

Meath County Council

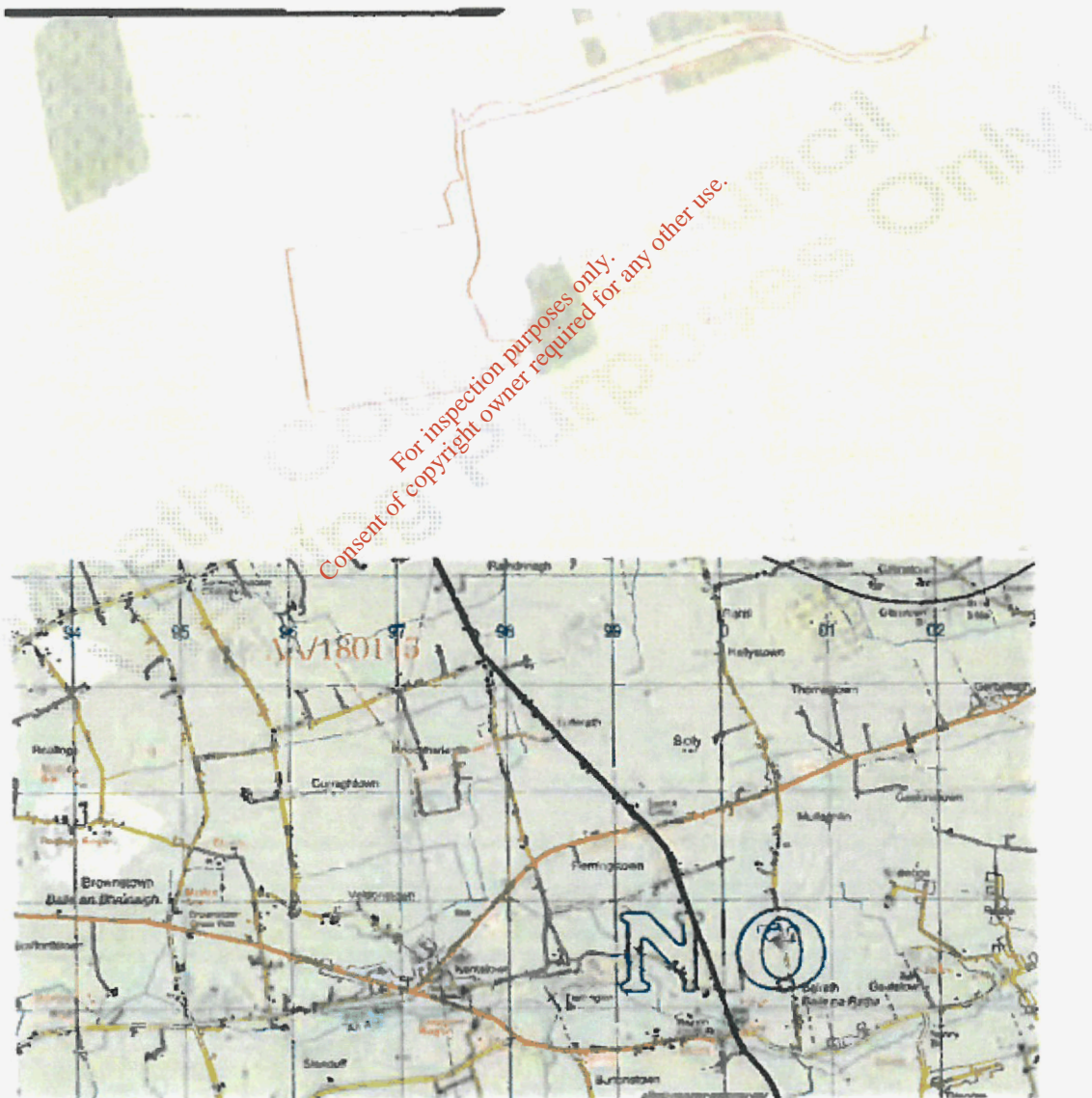


Planning Report

To:	Padraig Maguire, Senior Executive Planner
From:	Billy Joe Padden, Executive Planner
Date:	19/06/18
File Number:	AA/180145
Applicant:	Starrus LFG Ltd
Development Address:	Knockharley Brownstown Navan
Application Type:	Permission
Development Description:	the development will consist of: a solar farm to be installed over reclaimed landfill with an export capacity of approximately 3MW comprising photovoltaic panels on ground mounted frames, connection to existing single-storey ESB Sub Station / switch room building, installation of 3 No. transformers, ducting & underground electrical cabling and all associated ancillary works and services
Date of Site Inspection:	26/03/18
Date Decision Due:	24/06/18

1.0 Site Location & Description

The application site is located approximately 7km south of Slane, 17km north of Ashbourne, 10km east of Navan and 7km west of Duleek and in the townlands of Knockharley, Flemingstown and Tuiterrath. The nearest settlement is Kentstown located 1-1.5km to the south of the existing landfill. The site is west of the National Primary Route N2 and is accessed off this road. Surrounding land comprises of agricultural lands used for arable and pasture. The landfill is situated in the upper reaches of the River Nanny catchment area and the Knockharley and Kentstown streams are the principal watercourse draining the site and form part of the Nanny catchment. The solar units are to be located on the elements of the landfill that have already been capped. The settlement lagoons are located to the south of the landfill with the gas utilisation plant to the east.





Towards lagoon



Towards site office



Towards Slane



2.0 Report on Further Information

This report should be read in conjunction with the Planner's Report dated 27/03/18, in which further information was requested. A request for further information was subsequently made by the Planning Authority on 04/04/2018. A response from the applicant was submitted on 28/05/2018. The further information was not deemed significant.

3.0 Submissions

There are no submissions on file.

4.0 Prescribed Authorities

Reports on further information

TII: Report received, comments made
Irish Aviation Authority; Report outstanding

5.0 Referrals

Reports on further information

Transportation: Report received, no objection subject to condition

6.0 Response to Further Information Request

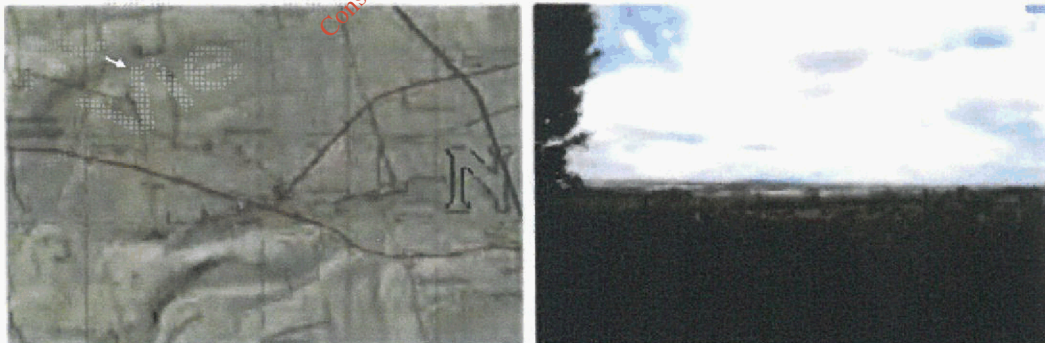
6.1 Further Information Request Item No. 1

1. The applicant is requested to submit a revised visual impact assessment including photomontages from protected view 37 of the Meath County Development Plan 2013-2019

The applicant has submitted a visual impact assessment including images from protected view No 37 of the Meath County Development Plan 2013-2019.

View No. 37

Coordinates	N53 38.608 W6 33.662
Direction	South East
Location	County road to north of Brownstown Cross Roads on R453 R
Description	View to south east across working landscape with rural agricultural structures.
Significance	Local
Sensitivity	Mid distance robust



The montage showing the view from View No 37 shows that the solar panels will not be visible from this location. The visual impact assessment shows views from other locations and the development will be visible from the local roads to the south. The visual impact assessment concludes that "the proposed development will result in a slight adverse impact on the existing landscape character and visual amenity" This is considered accurate and the development is acceptable from a visual point of view.

6.2 Further Information Request Item No. 2

2. The applicant is requested to submit a glint and glare assessment to rule out potential reflective glare

The applicant has submitted a glint and glare assessment prepared by Macroworks. The assessment considers sensitive receptors such as dwellings and route receptors such as the nearby roads. In relation to dwellings the assessment concludes that there will not be any potential for nuisance and in relation to the route receptors it concludes that it has been determined that there will not be any potential for nuisance or traffic hazard generated from glint and glare along surrounding roads as a result of the solar farm.

The Planning Authority would concur with this assessment.

A report from Transportation recommends that the mitigation measures be implemented and that a post construction glint and glare assessment be carried out after the first year of operation.

6.3 Further Information Request Item No.3

3. The applicant shall submit a landscaping plan, to ensure that the site is screened from the view of all motorists on public roads local to the site thereby reducing the risk of glint and glare to zero, and any other mitigation measures identified in the Glint and Glare Assessment.

The applicant notes that the glint and glare assessment concludes that there will be no nuisance or traffic hazard caused by the proposed development. The glint and glare assessment does not propose any additional screening and limits the mitigation measures to the colouring of the ancillary structures. This is considered acceptable.

6.4 Further Information Request Item No. 4

4. If any submission resulting from the above request alters your original proposal requiring the submission of additional data which the Planning Authority on receipt of the submission consider to be significant, you may be required to publish a notice in an approved newspaper in accordance with S.34(8) of the Planning and Development Acts 2000-2017. You should not submit public and/or publish notices until such time as the Planning Authority issues you with a notification to submit such notices pursuant to the Planning & Development Acts 2000- 2017

The further information was not deemed significant.

7.0 Pre-Planning Consultation

No pre planning on site.

There are no recorded monuments or protected structures in the vicinity of the site.

10.0 Development Contributions

In accordance with the development contributions scheme 2016, a contribution is applicable for renewable energy initiatives where exporting to the grid. This is calculated on a €1,000 per 0.1 megawatt basis. In this instance a 3 MW Solar Farm is proposed and as such a development contribution of €30,000.00 is required. mw

11.0 Recommendation

Having regard to the suitability of the site from a technical perspective, together with the nature and scale of the development, it is considered that, subject to compliance with the conditions set out below, the proposed development would not seriously injure the amenities of the area nor lead to a devaluation of adjacent property; would not lead to creation of a traffic hazard nor traffic inconvenience and would, therefore, be in accordance with the proper planning and sustainable development of the area. Accordingly I recommend a grant of permission subject to conditions.

CONDITIONS

1. The development shall be constructed in accordance with the plans and particulars lodged with the application on 16/02/18 and the 28/05/18 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.
- 7 ^a 2. The Applicant shall implement all recommendations of the Glint and Glare Assessment document submitted to the Planning Authority on the 28/05/18.
Reason: In the interests of proper planning and sustainable development of the area
- 2 3. 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 7.00 and 23.00 and 43dB(A) between the hours of 23.00 and 7.00. All sound measurements shall be carried out in accordance with ISO Recommendations R 1996, 'Assessment of Noise with Respect to Community Response', as amended by ISO Recommendation 1996/1, 2 and 3, 'Description and Measurement of Environmental Noise', as appropriate. The measurement time intervals to be used are 15 minutes by day and 15 minutes by night. Where the time period for daytime is accepted (08:00-22:00), and night time (22:00-08:00).
Reason: In the interests of proper planning and sustainable development of the area
- 3 4. The applicant shall maintain and make available for inspection an 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 and dust.

Reason: In the interests of proper planning and sustainable development of the area

48. All tank containers shall be rendered impervious to the materials stored therein. Bunds should be designed having regard to Agency guidelines 'Storage and Transfer of Materials for Scheduled Activities' (2004). All tanks shall, as a minimum, be bunded locally to a volume not less than: 110% of the capacity of the largest tank within the bunded area.

Reason: In the interests of public health

58. Dust emissions shall not exceed 350mg/m²/day.

Reason: In interests of proper planning and sustainable development of the area

67. The Applicant shall prepare and update accordingly and communicate to all site personnel a Construction Environmental Monitoring Plan (CEMP). 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 be treated as a live document and communicated to all relevant personnel.

Reason: In the interest of protection of the environment

Insert No 7 here

8. At the end of the first year of operation of the proposed development the applicant shall submit a post construction glint and glare assessment for the written agreement of the Planning Authority. Remedial measures will be required should glint and glare be an issue for local road users.

Reason: In the interest of traffic safety.

9. The exact detail of the transformers / inverters and other ancillary units and structures shall be submitted to the Planning Authority prior to commencement of development for written agreement.

Reason: In the interests of visual amenity.

10. The colour of the buildings / structures shall be dark grey, grass or dark green or as otherwise agreed in writing with the Planning Authority prior to commencement of development.

Reason: In the interests of visual amenity.

11. Surface water from the site shall be prevented from running onto surface of public road by provision of a safety kerb or a concrete grid with sump drained to local drain or soakaway.

Reason: To prevent flooding of public road and in the interest of traffic safety.

12. All structures hereby authorised shall be removed not later than 30 years from the date of commencement of the development, and the site reinstated unless planning

permission has been granted for their retention for a further period prior to that date. Prior to commencement of development, a detailed restoration plan, providing for removal of foundations/ anchors and access roads to a specific timescale shall be submitted to the Planning Authority for prior written agreement. On full or partial decommissioning of the solar farm, or if the solar farm ceases operation for a period of more than one year, the solar arrays, including foundations, shall be dismantled and removed from the site. The site shall be restored in accordance with the said programme (including all access roads) and all decommissioned structures shall be removed within three months of decommissioning.

Reason: To enable the Planning Authority to consider the impact of the development over the stated time period, to enable the Planning Authority to review the operation of the solar farm having regard to the circumstances then prevailing, and in the interest of orderly development.

13. Prior to the commencement of development, the developer shall lodge with the Planning Authority a cash deposit/a bank bond, or such other security as may be acceptable to the Planning Authority, to secure the satisfactory reinstatement of the site on cessation of the project coupled with an agreement empowering the Planning Authority to apply such security or part thereof to such reinstatement. The form and amount of the security shall be as agreed between the Planning Authority and the developer or, in default of agreement, shall be referred to An Bord Pleanála for determination. If the amount of security required by this condition has not been lodged with the Planning Authority within 12 months of the date of this decision, the amount required shall be adjusted in accordance with an increase in the House Building Cost Index, which occurs between the date of this decision and the date on which the condition is satisfied.

Reason: To ensure the site is restored to a satisfactory condition.

14. No external artificial lighting shall be installed or operated on site unless otherwise authorised by a prior grant of permission.

Reason: In the interest of visual and residential amenity

15. All landscaping shall take place in the 1st planting season upon commencement of development. The landscaping and screening shall be maintained at regular intervals. Any trees or shrubs planted in accordance with this condition which is removed, die, become seriously damaged or diseased within two years of planting shall be replaced by trees or shrubs of similar size and species to those originally required to be planted.

Reason: In the interests of the amenities of adjoining property

16. Cables from the solar arrays to the compound shall be located underground.

Reason: In the interest of visual amenity

17. The applicant shall ensure that the extents of the proposed development are set back 10 meters from watercourses on the development site to facilitate maintenance of same.

Reason: In the interests of the proper planning and sustainable development of the area.

18. In the event that the development, once installed, gives rise to negative effects to aircraft operations, the applicant shall implement appropriate measures to reduce such affects to an acceptable level of safety. This shall be subject to the prior written agreement of the Planning Authority.

Reason: In the interests of the proper planning and sustainable development of the area.

19. No parking of construction vehicles or construction staff members' vehicles shall be permitted on the public road.

Reason: In the Interest of traffic safety

20. The construction work shall take place between the hours 0800 hours and 1800 Monday to Friday and 0800 and 1400 on Saturday. No works shall take place outside these hours or on Sundays or Bank Holidays.

Reason: To protect the residential amenities of the area.

21. No muck, dirt, debris or other material shall be deposited on the public road, footpath or verge by machinery or vehicles travelling to or from the site during the construction phase. The applicant shall arrange for vehicles leaving the site to be kept clean.

Reason: In the interest of orderly development.

22. During construction the developer shall 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.

Reason: In the interest of traffic safety.

23. 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 License or Waste Permit in accordance with the Waste Management Acts, 1996 to 2008. This shall not apply to the reuse of excavated material within the applicant's site boundary.

Reason: In the interest of public health.

24. The developer shall pay the sum of €30,000.00 to the Planning Authority as a contribution towards expenditure that was and/or that is proposed to be incurred by the Planning Authority in the provision and extension of social infrastructure (open spaces, recreational and community facilities, amenities and landscaping works) by the Council benefiting development in the area of the Authority, as provided for in the Contribution Scheme of Meath County Council adopted in accordance with the

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21/6/18

provisions of Section 48 of the Planning & Development Act 2000 - 2017. Payment of this sum shall be made prior to commencement of development unless the phasing of payments and the giving of security to ensure payment in full is agreed in writing with the Planning Authority prior to the commencement of development. The above sum shall apply until 31st December, 2018 and shall be subject to review on that date and to annual review thereafter unless previously paid. The contribution rates shall be updated effective from January 1st each year during the lifetime of the Development Contribution Scheme in accordance with the Wholesale Price Indices - Building and Construction (Capital Goods) published by the Central Statistics Office.

Reason: The provision of such social infrastructure in the area by the Council will facilitate the proposed development. It is considered reasonable that the developer should contribute towards the cost of providing these services.

25.

Advice Note

House Extensions and Single Residential Units (urban and rural). Forward by e mail to planning@meathcoco.ie and shall include a cover letter outlining relevant compliance issues together with appropriate drawings in PDF format.

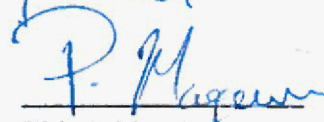
All other Planning Compliance. - Forward to Planning Compliance, Planning Department, Buvinda House, Dublin Road, Navan, C15 Y 291 and shall include a cover letter outlining relevant compliance issues together with a CD that includes all relevant maps and drawings in PDF format (high resolution).

The proposed development is for a solar farm with an output of 3mw unless otherwise agreed with the Planning Authority.

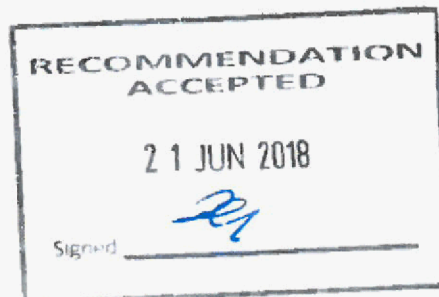
Reason: In the interests of Planning Control & sustainable development of the area



Billy Joe Padden
Executive Planner


Pádraig Maguire
Senior Executive Planner

21/6/18



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DEVELOPMENT CONTRIBUTIONS CALCULATION FROM 1st January 2016

MEATH CO CO

SUMMARY	DCS16 Total	SWD	Roads	Social Infra.
Residential + Retail/Commercial	30,000.00	0.00	0.00	30,000.00
Bond	0.00			
Estate Monitoring	0.00			
Special	0.00			
SUMMARY TOTAL	30,000.00			

Residential Calc	Plan Ref-->	AA/180145	Unit(s)	Site No.(s)	DCS16 Total	SWD	Roads	Social Infra.
Residential	<100 m ²				6,000	300	3,300	2,400
Residential	100 m ² 140 m ²				6,500	325	3,575	2,600
Residential	141 m ² 200 m ²				7,500	375	4,125	3,000
Residential	201 m ² 300 m ²				9,000	450	4,950	3,600
Residential	>300 m ²				11,000	550	6,050	4,400

Retail/Commercial Levy Calculation		Totals	30,000.00	0.00	0.00	30,000.00		
		Sq. Metre	Unit(s)	Site No.(s)	DCS16 Total	SWD	Roads	Social Infra
Commercial/Retail/Retail Warehousing		See Multi Tab for breakdown			0.00	0.00	0.00	0.00
Commercial/Retail/Retail Warehousing - 25% reduction		See Multi Tab for breakdown			0.00	0.00	0.00	0.00
Commercial/Retail/Retail Warehousing - 50% reduction		See Multi Tab for breakdown			0.00	0.00	0.00	0.00
Non Financial / Non Professional Services Office Use		See Multi Tab for breakdown			0.00	0.00	0.00	0.00
Non Financial / Non Professional Services Office Use - 25% reduction		See Multi Tab for breakdown			0.00	0.00	0.00	0.00
Non Financial / Non Professional Services Office Use - 50% reduction		See Multi Tab for breakdown			0.00	0.00	0.00	0.00
Industrial / Manufact / Warehousing / Port Warehousing Property		See Multi Tab for breakdown			0.00	0.00	0.00	0.00
Indust. /Manuf./ Warehsing/Port Warehsing Prop - 25% reduction		See Multi Tab for breakdown			0.00	0.00	0.00	0.00
Indust. /Manuf./ Warehsing/Port Warehsing Prop - 50% reduction		See Multi Tab for breakdown			0.00	0.00	0.00	0.00
Indoor Amenity / Play / Recreational / Sports Facility		See Multi Tab for breakdown			0.00	0.00	0.00	0.00
Indoor Amenity / Play / Recreational / Sports Facility - 25% reduction		See Multi Tab for breakdown			0.00	0.00	0.00	0.00
Indoor Amenity / Play / Recreational / Sports Facility - 50% reduction		See Multi Tab for breakdown			0.00	0.00	0.00	0.00
Open Storage / Hard Surfaced Comm. /Open Port Storage Space		See Multi Tab for breakdown			0.00	0.00	0.00	0.00
Agricultural Development including stables / kennels		See Multi Tab for breakdown			0.00	0.00	0.00	0.00
Quarries/Extractive Industry (Per 0.1 Hectare)		Per 0.1 Ha			0.00	0.00	0.00	0.00
Golf/ Pitch & Putt Clubs (Per Hectare)		Per Ha.			0.00	0.00	0.00	0.00
Telecommunications Mast (excluding broadband carriers)		Per Mast			0.00			0.00
Renewable Energy Initiatives (export to Grid)		Per 0.1mw						
		s			30,000.00			30,000.00
Electricity Pylons		Per Pylon						
	220 kv				0.00			0.00
	400 kv				0.00			0.00

Bond Surety Calculation		To be Agreed	0.00			
		Units	Total	1-10 Units	11-20 Units	21+ Units
1-10 Units	(A)→		0.00	7,000.00		
11-20 Units	(B)→		0.00		4,000.00	
21+ Units	(C)→		0.00			2,200.00
New Commercial/Industrial Development				16,900.00		

Estate Monitoring Calculation	Totals	0.00
No of House Units in Development	Units	200

Special Contribution(s)	Total	0.00
1.		
2.		
3.		
4.		