

Meath County Council  
Planning Department  
Buvinda House  
Dublin Road  
Navan  
Co. Meath C15 Y291  
REG: 00172770

Phone: 046 909 7000 Fax: 046 909 7001

**Planning & Development Act 2000 – 2017**  
**NOTIFICATION OF FINAL GRANT**

TO: Starrus LFG Ltd  
c/o Michael McKenna Architectural Services,  
High Street,  
Trim,  
Co. Meath.

Planning Register Number: AA/180145  
Application Receipt Date: 16/02/2018  
Further Information Received Date: 28/05/2018

In pursuance of the powers conferred upon them by the above-mentioned Act, Meath County Council has by Order dated 21/06/2018 GRANTED PERMISSION to the above named for the development of land in accordance with the documents submitted namely:- the development which 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 at Knockharley, Brownstown, Navan, Co. Meath (townlands of Knockharley, Flemingstown and Tuitearah) subject to the 25 conditions set out in the Schedule attached.



On behalf of Meath County Council.

DATE: 09/08/2018

**NOTE: (Outline Permission Applications Only)**

OUTLINE PERMISSION is subject to the subsequent Application for Permission consequent on the grant of Outline Permission of the Planning Authority. Until such has been obtained to detailed plans of the development proposed, the development is NOT AUTHORISED.

**NOTE:**

The permission herein granted shall, on the expiration of 5 years (unless otherwise conditioned) beginning on the date of the granting of permission, cease to have effect as regards: -

- (1) In case the development to which the permission relates is not commenced during the period, the entire development and
- (2) In case such development is so commenced, so much thereof as is not completed within that period.

\*Personal Data/ Information – If you have submitted personal data relating to your application, this will be destroyed within 1 month of this Notification. If you wish to collect your Personal Data / Information please arrange to collect within 2 weeks of the date of this Notification. Photographic ID ( Passport / Driving Licence) will be required and the Planning Authority must be satisfied with same.

### Schedule of 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.**
2. 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. 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**
4. 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**
5. Dust emissions shall not exceed 350mg/m<sup>3</sup>/day.  
**Reason: In interests of proper planning and sustainable development of the area**
6. 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.**
7. 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**
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 cause disruption to 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 protection 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 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 1<sup>st</sup> 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. 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 and the sustainable development of the area.

#### Advice Note

House Extensions and Single Residential Units (urban and rural). Forward by e mail to [planning@meathcoco.ie](mailto: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).