HIGH. In Environmental terms, sensitivity can be generally termed MEDIUM to HIGH due to the limited capacity of the receiving environment to cater for additional effluent loading.

Landscape Unit 6 – Peatlands – County Policy Objectives:

It is the County Policy Objective to:

CPO 14.32 Identify appropriate areas for development.

CPO 14.33 Develop guidelines for screening and siting measures to facilitate development.

CPO 14.34 Seek to identify opportunity to collaborate and/or partner with Bord na Móna.

(d) any information that the authority may have concerning

(i) current, anticipated or previous significant effects on the environment, or on a European site associated with the development or the site where the development took place or, where section 177E(2)(A)(b) applies, is proposed to take place and, if relevant, the area surrounding or near the development or site, or

(ii) any remedial measures recommended or undertaken;

The Planning Authority has no record of any current or previous significant effects on the environment, or on a European site associated with the development or the site where the development took place. The Planning Authority does not anticipate any future significant effects.

No remedial measures have been recommended by the Planning Authority.

(e) the opinion, including reasons therefor, of the chief executive as to

(i) whether or not substitute consent should be granted for the development, and

(ii) the conditions, if any, that should be attached to any grant of substitute consent.

The substitute consent site has a long-established history of peat extraction which has been controlled through the EPA by way of an IPC license. The Planning Authority has no record of any current or previous significant effects on the environment, or on a European site associated with the development. It is therefore considered that substitute consent should be permitted in this instance.

5.0 Recommended Conditions & Bond

The Planning Authority recommends that conditions be attached relating to the following areas in the event that An Bord Pleanála decide to permit the proposed substitute consent;

- Reinstatement plan for the site
- Surface and ground water protection
- Construction Environmental Management Plan (CEMP)
- Implementation of all mitigation and control measures outlined within the Remedial Environmental Impact Assessment Report.
- Implementation of all mitigation and control measures outlined within the Remedial Natura Impact Assessment.
- Traffic Management Plan associated with any reinstatement plan
- Bond for reinstatement of the application site

Kathryn Hosey
Senior Executive Planner

Kathryn Hosey

Date: 23/04/25

Rita Connaughton
Senior Planner



Date *23rd - Apr - 25*