

# Culmullin 220kV Substation

Co. Meath  
Environmental Impact Assessment Screening Report

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## 1. Introduction

AECOM Ireland Limited has been appointed by Energia Solar Holdings Limited (hereafter referred to as the 'Applicant') to carry out an Environmental Impact Assessment (EIA) screening as part of the Culmullin 220 kilo Volt (kV) Air Insulated Switchgear (AIS) substation project (hereafter referred to as the 'Proposed Development').

This EIA Screening Report has been prepared to assess the potential impacts on the environment of the Proposed Development, as required under Directive 2014/52/EU (the 'EIA Directive') and Schedule 5 of the Planning and Development Regulations 2001 (as amended).

This report sets out the following:

- An overview of the Proposed Development (Section 3).
- A description of the EIA screening process (Section 4).
- The Proposed Development's potential to interact with the environment following the criteria outlined in Annex III of the EIA Directive (Directive 2014/52/EU) and Schedule 7 of the Planning and Development Regulations 2001 (as amended) (Sections 5 and 6).
- A summary of findings (Section 7).

This report also provides recommendations on further assessments that may be required.

## 2. Legislation and Guidance

Environmental Impact Assessment requirements derive from Directive 2011/92/EU of the *European Parliament and the Council on the assessment of the effects of certain public and private projects on the environment*, as amended by the EIA Directive (Directive 2014/52/EU). The EIA Directive improves the level of environmental protection and pays greater attention to emerging threats and challenges such as resource efficiency, climate change, disaster prevention and provides overarching information on EIA which is then transposed into national legislation.

The EIA Directive had direct effect in Ireland from 16 May 2017 and was transposed into Irish planning law on 1 September 2018 in the form of the *European Union (EU) (Planning and Development) (Environmental Impact Assessment) Regulations 2018*. This regulation sets out the amendments made to a number of Irish acts and regulations in line with the EIA Directive (as transposed into Irish legislation). This includes amendments to the Planning and Development Act 2000 (as amended) and the Planning and Development Regulations 2001 (as amended).

The Planning and Development Act 2000 (as amended) and the Planning and Development Regulations 2001 (as amended). Provide guidance as to the specific requirements for both public and private projects to assess their potential effects on the environment and the steps to be undertaken in relation to whether an EIA is required.

The EIA screening undertaken is also cognisant of the following guidelines:

- Section 3.2 of the Environmental Protection Agency (EPA) (2022). 'Guidelines on the Information to be Contained in Environmental Impact Assessment Reports'.
- European Commission (EC) (2017). 'Environmental Impact Assessment of Projects: Guidance on Screening'. The screening checklist completed for the Proposed Development is contained in Appendix A of this report.
- Department of Housing, Local Government and Heritage (DHLGH) (2020). 'Guidance for Consent Authorities regarding Sub-Threshold Development'.
- DHLGH (2018). 'Guidelines for Planning Authorities and An Bord Pleanála on carrying out Environmental Impact Assessment'.

## 3. Overview of the Proposed Development

### 3.1 Introduction

The Proposed Development will comprise a new 220kV AIS substation (Culmullin 220 kV Substation) looped into the existing Maynooth – Gorman 220kV OHL. The Proposed Development is located at Woodtown, Co. Meath as

shown in Figure 3.1. The redline boundary of the Proposed Development covers an approximate area of 7.3 hectares (ha), with the substation boundary covering approximately 2.24ha.

It is intended that three solar energy projects will connect to the proposed substation via underground cables with a maximum voltage of 33kV which are considered to be exempted development under Class 26 of the Planning and Development Regulations 2001 (as amended). The substation is required to support, secure and transport the supply of electricity from these renewable energy developments, as part of its place on the wider solar scheme.

Details of the solar projects which will connect to the proposed substation are included below:

- Woodtown (c. 120 megawatt (MW) MEC (export capacity)) at Culmullin, Woodtown, Arodstown & Summerhill, Co Meath. Permission for a solar PV Energy Development with a total site area of 206 ha, to include solar panels mounted on steel support structures, associated cabling and ducting, 54 No. MV Power Stations, 2 No. Client Substations, 4 No. Temporary Construction Compounds, access tracks, boundary security fencing and security gates, CCTV, landscaping and ancillary works, accessed via two existing accesses along the L62051. A planning application was submitted to Meath County Council (MCC) in November 2021 and granted planning consent in June 2022 (Planning Ref: 212214) which has been referred to An Bord Pleanála, a decision on the case was due at the time of writing this report.
- Derryclare (c. 70 MW MEC) near Derryclare, Cloneymeath, Ballygortagh and Moynalvy, Summerhill, Co. Meath. Permission for a for a Solar PV Energy Development with a total site area of 108.68ha, to include solar panels mounted on steel support structures, associated cabling and ducting, 27 no. MV Power Stations, 3 No. Client Substations, 3 No. temporary construction compounds, access tracks, boundary security fencing and security gates, CCTV, landscaping and ancillary works. A planning application was submitted to MCC in May 2021 and was granted planning consent in January 2022 (Planning Ref: 21985).
- Bogganstown (c. 110 MW MEC), near Culmullin, Curraghtown, Cultromer, Gaulstown. Bogganstown, Cullendragh, Drumree, Co. Meath. Permission sought for a Solar PV Energy Development with a total site area of 171.34ha, to include solar panels mounted on steel support structures, associated cabling and ducting, 47 No. MV Power Stations, 3 No. Client Substations, 3 No. Temporary Construction Compounds, tracks, boundary security fencing and security gates, CCTV, landscaping and ancillary works, with a 40 year operational period currently under determination by the local planning authority – MCC (Planning Ref: 221508).

The Substation and grid connection will be constructed by the applicant to EirGrid specifications and ownership will be transferred to Electricity Supply Board (ESB)/EirGrid following construction. All works will be contained within the boundary of the Site (Figure 3.2).

The Proposed Development comprises:

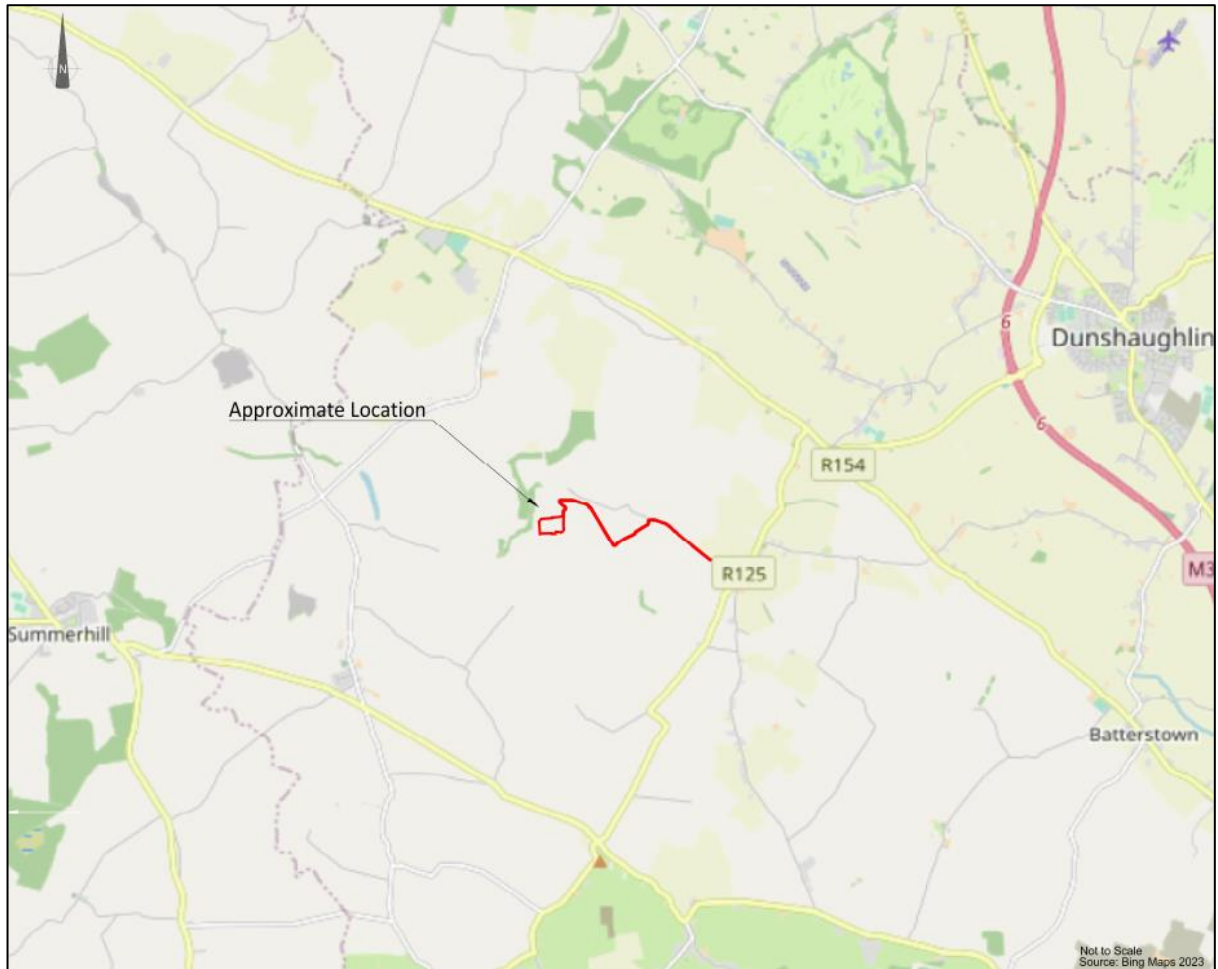
- A new 220kV substation compound (approximately 2.24ha) consisting of:
  - Outdoor AIS equipment rated for the system voltage of 220kV equipped with 4 number 220kV cable bays.
  - Two number single storey buildings including an EirGrid standard control building with ancillary services, and a customer Medium Voltage (MV) module.
  - Two 180 megavolt amperes (MVA) oil-filled step-down power transformers within banded enclosures.
  - 14 lightning protection masts (25m in height).
  - A 2.6m tall palisade fence.
- Two new Line Cable Interface Mast (LCIMs), under existing OHL to facilitate the removal of a short section (approximately 60m) of the existing 220kV lines.
- Approximately 120m of new underground cables to connect the substation to the grid.
- Adjacent telecoms mast area (225m<sup>2</sup>) for substation communications between Maynooth and Gorman 220kV substations at either end of the existing 220kV OHL.
- Five passing bays on the L62051.

In addition to the above the Proposed Development will include the following:

- New site access off the L62051 and internal site access road.
- Car parking.

- Drainage infrastructure.
- All associated and ancillary site development works.

Figure 3.1: Site Locality<sup>1</sup>



<sup>1</sup> Source: EPA MAPs, Openstreet Maps (2022).

**Figure 3.2: Indicative Site Location and Surrounding Environment**



## 4. EIA Screening Methodology

This section outlines the methodology adopted in the compilation of this EIA Screening Report.

### 4.1 Mandatory EIA

Ascertaining whether a proposed development/project requires a full EIA, and subsequent preparation of an EIAR, was determined by reference to provisions set out in the Planning and Development Regulations 2001 (as amended).

The EIA screening methodology undertaken was as follows:

- The initial step is to identify if the Proposed Development is listed within Schedule 5, Part 1 and Part 2 of the Planning and Development Regulations 2001 (as amended).
  - Schedule 5, Part 1 lists projects that require a mandatory EIA.
  - Schedule 5, Part 2 sets out specified limits for proposed developments for which a mandatory EIA is required should a proposed development exceed the specified limits.
- Should the Proposed Development not exceed any of the thresholds outlined in the Planning and Development Regulations 2001 (as amended) for the mandatory requirement to prepare an EIA and is categorised as “sub-threshold”, the Proposed Development would then be assessed on a case-by-case basis to determine whether or not the Proposed Development is likely to have any significant impacts on the existing environment. This would be carried out in line with Schedule 7 of the Planning and Development Regulations 2001 (as amended).

### 4.2 Sub-Threshold Assessment

The sub-threshold assessment takes into consideration the guidance document entitled ‘*Guidance for Consent Authorities regarding Sub-Threshold Development*’ (DHLGH, 2020). The publication is intended to assist planning and other consenting authorities in deciding if significant effects on the environment are likely to arise in the case of



works that are below the national mandatory EIA thresholds. The discretionary (or sub-threshold) requirements are based on an assessment of the likely significant environmental effects of a proposed development/project.

A significant environmental impact has the potential to occur as a result of the nature, the scale, massing or magnitude of a proposed development/project and the intended location of the development in relation to particular environments sensitive to the development.

### 4.3 Assumptions

The EIA screening undertaken assumes construction of the Proposed Development would comply with best practice and incorporate inherent environmental controls, such as an approved Construction Environmental Management Plan (CEMP). It is assumed the CEMP would include regulatory pollution control measures as per best management practices such as the following:

- Noise, vibration and dust controls.
- An emergency response procedure for any spills that may occur during the construction phase.
- A Waste Management Plan (WMP).
- Procedures for dealing with unexpected archaeological discoveries.
- Health and safety provisions.

The CEMP will include details of any environmental monitoring requirements, communication protocols, or particular measures as required by conditions associated with planning approval (if granted).

It has been assumed re-use of materials on-site as far as is practicable would be implemented to reduce the production of waste associated with the Proposed Development. Where waste materials are required to be taken off-site for segregation or disposal, it has been assumed the contractor would ensure this is undertaken by a licensed haulier under chain of custody procedures to an appropriately licensed waste facility as per the WMP that would be included within the approved contractor's CEMP for the Proposed Development. The waste hierarchy will also be considered as part of the WMP.

The Applicant and appointed contractor have a duty of care to the environment. Inherent environmental controls have therefore been assumed when determining potential environmental impacts during the EIA screening process.

## 5. Initial Screening

### 5.1 Planning and Development Regulations Screening

The Proposed Development does not fall under any of the developments listed under Schedule 5, Part 1 of the Planning and Development Regulations 2001 (as amended).

The criteria as laid out by Schedule 5, Parts 1 and 2 and the screening of the Proposed Development against the criteria are contained in Table 5.1.

**Table 5.1: Mandatory Environmental Impact Assessment Criteria Established under the Planning and Development Regulations 2001 (as amended)<sup>2</sup>**

Mandatory	Regulatory Reference	Mandatory Criteria Met?
20. Construction of overhead electrical power lines with a voltage of 220 kilo Volts or more and a length of more than 15 kilometres.	Schedule 5 Part 1 - Planning & Development Regulations 2001 (as amended)	No. The development includes for a substation and 120m of underground cables.
3 (a) Energy Industry Industrial installations for the production of electricity, steam and hot water not included in Part 1 of this Schedule with a heat output of 300 megawatts or more.	Schedule 5 Part 2- Planning & Development Regulations 2001 (as amended)	No. No heat output.
3 (b) Energy Industry	Schedule 5 Part 2- Planning & Development	No.

<sup>2</sup> Source: Schedule 5 Parts 1 and 2 Planning & Development Regulations 2001 (as amended).

Mandatory	Regulatory Reference	Mandatory Criteria Met?
<i>Industrial installations for carrying gas, steam and hot water with a potential heat output of 300 megawatts or more, or transmission of electrical energy by overhead cables not included in Part 1 of this Schedule, where the voltage would be 200 kilo Volts or more.</i>	Regulations 2001 (as amended)	The development does not include construction of overhead cables.

## 5.2 Summary

It has been assessed that the Proposed Development does not trigger the mandatory criteria for a full EIA as set out within Schedule 5 Part 1 and Part 2 of the Planning and Development Regulations.

## 6. Sub-Threshold Assessment

### 6.1 Characteristics of the Proposed Development

#### 6.1.1 Size and Design of the Proposed Development

The redline boundary of the Proposed Development covers an approximate area of 7.3ha.

The Proposed Development will comprise a new 220kV AIS substation, named Culmullin 220kV Substation, looped into the existing Maynooth – Gorman 220kV OHL directly to the west which will include two LCIMs to facilitate the removal of a short section of approximately 60m of the existing 220kV OHL which traverses the Site to connect the new substation to the grid by approximately 120m of new underground cables. Four 220kV bays are proposed to be provided within the substation (two underground cable bays for EirGrid and two bays for the applicant's transformers). The substation will include an EirGrid control building, MV control and switchgear building, two grid transformers and associated ancillary works.

#### 6.1.2 Cumulation with other Existing and/or Proposed Developments

A desktop search of proposed and existing planning applications was carried out on 8 September 2022 (and subsequently updated 6 June 2023). The search used publicly available data from the MyPlan.ie's 'National Planning Application' database, ABP database and Council Planning Portals.

The scope of the search was based within a 5km radius from the approximate Centrepoint of the Proposed Development. A specified criteria informed the search and omitted any planning applications greater than five years old, refused, invalid and withdrawn applications. The criteria then focused on foreseeable developments to be considered in line with the Proposed Development. In respect of this, any small scale residential and extension type developments along with minor amendments, changes of use and small-scale farming/agricultural applications were omitted. Only reasonably foreseeable developments were considered.

The purpose of the search is to assess the cumulation with other existing and/or proposed developments. The scope of the search was based on a 5km radius taken from the approximate centre point of the Site. The identified planning applications are summarised in Appendix B. .

#### 6.1.3 Nature of Any Associated Demolition Works

No demolition works are anticipated as part of the Proposed Development. The Proposed Development will likely require the excavation and removal of topsoil and potentially landscaping.

#### 6.1.4 Use of Natural Resources

Materials used within the Proposed Development would likely include steel, concrete, composite cladding, piping, electrical cabling, process equipment and finishes.

Materials are assumed to be sourced from the local area to minimise transportation distances and will be scheduled to avoid queues/increased traffic on local routes and brought to the work areas using the existing public infrastructure where possible.

Aggregate materials such as sands and gravels will be loaded directly to vehicles for use within the site of the Proposed Development as appropriate, e.g. as fill material. Liquid materials will be stored within temporary banded areas, doubled skinned tanks or banded containers (all bunds will conform to standard bunding specifications – BS EN 1992-3:2006) to prevent spillage.

### 6.1.5 Production of Waste

Waste would be produced from the excavation of soil, excess concrete, off cuts of piping, construction workers, metals and plastic wrapping. The volume of waste that would be produced is currently unknown.

All wastes will be managed in accordance with Irish waste legislation, and in particular waste will only be transported by hauliers holding a valid collection permit and will be transported to waste management sites which hold the necessary license, permit, certification or exemption.

It is not envisioned hazardous waste would occur within the Site of the Proposed Development.

### 6.1.6 Pollution and Nuisances

During the construction phase, potential pollution sources, pathways and nuisances during the consideration phase include but are not limited to increases in exhaust emissions to air as a result of construction machinery, noise and vibration from equipment use, leaks and spills of hydrocarbon containing materials used, dust generation from construction activities, runoff of material to and sedimentation of nearby watercourses.

The likelihood and severity of these effects will be minimised through compliance with best practice construction management practices as defined in the Construction Environmental Management Plan (CEMP) which will be prepared by the appointed contractor. The contractor's CEMP will outline how waste will be stored and managed onsite. It has been assumed that any waste produced as part of the Proposed Development will be dealt with in accordance with all relevant waste management legislation and guidance and under chain of custody procedures.

### 6.1.7 Risk of Accidents and/or Disasters

A man-made or natural event that threatens an immediate or delayed serious environmental effect to human health, welfare and the environment is described as a major accident.

A disaster can be described as a man-made or natural hazard that can result in a situation meeting the definition of a major accident such as an act of terrorism or subsidence, landslide, or earthquake. The potential risks of the Proposed Development causing an accident and/or disaster during the construction and operational phases, and the vulnerability of the Proposed Development to potential man-made and natural disasters must be considered during the screening process.

The OPW Flood Hazard Maps Website<sup>3</sup> was consulted in relation to available historical or anecdotal information on any flooding incidences or occurrence in the vicinity of the Proposed Development. No flood events have been recorded within the Site boundary however there have been a few records of historical flooding in the wider area.

A number of wells are recorded to the south of the Site, associated with the Cooney Estate. The position of the wells is only accurate to 1.0km and the yields of the wells are classed as poor to moderate. There have been no recorded issues with these groundwater sources contributing to flooding within the area.

The CFRAM predictive mapping does not identify a direct risk to the Proposed Development from fluvial flooding from the Clonmeath River<sup>4</sup> (Knightsbrook\_010) located 2.5km to the southwest of the Site. The Proposed Development (i.e., the substation) falls in Flood Zone C and not within the 1-in-100 or 1-in-1000-year predicted fluvial flood extent. The Flood Risk Stage 1 Screening assessment shows that there is no flood risk to the Proposed Development from fluvial, pluvial or groundwater sources.

It is considered the Proposed Development is not likely to result in a major accident or disaster given its type, size and scale and the inherent measures that would be included in its design and implementation. During construction, standard construction measures would be put in place such as a Health & Safety plan along with inherent environmental controls, such as an approved CEMP (containing emergency spill response measures and methods of work).

### 6.1.8 Utilities

The Applicant continues to be in contact with ESB the owner of the electricity overhead asset. An electricity outage on the rural supply may be required to facilitate the removal of the short section of the 220kV line. However, this disruption would be temporary in nature.

There are no water mains within the Site of the Proposed Development. Due to the specific nature of the Proposed Development, there will be a very small water requirement for occasional toilet flushing and hand washing and therefore the water requirement of the Proposed Development will be limited. The Applicant has consulted with Irish

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<sup>3</sup> [www.floodmaps.ie](http://www.floodmaps.ie)

<sup>4</sup> EPA name: Knightsbrook, upstream called the Moynalvy River.

Water and proposes to connect to the existing water network, subject to a valid connection agreement being put in place prior to project execution.

Foul effluent will be temporarily stored on the site and removed at regular intervals, via tanker for appropriate disposal to a licensed sewage treatment plant.

### 6.1.9 Risk to Human Health

Construction projects contain an element of human risk. During the construction phase, there would be potential for impacts relating to dust generation, and noise and vibration from construction activities.

With the implementation of appropriate mitigation measures during the construction phase (including an emergency spill response plan), the risks to human health, for example, due to water contamination or air pollution is considered imperceptible.

In addition, an Environmental Considerations Report (ECR) will be submitted with the planning application, to outline any potential significant effects and associated mitigation measures.

## 6.2 Location of the Proposed Development

The Site of the Proposed Development is located at Woodtown, Co. Meath (Coordinates: 53°29'33.15"N 6°38'37.32"W). The R154 regional road (Trim Road) is approximately 2.9km north, R125 is approximately 2.5km east, R156 is approximately 3.3km south and the L2207 local road is approximately 2.7km to the west.

The nearest residential settlements (towns and villages) to the Site are Summerhill, approximately 6km to the southwest, Trim approximately 12km to the northwest, Dunshaughlin, approximately 7km to the northeast, and Dunboyne approximately 13.5km to the southeast.

## 6.3 Existing and Approved Land Use

The current Meath County Development Plan (CDP) 2021-2027 includes land use zoning with the objective of ensuring land is available and meets the criteria of anticipated developments (Meath County Council, 2021).

The Site of the Proposed Development is currently not zoned for development within the Meath CDP 2021-2027. The Site is zoned 'Rural Area' (RA), with the zoning objective – *'to protect and promote in a balanced way, the development of agriculture, forestry and rural-related enterprise, biodiversity, the rural landscape, and the built and cultural heritage'*.

The Irish national CORINE 2018 dataset has identified the area within the Site as 'Agricultural Areas', 'Arable land' (EPA, 2022).

### 6.3.1 Relative Abundance, Availability, Quality and Regenerative Capacity of Natural Resources

It is assumed all construction materials, mentioned in Section 6.1.4, will be sourced locally where possible, however there may be a requirement to import some materials should the materials not be available locally. It has been assumed all materials will be sourced from licensed suppliers and materials will be re-used where possible on-site.

A water supply may be required during the construction phase of the Proposed Development. The Applicant has consulted with Irish Water and proposes to connect to the existing water network, subject to a valid connection agreement being put in place prior to project execution. At no point would water be abstracted from rivers or streams.

## 6.4 Adsorption Capacity of the Natural Environment

### 6.4.1 Overview

This section describes the adsorption capacity of the natural environment in line with Annex III of Directive 2014/52/EU, and the criteria outlined within Schedule 7 of the Planning and Development Regulations 2001 (as amended) specifically:

- Wetlands, riparian areas, river mouths.
- Coastal zones and the marine environment.
- Mountain and forest areas.
- Nature reserves and parks.

- Areas classified or protected under legislation, including Natura 2000 areas designated pursuant to the Habitats Directive and the Birds Directive.
- Areas in which there has already been a failure to meet the environmental quality standards laid down in legislation of the European Union and relevant to the project, or in which it is considered that there is such a failure.
- Densely populated areas.
- Landscapes and sites of historical, cultural or archaeological significance.

#### **6.4.2 Wetlands, Riparian Areas and River Mouths**

There are no wetlands, riparian areas or river mouths on the Site.

#### **6.4.3 Coastal Zones and the Marine Environment**

There are no coastal zones or marine environments within or in close proximity to the Site.

#### **6.4.4 Mountain and Forest Parks**

There are no mountain or forest parks within 2km of the Site.

#### **6.4.5 Nature Reserves and Parks**

There are no nature reserves or parks within 2km of the Site.

#### **6.4.6 Areas Classified or Protected under Legislation including Natura 2000 Areas**

The Site is not within or in the vicinity of a European Designated site.

The nearest European sites are the River Boyne and River Blackwater Special Area of Conservation (SAC) and the River Boyne and River Blackwater Special Protection Area (SPA), approximately 9.5km to the northwest of the Site.

#### **6.4.7 Areas where there has already been a failure to meet the Environmental Quality Standards of the European Union**

The Boycetown Stream<sup>5</sup> is approximately 150m west of the Site flowing in a south to north direction. The WFD (Water Framework Directive) status of the Boycetown Stream was “Moderate”, during the 2016-2021 monitoring period (EPA, 2022). The Boycetown Stream is considered ‘At Risk’ of not meeting WFD objectives (EPA, 2022).

The Proposed Development is located within the ‘Moynalvy’ WFD Ground Waterbody. The Moynalvy Ground Waterbody status was ‘Good’ during the 2016-2021 monitoring period and identified as ‘Not at Risk’<sup>6</sup> (EPA, 2022).

According to the EPA online mapper, the Air Quality Index for Health (AQIH) for Woodtown is ‘3 - Good’ (EPA, May 2021).

#### **6.4.8 Densely Populated Areas**

The Proposed Development is located within the Central Statistics Office (CSO) Electoral Division (ED) Culmullin and Small Area (SA) No. 167024001. The total population of this ED in accordance with the 2022 Census is 1,283 persons, compared to the 1,142 persons recorded in the 2016 Census (CSO, 2022). This represents a growth in population of 12.3% between the two censuses.

#### **6.4.9 Landscape, Townscape and Sites of Historical, Cultural or Archaeological Significance**

The nearest residential settlements (towns and villages) to the Site are Summerhill, approximately 6km to the southwest, Trim approximately 12km to the northwest, Dunshaughlin, approximately 7km to the northeast, and Dunboyne approximately 13.5km to the southeast.

The Site is located within a rural landscape of agricultural fields bounded by hedgerows, interspersed with small parcels of woodland and farm complexes. According to the Meath County Development Plan (CDP) 2021-2027, the Site is zoned ‘Rural Area’ (RA), with the zoning objective – *‘to protect and promote in a balanced way, the development of agriculture, forestry and rural-related enterprise, biodiversity, the rural landscape, and the built and cultural heritage’*.

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<sup>5</sup> EPA name: Arodstown

<sup>6</sup> Of not meeting the WFD objectives.

According to the Meath CDP 2021-2027, the Site is located within the Landscape Character Areas (LCA) of LCA - 12 Tara Skyrme Hills/LCA - 6 Central Lowlands.

There are no historic gardens or designed landscapes recorded on the National Inventory of Architectural Heritage Gardens Survey within the Site or study area.

The Site of the Proposed Development is located completely within the townland of Woodtown (Culmullin ED), and its footprint does not include any boundaries between townlands which could be classed as historic landscape features.

#### 6.4.10 Cultural Heritage

##### 6.4.10.1 Cultural Heritage Sites within the Proposed Development

No National/Recorded/Registered Monuments, archaeological sites recorded on the Archaeological Survey of Ireland (ASI) database, or structures recorded on the Meath Record of Protected Structures (RPS) or National Inventory of Architectural Heritage (NIAH) database are found within the Site.

##### 6.4.10.2 Cultural Heritage Assets within the Study Area

There are no assets recorded on the Records of Monuments and Places (RMP) located within the Proposed Development Site boundary. There are 21 assets recorded on the RMP located within the 2km study area dating from the prehistoric to the post-medieval periods as listed in Table 6.1.

**Table 6.1: Record of Monuments and Places within 2km Study Area<sup>7</sup>**

Record of Monuments and Places (Monument No.)	Class
ME043-010----	Church
ME043-010002-	Bullaun Stone
ME043-010001-	Graveyard
ME043-011----	House - 16th - 17th Century
ME043-011001-	Enclosure/Bawn
ME043-012----	Field System
ME043-013----	Burial Mound
ME043-016----	Castle - unclassified
ME043-015----	Church
ME043-015002-	Cross - Churchyard cross
ME043-015001-	Graveyard
ME043-029----	Ringfort - Rath
ME043-056----	Barrow - unclassified
ME043-030----	Ringfort - Rath
ME043-018001-	Redundant Record - Font (former location)
ME043-018----	Castle - Mott
ME043-018002-	Building
ME043-018003-	Stoup (present location)
ME043-017001-	Graveyard
ME043-017----	Church
ME043-017002-	Font (former location)

The earliest recorded asset located within the study area is a Bronze Age/Iron Age barrow (ME043-056) located approximately 1km southeast of the Site. These types of assets usually comprise an artificial mound of earth and

<sup>7</sup> Source: [www.archaeology.ie/publications-forms-legislation/record-of-monuments-and-places](http://www.archaeology.ie/publications-forms-legislation/record-of-monuments-and-places)

stone, constructed to contain or conceal burials and are part of the Bronze Age/Iron Age (c. 2400 BC – AD 400) burial tradition. This asset has been classified as 'Barrow – unclassified' as the specific type of barrow is unknown.

Three early medieval ringforts/raths are recorded within the study area. These assets are usually circular or oval in area surrounded by an earthen bank with an external fosse and functioned as residences and/or farmsteads, dating to the 5<sup>th</sup> to 12<sup>th</sup> century. The asset (ME043-014) is located approximately 1.3km west of the Site, on a north-east facing slope. The visible profile of the asset had been removed by 1995. The asset (ME043-029) is located approximately 1.9km southwest of the Site on a fairly level landscape and is depicted on the 1836 Ordnance Survey Ireland map as a 'fort'. The asset (ME043-030) is located approximately 1.8km southeast of the Site on a west facing slope of a broad hill.

A castle motte (ME043-018) comprising a flat-topped earthen mound is located approximately 1.35km east of the Site. This asset is recorded as late 12<sup>th</sup> to early 13<sup>th</sup> century in date. Built into the southwest side of the motte is a building (ME043-018002) which was first recorded on the Down Survey barony map of Deece (1658) as a two-storey house. The building is now a one-storey structure with a vault that is divided into two. Located adjacent to this building is a rectangular stone stoup (ME043-018003) with the date 1616 crudely engraved into one side.

A medieval (5<sup>th</sup> to 16<sup>th</sup> century AD) burial mound (ME043-013) is recorded approximately 1.9km west of the Site, south of the summit of a small hillock. It is not depicted on any historic maps and its visible profile seems to have been removed by 1995.

Located approximately 2km northwest of the Site is the medieval parish church of Derrypatrick (ME043-010). A church is recorded at Derrypatrick in the ecclesiastical taxation (1302-04) of Pope Nicholas IV and was amongst the possessions of St Thomas' Augustinian abbey in 1540. In 1622 the church was recorded as reasonably repaired but the chancel was in ruin. By the end of the 17<sup>th</sup> century, the walls of the church and chancel were still standing but had been unroofed since 1641. The church survives as wall-footings and a low grass-covered bank. The church is set within a D-shaped graveyard (ME043-010001-) which contains a few 18<sup>th</sup> and 19<sup>th</sup> century headstones. A Bullaun stone (ME043-010002-) is recorded within the chancel of the church.

Approximately 60m south of the parish church of Derrypatrick ((ME043-010) are the remains of a 16<sup>th</sup> -17<sup>th</sup> century house (ME043-011). The house is recorded on the 1836 Ordnance Survey Ireland map as an oblong structure with a rectangular enclosure/bawn (ME043-011001) attached to the north-east. The enclosure/bawn is described as a defensive courtyard for a medieval house. A field system extended around the house, covering an area of approximately 30 acres, defined by earthen banks and silted drains. All of the earthworks associated with the house, enclosure and field system had been removed by approximately 2013.

The remains of the medieval parish church of Culmullin (ME043-017) are located approximately 1.3km east of the Site. A church at Culmullin is listed in the ecclesiastical taxation (1302-04) of Pope Nicholas IV. Historic records record the church as standing but roofless from 1641 onwards. The foundations of a building survive as grass-covered walls and banks within a five-sided graveyard (ME043-017001) which contains headstones dating from 1707 to 1966. The former location of the font (ME043-017002) is recorded here and its secondary location (ME043-018001) recorded approximately 240m south of the church, before it was moved permanently to the modern Roman Catholic Church of St Martin in Culmullin, located outside of the study area, approximately 1km west of the medieval parish church of Culmullin.

The remains of the medieval parish church of Arodstown (ME043-015) and associated graveyard and churchyard cross are located approximately 1.95km west of the Site. The church was recorded in 1622 as ruinous and the only remains surviving today comprises the overgrown southern wall with a gap that may be the location of a doorway. The remains are located within a sub-rectangular graveyard (ME043-015001) which contains a few headstones dating from 1740 to 1953. The head of a 19<sup>th</sup> century Latin cross (ME043-015002) had been buried outside the southern doorway of the church but has since been moved to the Roman Catholic Church of St Mary's at Moynalvy.

Located approximately 150m east of the remains of the parish church of Arodstown is the site of a castle (ME043-016) dated from the late 12<sup>th</sup> to 16<sup>th</sup> century. The castle is no longer extant, appearing to have been removed since 1969.

A holy well (ME043-045) known as St. Nicholas' Well is situated at the bottom of an E-facing slope at the southeast extent of the Site. This survives as a hollow occupied by a pump-house accessed directly from the road.

There are 11 Zones of Notification located within the study area, all of which are associated with the heritage assets. Such zones do not define the exact extent of the associated heritage asset but are intended to identify

them for purposes of notification under Section 12 of the National Monuments Act (1930-2004) whereby a notification of proposed works must be submitted to the National Monument Service at least two months in advance of works commencing. The Site does not extend into any Zones of Notification.

## 6.5 Type and Characteristics of the Potential Impacts

This section presents the magnitude and nature of the impacts taking into consideration potential likely significant effects on the environment resulting from the Proposed Development.

### 6.5.1 Magnitude and Spatial Extent of the Impact

Any potential impacts are likely to be limited to the Site of the Proposed Development (7.3ha) and sensitive receptors, including watercourses and properties surrounding the Site.

The potential impacts and magnitude are outlined further within the subsequent sections of this report and in the Environmental Considerations Report (ECR) submitted with the planning application.

### 6.5.2 The Nature of the Impact

#### 6.5.2.1 Population and Human Health

As previously mentioned in Section 6.1.9, there is an element of risk to human health related to all construction projects and during the construction phase there would be potential for impacts relating to dust generation, and noise and vibration from construction activities.

However, appropriate mitigation measures will be set out within an approved contractors CEMP which will include a Health & Safety Plan, an Emergency Spill Response Plan, and daily program of works will be in place, adhered to and communicated to all working on the Proposed Development.

Due to the type and size of the Proposed Development and with the implementation of an approved contractor's CEMP which will include inherent environmental controls, regulatory controls and best practice measures, no likely significant impacts are anticipated to human health during the construction or operational phase of the Proposed Development.

#### 6.5.2.2 Water

Development works by their nature have the potential for impact of watercourses and groundwater by way of pollution. The risk of potential effects occurring during both the construction and operational phases of the Proposed Development (in the absence of adequate management and mitigation measures) can arise from several activities: for example, accidental spills and runoff.

The Boycetown Stream<sup>8</sup> is approximately 150m west of the Site flowing in a south to north direction. Other surface water features include a tributary of the Tolka River<sup>9</sup> (Tolka\_020) which is approximately 1.3km southeast of the Site and the Moynalvy River<sup>10</sup> (Knightsbrook\_010) approximately 2.5km southwest and another tributary of the Boycetown Stream<sup>11</sup>, approximately 1.6km northeast of the Site.

A number of wells are recorded to the south of the Site, associated with the Cooney Estate. The position of the wells is only accurate to 1km and the yields of the wells are classed as poor to moderate. Further wells are recorded between 1.5km and 2km to the north (unspecified use), northeast (domestic use) and east (public supply) of the Site. It is not anticipated that the Proposed Development would result in a likely significant impact on watercourses during construction or operation.

During the construction phase, industry best practice pollution prevention measures will be implemented (e.g., CIRIA 'Guideline Document C532 Control of Water Pollution from Construction Sites' and 'C648 Control of Water Pollution from Linear Construction Projects').

It is not anticipated that the Proposed Development will result in a likely significant impact on watercourses during construction or operational phase.

#### 6.5.2.3 Land and Soils

Potential negative impacts related to pollution, land take, and use of natural resources may arise during the construction phase of the Proposed Development.

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<sup>8</sup> EPA name: Arodstown

<sup>9</sup> EPA name: Moyleggan

<sup>10</sup> EPA name: Knightsbrook

<sup>11</sup> EPA name: Augherskea



The Proposed Development is located primarily within agricultural land. Potential negative impacts (in the absence of adequate management and mitigation measures) could occur during the construction phase of the Proposed Development from activities which could result in pollution from construction processes, accidental spills, loss of land and use of natural resources for materials required during the construction phase.

With the implementation of the approved contractor's CEMP which will include inherent environmental controls, regulatory controls and best practice measures, it is not anticipated that the Proposed Development would result in likely significant impacts to the existing land and soils environment.

#### **6.5.2.4 Air Quality and Climate**

##### **Air Quality**

The main air quality impacts will be associated with dust generation during site preparation and construction works. In addition to this, fugitive emissions of airborne particulate matter are readily produced through the action of abrasive forces on materials and therefore a wide range of site preparation and construction activities have the potential to generate this type of emission, including:

- Land clearing and demolition.
- Earthwork operations.
- Equipment movements.
- Vehicular transport.
- Building activities (i.e., concrete, mortar and plaster mixing, drilling, milling, cutting, grinding activities).
- Windblown dust from temporary unpaved roads and bare construction sites.

##### **Climate**

Climatic impacts are expected to be minor emissions of greenhouse gases (GHG) to the atmosphere from worker travel and transport of materials. However, a significant effect is not considered likely given the scale and size of the Proposed Development. During the operational phase, emissions, associated with energy use and maintenance, are considered of minor significance.

The implementation of an approved contractor's CEMP, which will include inherent environmental controls, regulatory controls and best practice measures, and given the scale, size and type of the Proposed Development, no likely significant impacts on air quality and climate are anticipated in the environs surrounding the Proposed Development.

#### **6.5.2.5 Noise and Vibration**

No statutory guidelines relating to noise limits for construction activities exist in Ireland. These are generally controlled by local authorities and commonly refer to limiting working hours to prevent a noise nuisance.

The construction phase of the Proposed Development has the potential to increase noise levels at the noise sensitive receptors 950m east and 1km southwest of the Site. Impact from the construction phase will depend on the number and type of equipment employed during the works.

The implementation of an approved contractor's CEMP will be in place during the construction phase. This will include a section on the permitted working hours and permitted noise limits for the Proposed Development. These limits will be adhered to at all times during the construction phase.

No significant vibration generating activities are expected during the construction or operational phases of the Proposed Development.

It is considered that noise and vibration measures, for example, adhering to permitted working hours and permitted noise limits set out in the CEMP, will reduce any potential of likely negative temporary effects on sensitive receptors during the construction phase and as such no significant impacts on sensitive receptors are anticipated.

#### **6.5.2.6 Cultural Heritage**

It is not anticipated that any of the recorded heritage assets within the study area will be physically impacted by the Proposed Development. In addition, the setting of these assets does not extend into the Site, and as such, the Proposed Development will not result in any impacts to the settings of these assets.

Groundworks associated with the construction of the Proposed Development (such as topsoil/subsoil stripping, excavation of foundation, the creation of an access road and a construction compound) have the potential to severely impact upon any previously unrecorded archaeological remains that may exist within the Site.

There is the possibility that the Site may have been utilised in the past for settlement or other activities before becoming agricultural land. Evidence of such activity would exist, as yet previously undiscovered archaeological sites and features. Any such sites and features would likely be of local interest and low importance although the archaeological interest and importance of, as yet, unrecorded assets can only be confirmed upon identification.

Given the potential for impacts to previously unrecorded archaeological remains, it is recommended that a programme of pre-development archaeological evaluation is undertaken in order to confirm the presence or absence previously unrecorded archaeological remains within the Site.

Archaeological testing will be carried out at the pre-construction phase in areas where the Proposed Development has the potential to impact upon archaeological remains. All archaeological works (which will be agreed by the Archaeological Consultant and the National Monuments Service (NMS)) will be carried out in compliance with the *National Monuments Acts 1930-2004 and Policy and Guidelines on Archaeological Excavation* (DAHGI, 1999).

A suitably qualified and licensed Archaeological Contractor will be appointed to carry out the archaeological fieldwork. Relevant licenses will be acquired from the DHLGH/NMS and the National Museum of Ireland (NMI) for all archaeological works, which will be carried out in accordance with an Overarching Method Statement for Archaeological Works prepared by the Archaeological Consultant and agreed with the NMS. It is anticipated that all archaeological works will be completed pre-construction.

The programme of pre-development archaeological testing would likely consist of the mechanical excavation of test trenches down to sterile glacial tills and bedrock by means of a smooth toothless bucket at specified locations within the Site but in particular within areas where construction will require sub-surface excavation works. The appointed archaeologist will undertake full-time monitoring of the excavation of the test trenches and where appropriate, carry out archaeological investigation.

Should archaeological material/features be encountered during the archaeological testing, the use of machinery shall cease and further archaeological investigation (by hand) shall be carried out to determine the nature and extent of archaeological remains. Archaeological deposits shall not be removed as part of the assessment process.

The testing should be undertaken in advance of construction to allow adequate time to evaluate, record and where necessary mitigate any archaeological features that may be revealed. In the event that any archaeological features are uncovered, AECOM and the NMS will be consulted to determine the appropriate mitigation measures which may include preservation in situ, preservation in record through systematic archaeological excavation and/or monitoring of specific construction activities during the construction phase.

With the implementation of the above and an approved contractor's CEMP, which will include inherent environmental controls, regulatory controls and best practice measures, and given the scale, size and type of the Proposed Development no likely significant impacts on cultural heritage are anticipated as a result of the Proposed Development.

#### **6.5.2.7 Biodiversity**

The Proposed Development is not located within a European site. The nearest watercourse to the Site is approximately 150m to the west and referred to by the EPA as 'Arodstown'<sup>12</sup>. The Arodstown flows into the Boycetown and ultimately joins the River Boyne approximately 11.4km from the Site.

*The NIS for the Proposed Development concluded 'the Arodstown watercourse is separated from the Proposed Development by extensive areas of land including agricultural fields and woodlands. Any pollution generated by the construction of the Proposed Development would be very unlikely to reach the watercourse due to natural filtration by vegetation..... Notwithstanding the above, during the construction phase of the Proposed Development, industry-standard good practice measures will be implemented to prevent pollution of terrestrial and aquatic habitats. This will include typical pollution prevention measures which ensure no pollutants, including fuels, oils or sediment, can enter the Arodstown watercourse..... The NIS therefore concludes that, on the basis of objective information, the Proposed Development will not result in adverse effects on any European site, either individually or in-combination with other plans or projects'.*

The findings of the field survey (carried out in July 2021 and January 2023) included:

#### **Bat Species**

No existing records of bat species were identified within 1km of the Site.

During the survey, no habitats with suitability for supporting roosting bats were identified within the Site. The linear features within the Site have the potential to support foraging and commuting bats.

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<sup>12</sup> WFD Name: Boycetown Stream

## Badger Species

There is one existing record of badger within 1km of the Site.

No badger setts or evidence of badger was recorded during the survey. However, the habitats present within the Site could support foraging badgers.

## Breeding and Wintering Birds

The desktop study identified the following relevant records of Red-Listed Birds of Conservation Concern (BoCC)<sup>13</sup>: barn owl (*Tyto alba*), grey partridge (*Perdix perdix*) and yellowhammer (*Emberiza citrinella*) within 1km of the Site.

There are no habitats present within the Site which are suitable to support barn owl.

The linear habitats within the Site are highly likely to be used for nesting by a common assemblage of breeding birds. During winter, the Site may also support common and widespread wintering bird species.

## Common Frog

The desktop study identified existing records of common frog (*Rana temporaria*) within 1km of the Site.

There are two ditches within the Site, both of which were dry during the survey, however they could have held water earlier in the year. The closest other potential waterbody is a watercourse, the Boycetown Stream<sup>14</sup> is approximately 150m west of the Site.

The majority of the habitat present within the Site, i.e., the arable field, is sub-optimal terrestrial habitat, however the treeline and hedgerow do provide more suitable terrestrial habitat. The presence of common frog within the Site therefore cannot be ruled out.

## Hedgehog

No existing records of hedgehog (*Erinaceus europaeus*) were identified within 1km of the Site.

No observations or evidence of hedgehog were recorded during field surveys; however they are nocturnal and field signs are less frequently observed than for other mammals. Suitable habitat for feeding, breeding, and hibernating hedgehogs is present within the Site, including tree lines and hedgerows. Hedgehogs are protected under the Wildlife Acts.

## Irish Hare

No existing records of Irish hare (*Lepus timidus hibernicus*) were identified within 1km of the Site.

Irish hare was not observed during field surveys. Given the absence of suitable habitat such as tussocky grassland within which hares could shelter, this species is considered likely to be absent from the Site.

## Pine Marten

Two existing records of pine marten (*Martes martes*) were found within 1km of the Site. In addition, when the surveyors were travelling to the Site, a pine marten was observed approximately 300m from the Site.

Habitat suitable to support this species is present within the surrounding area and this species may use the treelines/hedgerow within the Site.

## Terrestrial Invertebrates

Single existing records of marsh fritillary (*Euphydryas aurinia*), small blue (*Cupido minimus*) and wall butterfly (*Lasiommata megera*), were identified within 1km of the Site.

The habitats present within the Site are not suitable to support the above butterfly species as they favour grassland habitats, coastal grassland and dune (small blue/wall), damp grassland and/or marsh habitat (marsh fritillary).

Due to the limited ecological value of the habitats present, it is unlikely that any protected/notable terrestrial invertebrate species would be found within the Site.

## Other Mammals

The Site may support Irish stoat (*Mustela erminea hibernica*) and pygmy shrew (*Sorex minutus*) which are both protected under the Wildlife Acts.

The NIS identified the following potential impacts and risks to ecology from the Proposed Development:

<sup>13</sup> Gilbert, G., Stanbury, A. and Lewis, L. (2021). Birds of Conservation Concern in Ireland 4: 2020-2026. *Irish Birds* **43**, pp 1-22

<sup>14</sup> EPA name: Arodstown

- Potential Impacts on Bat Species - inappropriately placed construction lighting has the potential to prevent the use of certain areas by foraging or commuting bats. Operational light spill, if required, could also permanently affect linear features which may be used by foraging and commuting bats
- Potential impacts on Badgers - the Proposed Development will result in the permanent loss of 3.1ha of arable field which may be used by badgers for foraging, although the presence of badger has not been confirmed within the Site. This includes the loss of hedgerow and treeline. As there is alternative suitable habitat immediately outside the Site and in the wider area, the loss of this relatively small area of potential foraging habitat is not considered to be a significant impact to badger.
- Where excavations are required as part of any works there is potential for badger to become trapped and injured or killed.
- Potential Impacts on Breeding and Wintering Birds - the loss of hedgerow and treeline will result in a loss of wintering bird habitat. The arable field is unlikely to be used by nesting birds, however birds nesting nearby may use it for feeding. Specific mitigation and monitoring measures will be proposed within the ECR for the Proposed Development, that will accompany the planning application, to avoid, minimise, or compensate for to nesting birds
- Potential Impacts on Common Frog - where excavations are required as part of any works there is potential for common frog to become trapped and injured or killed.
- Potential impacts on Other Mammals - where excavations are required as part of any works there is potential for hedgehog, pine marten, Irish stoat and pygmy shrew to become trapped and injured or killed. Inappropriately placed construction lighting has the potential to prevent the use of certain areas by foraging or commuting mammals.

### Opportunities for Ecological Enhancement

A range of general and specific mitigation and monitoring measures will be proposed within the ECR and NIS for the Proposed Development, that will accompany the planning application, to avoid, minimise, or compensate for these effects.

Following implementation of the general and specific mitigation and/or enhancement measures proposed within the ECR and NIS, all residual effects are anticipated to be reduced to no effect or negligible.

#### 6.5.2.8 Landscape and Visual

The Landscape Character Assessment of the Site is identified in the Meath County Development Plan 2021-2027 as Central Lowlands/Tara Skryne Hills where the landscape character is considered to have a High/Exceptional Landscape Value with a Medium/High Sensitivity to change respectively.

Landscape and visual effects arising from construction phase activities are likely to be local and temporary in nature. The majority of significant views during construction works will likely be experienced within a radius of approximately 750m of the Site and can range up to 1km radius from the Site boundary, particularly for properties located east and southwest of the Proposed Development.

The Proposed Development is also likely to affect the existing landscape character as it will introduce a light industrial component to an otherwise rural landscape character. Considering the scale of the Proposed Development, the change in landscape character will be localised and confined to the immediate and nearby surroundings (approximately up to 500m) of the Proposed Development boundary, where infrastructure associated with Proposed Development, including pylons, may be seen. However, it is anticipated that the conservation of intervening hedgerows will support the screening of most of the potential views of the Site. Additional landscape mitigation measures supplementing existing hedgerow boundaries with appropriate native species will further improve the screening the Proposed Development. It will minimise the effects on the landscape character within the study area.

Given the scale and nature of the Proposed Development, the magnitude of likely landscape effects is Low. The resulting significance/quality of landscape effects is therefore considered Slight/Adverse. The magnitude of Visual Effects is considered Medium and the significance/quality Moderate/Adverse.

In addition to landscape and visual effects, it is also important to consider potential cumulative effects. Cumulative landscape and visual effects may result from additional changes to the baseline landscape or views as a result of the Proposed Development in conjunction with other developments of a similar type and scale. The cumulative assessment includes submitted planning applications of projects similar in nature, or projects that have been consented but not yet constructed.

A number of planning applications have been reviewed and the following three projects have been considered for inclusion into the cumulative assessment:

- Derryclare Solar Energy Development (Planning application ref: 21985).
- Woodtown Solar Energy Development (Planning application ref: 212214).
- Bogganstown Solar Energy Development (Planning application ref: 221508).

Cumulative landscape effects of the Proposed Development in conjunction with the Derryclare and Woodtown developments are considered significant and adverse, as the prevalence of light industrial features within the overall rural landscape character areas will increase. Cumulative visual effects are considered not significant as intervening vegetation and topography will either fully or partially screen combined views of the proposals.

#### 6.5.2.9 Material Assets

The Proposed Development works have potential to disrupt existing local utility services causing an inconvenience to local residential and commercial premises. No impacts are predicted once the Proposed Development is operational.

Effects from the permanent acquisition of land would be as per the construction phase and there would be no additional operational phase impacts to existing non-agricultural land uses and properties in the study area.

Given the scale and nature of the Proposed Development, no likely significant impacts are anticipated to utilities as a result of the Proposed Development.

#### 6.5.2.10 Waste

The key phase regarding resource and waste management is the construction phase. Waste generated from the construction works onsite should be controlled, transferred and disposed of in accordance with the relevant waste management acts and associated regulations.

No licenced waste facilities, dump sites or active quarries were identified within 50m of the Proposed Development during the desk study<sup>15</sup>. In addition, historical mapping suggests the area has been predominately agricultural. As such significant hazardous waste is not anticipated to occur within the Site.

It is anticipated that industry best practice pollution prevention measures will be implemented on-site. An outline CEMP will be prepared for the Proposed Development and the appointed contractor will be required to prepare and finalise the contractor's CEMP prior to construction. The CEMP will be implemented and adhered to throughout the construction phase of the Proposed Development. The contractor's CEMP will include information on waste storage and management onsite. Consultation with Meath County Council (MCC) should be undertaken to ensure pollution prevention measures are agreed upon and developed prior to construction works.

Any waste produced as part of the Proposed Development will be dealt with in a sustainable manner and in accordance with the Waste Management Act 1996 (S.I. No. 10 of 1996), the Waste Management (Amendment) Act 2001, and the Construction and Demolition Waste Management Plan (C&DWMP). Where waste materials would be taken off site for segregation or disposal, it has been assumed the contractor would ensure this is undertaken by a licensed haulier under chain of custody procedures to an appropriately licensed waste facility as per the C&DWMP. The waste hierarchy should also be considered as part of the C&DWMP. The contractor will consider the EPA guidance (2021) '*Best Practice Guidelines for the Preparation of Resource Management Plans for Construction & Demolition Projects*'.

Should aggregates be used during the construction phase, it is assumed they will be sourced from a reputable supplier.

Should any contaminated waste be identified during the construction phase it has been assumed it will be transferred offsite and disposed of at appropriately permitted or licensed facilities and will be subject to waste classification in accordance with relevant waste legislation such as the Classification, Labelling and Packaging Regulation (CLP) *European Waste Catalogue and Hazardous Waste List* (EPA, 2002), *Waste Classification: List of Waste & Determining if Waste is Hazardous or Non-hazardous* (EPA, 2019), EU Council Decision (2003/33/EC) of 19 December 2002 establishing criteria and procedures for the acceptance of waste at landfills pursuant to Article 16 of Annex II to Directive 1999/31/EC, Council Directive 1999/31/EC on the landfill of waste, Waste Management Act 1996 to 2011, and the Environment (Miscellaneous Provisions) Act 2011 (No. 20 of 2011).

In line with the above the production of any waste associated with the Proposed Development is not anticipated to cause significant, or adverse effects.

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<sup>15</sup> Source EPA Online Mapper (EPA, 2021).

## 6.6 Transboundary Nature of the Impact

There are no likely significant transboundary impacts associated with the Proposed Development.

## 6.7 Intensity and Complexity of the Impact

The majority of the potential impacts are associated with the construction phase of the Proposed Development. However, with the implementation of appropriate mitigation measures (e.g., for noise and vibration, unrecorded archaeological remains and biodiversity) and the implementation of a CEMP, it is not anticipated that the Proposed Development will result in significant effects to the existing environment.

Therefore, no significant adverse impacts are expected as a result of the Proposed Development.

## 6.8 Probability of the Impact

With the implementation of an approved contractor's CEMP and associated inherent controls, regulatory controls and best practice measures as well as those mitigation measure outlined within accompanying documents to the planning application the potential impacts are anticipated to be not significant.

It is considered the likelihood of significant negative impacts on the receiving environment is low and no long-term negative impacts are anticipated as a result of the Proposed Development.

## 6.9 Expected Onset, Duration, Frequency and Reversibility of the Impact

The potential impacts identified are associated with the construction phase of the Proposed Development.

The implementation of an approved contractor's CEMP and associated inherent controls, regulatory controls and best practice measures as well as those mitigation measure referenced herein and outlined in accompanying documents to the planning application, any potential impacts would be considered to be temporary in nature during the construction phase.

Changes to the landscape character, as a result of the Proposed Development, are not uncharacteristic with previous alterations in recent years due to the existing 220kV OHL. However, the Proposed Development will result in an additional permanent change to the remaining rural landscape character within the study area. The adoption of proposals to maintain the existing hedgerows and mature trees found along the Site boundaries, as well as intervening screening vegetation and berm construction, will confine the change in landscape character to the Proposed Development's immediate surrounds without significantly extending landscape effects into the wider study area.

## 6.10 Possibility of Effectively Reducing the Impact

With implementation of an approved contractor's CEMP and associated inherent controls, regulatory controls and best practice measures, as well as those mitigation measures referenced herein and outlined in accompanying documents, the Proposed Development is not anticipated to result in any significant impacts.

The implementation of these mitigation measures would reduce the duration and intensity of the impact.

## 7. Summary and Recommendations

The Proposed Development will comprise a new 220kV AIS substation looped into the existing Maynooth - Gorman 220kV OHL. The redline boundary of the Proposed Development covers an approximate area of 7.3ha with the substation boundary covering approximately 2.24ha. It has been assessed that the Proposed Development does not trigger the mandatory criteria for a full EIA, as set out under Schedule 5, Part 1 of the Planning and Development Regulations 2001 (as amended).

Given the size and location of the Proposed Development, it was concluded that potential significant impacts could occur related to environmental topics such as landscape, heritage and biodiversity and as a result, a sub-threshold assessment was carried out for the Proposed Development.

Having regard to Annex III of the EIA Directive 2014/52/EU and the guidance contained in Department's *Guidance for Consent Authorities regarding Sub-Threshold Development* (DHLGH, 2020) and in particular:

- The size of the proposed development,
- The cumulation with other proposed development,
- The use of natural resources,

- The production of waste,
- Pollution and nuisances,
- The risk of accidents, having regard to substances or technologies used.
- The risks to human health.

It is considered that the environmental effects arising from the project will generally be localised, minor in nature and occur principally during the construction phase. A contractor's CEMP will be produced and implemented during the construction phase of the Proposed Development which will include: .

- Associated inherent controls.
- Regulatory controls.
- Best practice measures.

It is considered that no likely significant impacts to the environment are anticipated as a result of the Proposed Development and as such, a full Environmental Impact Assessment (EIA) and subsequent preparation of an Environmental Impact Assessment Report (EIAR) would not be required for the Proposed Development.

This conclusion is based on an objective review of the Proposed Development, including its characteristics, location and the likelihood of it causing significant environmental impacts. The screening has followed the relevant legislation and has had regard to the relevant guidance

## References

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- Department of Housing, Local Government and Heritage (DHLGH) (2018). *Guidelines for Planning Authorities and An Bord Pleanála on carrying out Environmental Impact Assessment* (August 2018).
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## Appendix A Screening Checklist

Questions to be Considered	Yes/No/? – Briefly Describe	Is it Likely to Result in a Significant Effect? Yes/No/? – Why?
<i>Will construction, operation, decommissioning or demolition works associated with the Project involve actions that will cause physical changes in the locality (topography, land use, changes in waterbodies, etc.)?</i>	Yes - During construction excavation.	No - the excavated area will be re-instated once the cable is installed. In addition, with the implementation of an approved contractor CEMP and associated inherent controls, regulatory controls and best practice no significant impacts are anticipated.
<i>Will construction or the operation of the Project use natural resources such as land, water, materials or energy, especially any resources which are non-renewable or are in short supply?</i>	Yes - The Proposed Development will require natural resources such as those required for concrete.	No - given the size and type of works required a requirement for large amounts of natural resources is not anticipated
<i>Will the Project involve the use, storage, transport, handling or production of substances or materials which could be harmful to human health, to the environment or raise concerns about actual or perceived risks to human health?</i>	Yes - During construction only.	No - it is anticipated a health and safety plan will be in place and all site staff would be briefed on the health and safety plan prior to commencing works.
<i>Will the Project produce solid wastes during construction or operation or decommissioning?</i>	Yes - During construction only.	No - it is anticipated a C&DWMP will form part of the overall CEMP for the construction phase and waste would be removed from site by a licenced haulier to a licenced waste facility.
<i>Will the Project release pollutants or any hazardous, toxic or noxious substances to air or lead to exceeding Ambient Air Quality standards in Directives 2008/50/EC and 2004/107/EC)?</i>	No - The construction and operation phases will produce limited air pollutants.	No - air pollutants are expected to be minimal during construction.
<i>Will the Project cause noise and vibration or the releasing of light, heat energy or electromagnetic radiation?</i>	Yes - During construction phase only.	No - with appropriate mitigation measures in place, no significant effects on sensitive receptors are anticipated.
<i>Will the Project lead to risks of contamination of land or water from releases of pollutants onto the ground or into surface waters, groundwater, coastal waters or the sea?</i>	Yes - Potentially during construction phase only.	No - with appropriate mitigation measures in place, no significant effects on sensitive receptors are anticipated.
<i>Will there be any risk of accidents during construction or operation of the Project that could affect human health or the environment?</i>	Yes - During construction phase only.	No - it is assumed a health and safety plan would be in place during the construction phase. It is anticipated this will be communicated to all site staff through communication pathways such as site inductions and toolbox talks.
<i>Will the Project result in environmentally related social changes, for example, in demography, traditional lifestyles, employment?</i>	No	No
<i>Are there any other factors that should be considered such as consequential development which could lead to environmental impacts or the potential for cumulative impacts with other existing or planned activities in the locality?</i>	Yes - They are outlined in Appendix C	No - there is potential for cumulative impacts such as temporary and transient impacts from noise, road traffic and dust to occur. However, with the implementation of an approved contractor CEMP and associated inherent controls, regulatory controls and best practice measures cumulative impacts are considered unlikely to be significant.
<i>Is the project located within or close to any areas which are protected under international, EU, or national or local legislation for their ecological, landscape, cultural or other value, which could be affected by the Project?</i>	No	No

Questions to be Considered	Yes/No/? – Briefly Describe	Is it Likely to Result in a Significant Effect? Yes/No/? – Why?
<i>Are there any other areas on or around the location that are important or sensitive for reasons of their ecology e.g., wetlands, watercourses or other waterbodies, the coastal zone, mountains, forests or woodlands, that could be affected by the Project?</i>	No	No
<i>Are there any areas on or around the location that are used by protected, important or sensitive species of fauna or flora e.g. for breeding, nesting, foraging, resting, overwintering, migration, which could be affected by the Project?</i>	No	No - with the implementation of an approved contractor CEMP and associated inherent controls, regulatory controls and best practice measures, with the implementation of those assumptions as set out in Section 4.3 and with the implementation of mitigation measures set out in this report no significant impacts are anticipated.
<i>Are there any inland, coastal, marine or underground waters (or features of the marine environment) on or around the location that could be affected by the Project?</i>	No	No
<i>Are there any areas or features of high landscape or scenic value on or around the location which could be affected by the Project?</i>	Yes Protected panoramic View 44 from Hill of Tara.  Culmullin House Historic Landscape/ former demesne landscape.  Location of the Proposed Development within an area of High or Exceptional Landscape value.	1. No - the Proposed Development is located approximately 10km from the protected viewpoint. Given the scale and distance as well as intervening topography, vegetation and built structures, the Proposed Development will not be discernible and therefore not result in significant effects in this protected view.  2. No - the character of the historic landscape will be not significantly affected by the Proposed Development. There are no known open views of the Proposed Development from within the former demesne area due to intervening mature vegetation.  3. Yes - the Proposed Development will introduce a light industrial feature in these highly valued landscape character areas of Medium to High sensitivity. Changes to the landscape character and visual amenity will be significant at a local level.
<i>Are there any routes or facilities on or around the location which are used by the public for access to recreation or other facilities, which could be affected by the Project?</i>	No	No
<i>Are there any transport routes on or around the location that are susceptible to congestion or which cause environmental problems, which could be affected by the Project?</i>	Yes - Construction of the Proposed Development is anticipated to generate additional traffic movements on the local road network, with vehicles accessing the site via the R125 and a local farm access road. The R125 is a local road and between the site and the M3 motorway it links isolated properties and hamlets.	No - Due to the nature of the roads in the study area, it is considered that the impact of the Proposed Development is not significant.
<i>Is the Project in a location in which it is likely to be highly visible to many people?</i>	No	No
<i>Are there any areas or features of historic or cultural importance on or around the location that could be affected by the Project?</i>	No - There are no existing sites within the site boundary. Due to the nature of the project no sites will be impacted within the study area.	No
<i>Is the Project located in a previously undeveloped area where there will be loss of greenfield land?</i>	Yes - The Proposed Development will result in the loss of agricultural land.	No - no protected species recorded within the development area.

Questions to be Considered	Yes/No/? – Briefly Describe	Is it Likely to Result in a Significant Effect? Yes/No/? – Why?
		Mitigation measures as outlined in ECR will be implemented on site.
<i>Are there existing land uses within or around the location e.g. homes, gardens, other private property, industry, commerce, recreation, public open space, community facilities, agriculture, forestry, tourism, mining or quarrying that could be affected by the Project?</i>	No - No residential properties are located within the vicinity of the Proposed Development.	No – Potential impacts are limited to the construction phase and it is anticipated with the implementation of the mitigation measures outlined in this report these impacts will be minimized.
<i>Are there any plans for future land uses within or around the location that could be affected by the Project?</i>	No - The planning applications within proximity to the Proposed Development are predominantly small-scale residential extensions.	No
<i>Are there areas within or around the location which are densely populated or built-up, that could be affected by the Project?</i>	No - The Proposed Development is located in a rural setting. The Proposed Development is located 6km east of Summerhill and 7km west of Dunshaughlin.	No
<i>Are there any areas within or around the location which are occupied by sensitive land uses e.g. hospitals, schools, places of worship, community facilities, that could be affected by the Project?</i>	No	No
<i>Are there any areas within or around the location which contain important, high quality or scarce resources e.g. groundwater, surface waters, forestry, agriculture, fisheries, tourism, minerals, that could be affected by the Project?</i>	No	No
<i>Are there any areas within or around the location which are already subject to pollution or environmental damage e.g. where existing legal environmental standards are exceeded, that could be affected by the Project?</i>	Yes	No - with the implementation of an approved contractor CEMP and associated inherent controls, regulatory controls and best practice measures, with the implementation of those assumptions as set out in Section 4.3 and with the implementation of mitigation measures set out in this report no significant impacts are anticipated.
<i>Is the Project location susceptible to earthquakes, subsidence, landslides, erosion, flooding or extreme climatic conditions e.g. temperature inversions, fogs, severe winds, which could cause the Project to present environmental problems?</i>	No	No
<i>Summary of features of Project and of its location indicating the need for EIA</i>	<p>The Proposed Development will be located in Woodtown, Co. Meath. The Proposed Development will comprise a new 220kV Air insulated Switchgear (AIS) substation, named Culmullin 220kV Substation, looped into the existing Gorman - Maynooth 220kV line directly to the west.</p> <p>Under Schedule 5 Part 1 and Part 2 of the Planning &amp; Development Regulations 2001 and following a sub-threshold assessment, this report concludes that the preparation of a full EIA, and subsequent preparation of an EIAR, is not required for the Proposed Development with the implementation of inherent environmental controls, regulatory controls, best practice measures and mitigation measures as set out throughout this report.</p>	

Source: European Commission's (2017). 'Environmental Impact Assessment of Projects: Guidance on Screening'.

## **Appendix B Detailed Planning History**

A desktop search of proposed and existing planning applications was carried out on 8 September 2022 (and subsequently updated on 6 June 2023). The search used publicly available data from the MyPlan.ie's 'National Planning Application' database, ABP database and Council Planning Portals.

The scope of the search was based within a 5km radius from the approximate Centrepoin of the Proposed Development. A specified criteria informed the search and omitted any planning applications greater than five years old, refused, invalid and withdrawn applications. The criteria then focused on foreseeable developments to be considered in line with the Proposed Development. In respect of this, any small scale residential and extension type developments along with minor amendments, changes of use and small-scale farming / agricultural applications were omitted. Only reasonably foreseeable developments were considered.

The findings show the majority of planning applications for adjoining lands consist of mainly agriculture and rural dwelling related developments, however recent applications have shown a rise in renewable energy, recreational and tourism related development.

**Table 7.1. Planning Search (5km Radius)**

Planning Authority	Reference	Address	Proposed Development	Grant / Due Date	Distance from Subject Site
Meath CC	221508	Culmullin, Curraghtown, Cultromer , Gaulstown, Bogganstown, Cullendragh, Drumree, Co. Meath	a Solar PV Energy Development with a total site area of 171.34ha, to include solar panels mounted on steel support structures, associated cabling and ducting, 47 No. MV Power Stations, 3 No. Client Substations, 3 No. Temporary Construction Compounds, tracks, boundary security fencing and security gates, CCTV, landscaping and ancillary works, with a 40 year operational period. A Natura Impact Statement (NIS) had be submitted to the Planning Authority with the Application. Significant further information/revised plans submitted on this application	24/07/2023	c.2.5km east
Meath CC	23527	Drumree Road, Readsland, Dunshaughlin, Co. Meath	the construction of 62 no. residential units comprising: - 27no. 2-storey houses (10 no. 3-bed and 17 no. 4-bed) and 35 no. apartments (14 no. 1-bed, 16 no. 2-bed and 5 no. 3-bed units) in a part 5-storey part 4- storey apartment building situated adjacent to the R125 Dunshaughlin link Road, with balconies on all elevations. And all associated site development, landscape and boundary works, including: - a new 4-arm roundabout junction on the R125 Dunshaughlin Link Road, connecting with an extended Dun Rioga Avenue to the southeast of the existing Dun Rioga estate providing new vehicular, cycle and pedestrian access and egress from the west, without alteration to the existing estate entrances at the Drumree Road; 1. 8m high acoustic fence to the west of the proposed apartment block extending c.50m in length alongside the R125; 98 no. car parking spaces; 83 no. secure bicycle parking spaces; public open space of c. 3,660 sq.m. including new children's playground; private communal open space of c. 233 sq.m. serving the apartments; private and communal bin stores; 1no. ESB substation	11/07/2023	c.5km northeast
Meath CC	23236	Martinstown, Crossakiel, Co Meath A82 F2C4	(1) construct a new building to be used as office space, welfare facilities and storage, (2) install a new proprietary effluent treatment system and percolation area and (3) all associated site services	01/06/2023	c.3.9km northwest
Meath CC	221664	Woodridge Stables, Killeen, Dunsany, Co Meath	(a) construction of a lunging ring, loading ramp, wash down area and machinery shed (b) erection of solar/pv panels (c) provision of internal staff facilities into one bay of existing barn to be connected to existing 6-8 person wastewater treatment system and polishing filters (d) the provision of all associated site works to upgrade existing farm complex including proposed internal service roads, beech hedging, timber fencing, general	01/06/2023	c.5km northeast

Planning Authority	Reference	Address	Proposed Development	Grant / Due Date	Distance from Subject Site
			paddocks, nursery paddocks, all weather areas with individual horse shelters, external all weather sand arena, cross country area, hunter & pony all weather area, trailer and horse box parking area, vegetable garden and external hen & pig area		
Meath CC	221505	Drumlargan, Kilcock, Co. Meath	development will consist of (a) modification of the existing agricultural field entry from the public road to accommodate the proposed development; (b) construct new equestrian facilities including horse stables building, barn building, manure pit/dungsted and associated seepage tanks, horse walker unit, lunge arena, gallops, sand arena, fenced paddocks and surface water system; (c) construct a part single-storey, part two-storey detached dwelling house, detached domestic garage, wastewater treatment system and landscaping; and (d) associated site works. Significant further information/revised plans submitted on this application	25/05/2023	c.4.8km southwest
Meath CC	221550	Woodland , Batterstown, Co. Meath	The development will consist of: 1. Installation of outdoor Air Insulated Switchgear (AIS) electrical apparatus, including an associated extension to the hardstand compound (approximately 4 hectares) to facilitate same. This includes: a. installation of an extension to both sides of the existing 400 kV busbar, with provision of an associated wing coupler at either end of the existing 400 kV busbar. b. additional apparatus and associated works to the two existing busbars to create what is known as sectionalising bays. c. relocation of existing transformer connections from existing busbar to adjacent location on new busbar. d. an associated single-story extension (approximately 80 m2) to the existing control building. 2. The erection of four new lightning masts and relocation of one existing mast (each approximately 45m high). 3. Two bays on opposite sides to the newly extended 400 kV busbars at the southern end of the substation, each bay to incorporate breakers, reactive compensation devices and cable sealing ends. These bays will facilitate the connection of the new 400 kV underground cable links from Dunstown and Belcamp substations respectively. 4. Renewal, alteration and/or removal of associated 400 / 220 kV electrical apparatus and equipment. 5. All ancillary site development works including site preparation works, site clearance and levelling; provision of hardstanding, internal access tracks and temporary construction compound; associated underground cabling and earthgrid; associated extended surface water drainage network including a soakaway; associated palisade fencing and gates (approximately 2.65m high); lighting poles and landscaping as required to facilitate the development. Planning Permission is sought for a period of 10 years. Significant further information/revised plans submitted on this application	25/05/2023	c.5km southeast
Meath CC	221505	Drumlargan, Kilcock, Co. Meath	The development will consist of (a) modification of the existing agricultural field entry from the public road to accommodate the proposed development; (b) construct new equestrian facilities including horse stables building, barn building, manure pit/dungsted and associated seepage tanks, horse walker unit, lunge arena, gallops, sand arena, fenced paddocks and surface water system; (c) construct a part single-storey, part two-storey detached dwelling house, detached domestic garage, wastewater treatment system and landscaping; and (d) associated site works. Significant further information/revised plans submitted on this application	25/05/2023	c.3.3km southwest

Planning Authority	Reference	Address	Proposed Development	Grant / Due Date	Distance from Subject Site
Meath CC	23136	Creemore & Belshamstown, Batterstown, Co. Meath	permission for development at a c. 14.14 ha site, located at Creemore and Belshamstown, in Batterstown, Co. Meath, as permitted under MCC Reg. Ref. 22837 (which permitted a new battery energy facility and synchronous condenser.). The proposed development will consist of amendments to the previously permitted development (MCC Reg. Ref. 22837) including amendments to the previously approved internal access road layout; amendments to the previously approved attenuation pond to the south of the site and associated piped infrastructure, ducting and drainage arrangements. In addition, a previously permitted earthen berm to the centre of the site is to be omitted. No changes are proposed to the permitted vehicular access to the R154. Any associated amendments to changes in level and all associated site development, hard and soft landscaping and excavation works above and below ground are also included. Planning permission is sought for a period of 10 years.	16/05/2023	c.4.6km southeast
Meath CC	23263	Crumpstown or Marshallstown, Kilmessan, Co. Meath	an equestrian holiday centre, which will comprise four holiday cottages made up of conversion of two stable buildings each to a one-bedroom single storey dwelling, conversion of a shed to a two-bedroom single-storey dwelling, and refurbishment of a stone cottage to a two-bedroom single-storey dwelling, with a new sewage treatment system, three stable blocks containing four, six and nine horse cubicles respectively and associated site development works, outdoor riding arena, horse walker and associated site development works, access will be via the existing entrance serving the existing farmyard and dwelling	03/05/2023	c.4km northwest
An Bord Pleanála	ABP-312723-22	On lands including Derryclare, Cloneymeth, Ballygortagh and Moynalvy, Summerhill, Co. Meath.	Solar energy plant and ancillary equipment. Associated site development works. Significant Further information/Revised plans submitted on this application. NIS submitted with FI.	27/01/2023	c.5.0km west
Meath CC	221320	12 Loughmore Walk , Killeen Castle Demesne, Dunsany, Co. Meath	development comprising of alterations to design of 1 no. permitted 2 storey 5-bedroom C-type detached house & garage and associated site development and landscape works, with a site area of 0.28ha, at 12 Loughmore Walk, Killeen Castle Demesne, Dunsany, Co. Meath, being part of a previously permitted residential development of 22 houses at Loughmore Walk/The Burrows (Ref RA/191174). Alterations to include new rear extension, internal layout changes at ground and upper floors, attic conversion with new stairs, revisions to elevations of house and garage, new velux roof lights, extended garage with gym, new door and covered carport link to house, the vehicular access is as previously permitted via the existing internal roads & entrances to Killen Castle Demesne. All within the overall site of approx. 255 ha. (a protected structure)	20/01/2023	c.5km northeast
Meath CC	221209	Killeen Castle Demesne (a protected structure), Dunsany, Co Meath	the change of use for a temporary period of 4 years of 6 no. of the 22 no. courtyard dwellings (referred to as Hunters Yard) permitted under Reg Ref DA/802774 (as extended by Reg Ref RA/180960) from residential to ancillary hotel accommodation facilitating short term lettings in the form of 24 no. bedrooms (6 no. keys) in 6 no. 2 storey 4 bedroom units. To accommodate this temporary change of use, the following modifications are also required:- Amendments for all 6 no. units include: The replacement of permitted kitchen to facilitate 1 no. accessible double bedroom with ensuite and inclusion of a small kitchenette facility in the permitted study's, Solar Panels omitted,	19/12/2022	c.5km northeast

Planning Authority	Reference	Address	Proposed Development	Grant / Due Date	Distance from Subject Site
			Chimneys omitted, Corner Lightbox/Lanterns omitted, Amendments for 4 no. units (House Type HY1, HY1H and HY3, HY3H) include: Omission of internal door, a Balcony column support added, Suite 1 walk in wardrobe replaces with ensuite bathroom, Walk in wardrobe with ensuite included for Suite 2 , Total 12 no. car parking spaces to be provided. Selected stone cladding removed from upper storey of House Type HY1, HY1H and HY3, HY3H, A minor change of Finished Floor Levels on site. The development also includes all associated landscape and site development works. There is no change to the building footprint or house design to those units permitted under Reg. Ref. DA/802774 (as extended by Reg Ref RA/180960). The design is in keeping with all other residential units proposed within the Killeen Castle Demesne. The vehicular access is as otherwise permitted via the existing internal road network and entrances to Killeen Castle Demesne		
Meath CC	22752	Augherskea, Drumree, Co Meath	the development consists of land recovery operation (being) reclamation of agricultural land and all associated site works comprising of the importation of natural materials of clay, silt, sand, gravel or stone and which comes within the meaning of inert waste, through deposition for the purposes of the improvement or development of land Class 5 of the waste management (Facility Permit and Registration) Regulations 2007-2008. A 5 year planning permission is requested and during the duration of this period 62,490 tons of inert soil and stone will be imported for the purpose of land reclamation. Entrance to the site will be via the existing farm road on adjoining site the subject of current Planning RA/170057 and WFP-MH17/0006/01	16/12/2022	c.2.4km northeast
Meath CC	221194	Teagasc Grange Research Facility, Derrypatrick Grange, Dunsany, Co. Meath C15 PW93	development will consist of the proposed green energy initiative development consisting of the alterations to an existing building unit consisting of the installation of Photovoltaic Panels on the existing roof structure, together with all associated site works	07/12/2022	c.3.5km north
Meath CC	22837	Creemore & Belshamstown, Batterstown, Co. Meath	the proposed development constitutes a new battery energy storage facility & synchronous condenser, with associated change of use on lands currently in agricultural use. The proposed development will comprise of rechargeable battery units with grid forming inverters contained within 253 no. 40 foot containers on site. (An associated Strategic Infrastructure Development planning application will be made to An Bord Pleanala in relation to a 220 kV Gas Insulated Substation and associated development on the adjoining lands to the east of the proposed development site, located at Creemore & Woodland, in Co. Meath, in accordance with Section 182A of the Planning and Development Act 2000, as amended). In addition, the proposed development includes a synchronous condenser within a c.983 sqm building (ranging in height from c. 11 to 13 m), with associated compound & plant; oil separator & collection pit; transformers; circuit breakers; underground cabling ducts & cable. The proposed development includes underground cable which will connect the new battery energy storage facility to the adjoining proposed 220 kV Gas Insulated Substation (the subject of the associated Strategic Infrastructure Development planning application as reference above). The proposed development will also include a battery storage control building (c. 400 sqm, 6.86 m in height); security gates & boundary treatments; hard & soft landscaping; well; bollards; plant & water storage tank; wastewater treatment system; SuDs; attenuation pond; installation of earthen berms; piped infrastructure & ducting; culverts; street	07/12/2022	c.4.6km southeast



Planning Authority	Reference	Address	Proposed Development	Grant / Due Date	Distance from Subject Site
			lighting; lighting masts & CCTV columns; car parking; stoned access roads & the upgrading of the existing vehicular access to the R154; changes in level & all associated site development & excavation works above & below ground. Planning Permission is sought for a period of 10 years. Significant further information/revised plans submitted on this application		
Meath CC	22629	Shanks Mare Public House, Collegeland and Arodstown, Summerhill, Co. Meath	the development consists of the erection of four 51.5 sqm. detached pods, each of which would be 3 metres tall and which would provide two bedrooms and a combined kitchen/ dining area, as well as bathroom accommodation, along with the use of these four structures for tourist accommodation purposes; The retention of an existing 54 sqm. timber log cabin which already occupies the site (whose removal is required under condition no. 4 of permission reg. RA/191557) and the use of this two-bedroom plus living area building for short-term residential occupation. The proposal also includes the decommissioning of a septic tank (which was permitted under reg. RA191557), the provision of a new soakaway, the installation of a mechanical aeration sewage treatment system and the construction of a 300 sqm. soil polishing filter, the closure of an existing entrance and upgrade works to an existing access which serves the adjacent Shanks Mare development and its use in connection with this proposal, a new turning circle for fire services and an extra parking area accommodating 11 new bays, which are in addition to the 21 spaces on the subject land. The application includes all site works, such as the removal of an existing stone wall, the raising of the land at Gate 1 by 300mm, the creation of a gravel surface, the provision of a wheelie-bin store and the removal of a gas tank. This development will be held in common ownership with the Shanks Mare development and will not be sold or leased separately. Included in this are all associated site works and services. Significant further information/revised plans submitted on this application	17/11/2022	c.2.9km northwest
An Bord Pleanála	ABP-314071-22	Boycetown, Dunsany, Co. Meath	Importation of materials for land reclamation and all associated site works. NIS and EIAR are included	15/11/2022	c.4.5km north
An Bord Pleanála	ABP-314058-22	On lands including Culmullin, Woodtown, Arodstown & Summerhill, Co Meath	Solar PV energy development and associated site works. NIS submitted to Planning Authority.	14/11/2022	c.800m southwest
Meath CC	22497	Knockmark, Drumree, Co Meath	The erection of a new dwelling and garage with associated site works	08/09/2022	c.3.7km northeast
Meath CC	22425	Derrypatrick , Drumree, Co. Meath	the development will consist of the following: (a) Construction of a new access road from existing farmyard to new farmyard (b) Construction of a new milking parlour, dairy, external milk silo & ancillary rooms, drafting & handling facilities, waiting yard, meal bin, water storage tank & underground slatted reception tank adjacent to existing circular overground slurry storage tank (c) Construction of agricultural livestock shed comprising of calving area, cubicles and underground slatted slurry reception tanks (d) Construction	15/07/2022	c.2.2km northwest

Planning Authority	Reference	Address	Proposed Development	Grant / Due Date	Distance from Subject Site
			of calf rearing shed (e) Construction of 2 no. silage pits, maize pit & dungstead and all associated site works		
Meath CC	22425	Derrypatrick , Drumree, Co. Meath	The development will consist of the following: (a) Construction of a new access road from existing farmyard to new farmyard (b) Construction of a new milking parlour, dairy, external milk silo & ancillary rooms, drafting & handling facilities, waiting yard, meal bin, water storage tank & underground slatted reception tank adjacent to existing circular overground slurry storage tank (c) Construction of agricultural livestock shed comprising of calving area, cubicles and underground slatted slurry reception tanks (d) Construction of calf rearing shed (e) Construction of 2 no. silage pits, maize pit & dungstead and all associated site works	15/07/2022	c.1.8km northeast
Meath CC	22338	Plot 13, Loughmore Walk, Killeen Castle Demesne, Dunsany, Co. Meath	alterations and extension to previously approved two storey detached dwelling and detached garage and associated site development/landscaping works, with a site area of 0.29 Ha, being part of a previously permitted residential development of 22 houses at Loughmore Walk/The Burrows, (Reg. Ref.: RA/191174). The alterations will consist of A) omission of bay windows in living room (west elevation) and drawing room (south elevation) resulting in a reduction in floor area of 7.57sq/m, B) length of ground floor study and first floor bedroom 5 increased by 1.8 m at front (east elevation) resulting in additional floor area of 18 sq/m, C) increase in width and depth of detached garage (additional floor area of 8.7 sq/m) with covered area to rear (west) of garage and covered link between house and garage, D) additional windows and door on side (north elevation, E) increase in width of bedroom no. 5 window at front (east) elevation and F) increase in height of window of bedroom no. 5 window at front (east) elevation and F) increase in height of window of bedroom 2 at rear (west) elevation. The vehicular access is as previously permitted via the existing internal roads and entrances to Killeen Castle Demesne. All within the overall site of approx. 255Ha (a Protected Structure)	23/06/2022	c.5km northeast
Meath CC	212179	Boycetown, Dunsany, Co. Meath	The development will consist of the importation of natural materials of topsoil, soil or stone for the purposes of land reclamation for a beneficial agricultural afteruse (5.6 hectares), temporary Wheel Wash, Weighbridge, Office, access track, landscaping and all ancillary site development infrastructure. The project provides for the importation of topsoil, soil and stone to provide an access track and final landscaping under Article 27 as defined by the EPA for land reclamation and reinstatement purposes. The application is accompanied by an Environmental Impact Assessment Report (EIAR), Natura Impact Statement (NIS) and associated documents. The application relates to a reclamation development for the purpose of an activity requiring a Waste Permit to be issued by the Meath County Council. Significant further information/revised plans submitted on this application	17/06/2022	c.4.5km north
Meath CC	212214	On lands including Culmullin, Woodtown, Arodstown & Summerhill, Co Meath	For a solar PV Energy Development with a total site area of 206ha, to include solar panels mounted on steel support structures, associated cabling and ducting, 54 No. MV Power Stations, 2 No. Client Substations, 4 No. Temporary Construction Compounds, access tracks, boundary security fencing and security gates, CCTV, landscaping and ancillary works, accessed via two existing accesses along the L62051. The application is accompanied by a Natura Impact Statement (NIS).	15/06/2022	c. 800m southwest

Planning Authority	Reference	Address	Proposed Development	Grant / Due Date	Distance from Subject Site
An Bord Pleanála	ABP-311760-21	Clonmeath, Summerhill, Co Meath.	Solar PV development. NIS lodged at application stage.	24/05/2022	c.4.80km west
Meath CC	2250	Killeen Castle Demesne, Dunsany, Co Meath	alterations to 13 no. 2 storey detached house types (permitted Plot Nos. 62-74) and development for associated site development and landscape works of a previously permitted residential scheme under Reg Ref DA/802274 (as extended by Reg Ref RA/180960) comprising overall of 135 no. dwellings (comprising 83 no. detached dwellings, 49 no. courtyard house and 3 no. gate lodges). The development now proposed comprises alterations to 13 no. of the already permitted detached houses now proposed to comprise of 2 no. 4 bedroom 2 storey detached dwellings (House Type D) each with a detached single storey garage (c. 34sqm each) and on individual plots of between c0.24-c.0.25ha, 2 no. 4 bedroom 2 storey detached dwellings (House Type DC), each with an attached single storey garage/study (c.34sqm each) and on individual plots of between c 0.27-c 0.29ha, 6 no. 5 bedroom 2 storey detached dwellings (House Types A & C) each with a detached single storey garage(c 34sqm each) and on individual plots of between c 0.26-c.0.32ha, 3 no. 5 bedroom 2 storey detached dwellings (House Types AC & CC), each with an attached single storey garage/study (c 34sqm each) and on individual plots of between c 0.27-c. 0.35ha. Each unit is served by 2 no. carparking spaces (26 no. in total) and associated site development and landscape works to include; boundary treatments and adjustments to permitted plot boundaries at two no. house plots (permitted House Plot Nos. 62 and 74). The vehicular access is as otherwise permitted via the existing internal road network and entrances to Killeen Castle Demesne. All on a site of approximately c 3.63ha within the overall approx. 255ha Killeen Castle Demesne (a protected structure), Dunsany, Co Meath	29/04/2022	c.5km northeast
Meath CC	22264	Drumree, Co Meath	To construct a single storey dwelling house, detached garage, new wastewater treatment system and percolation area, new well, new entrance from public road and all associated site development works	21/04/2022	c.4.7km east
Meath CC	212144	Pelletstown, Drumree, Co Meath	A single storey detached dwelling and domestic garage, new domestic entrance onto public road, septic tank and percolation area, landscaping and all associated works	13/04/2022	c.5km northeast
Meath CC	212208	Knockmark, Drumree, Co. Meath	The development will consist of a) Demolition of existing agricultural sheds, b) Construction of a new farmyard entrance in place of existing roadside entrance, c) Construction of a stable & straw storage shed, d) Construction of a dungstead e) Construction of a machinery shed, f) Erection of a meal bin, g) Construction of a livestock shed & handling area with underground slatted slurry storage tanks and all associated site works	11/04/2022	c.4.4km east
Meath CC	22198	Branganstown, Kiltale, Co Meath	EXTENSION OF DURATION OF PLANNING PERMISSION REF TA/161305 - construction of 3 no. dormer/storey and a half style agri-tourism accommodation dwellings, accessed via existing private laneway, install proprietary waste water treatment systems and percolation areas and all associated site works. Significant further information/revised plans submitted on this application	11/04/2022	c.4.8km north

Planning Authority	Reference	Address	Proposed Development	Grant / Due Date	Distance from Subject Site
Meath CC	211844	Newtownrathganley, Kilcock, Co. Meath.	Construction of A) 2 no. new pig houses B) extension to 3 no. existing pig houses and C) 4 no. ancillary overground /underground storage tanks together with all ancillary structures and associated site works (to include an upgrading of the existing site entrance, the provision of an on-site wastewater treatment system and percolation area, and an on-site storm water attenuation swale), arising from the above development. The proposed works are to be completed in preference to, or in lieu of, any outstanding developments previously approved under planning ref DA101175, but not constructed to provide for and ensure higher environmental standards in line with BAT requirements, and improved animal welfare standards). The application relates to a development which is for the purposes of an activity requiring a Licence underpart IV of the Environmental Protection Agency (Licensing) Regulations 1994-2013. An Environmental Impact Statement Assessment Report (EIAR) and Natura Impact Statement (N.I.S) is submitted with this application.	05/04/2022	c. 5.0km southwest
Meath CC	212117	Teagasc Grange Research Facilities , Grange, Dunsany, Co. Meath	The demolition of existing agricultural structures and construction of three new agricultural buildings consisting of a new slatted floor cattle feeding house, a new calf rearing unit and a new agricultural services store coupled with all associated site works	17/02/2022	c.3.1km north
Meath CC	212004	Tullaghmedan, Drumree, Dunsany, Co Meath	The removal of an existing telecommunications pole attached to a farm shed with a total height of 12 metres above ground level together with telecommunications equipment on it and replacement with a new 17.5 metres telecommunications structure carrying antennas, dishes, associated equipment, together with ground-based equipment cabinets, fencing and all associated site development works for wireless data and broadband services	31/01/2022	c.2.5km north
Meath CC	211982	Knockstown, Moynalvy, Summerhill, Co. Meath	A new two-storey detached dwelling and associated landscaping and site works including a new waste waterwastewater treatment system and percolation area and upgrading the existing site entrance onto the public road.	21/01/2022	c.3.2km southwest
Meath CC	21985	On lands including Derryclare, Clonemeath, Ballygortagh and Moynalvy, Summerhill, Co. Meath	A Solar PV Energy Development with a total site area of 108.68ha, to include solar panels mounted on steel support structures, associated cabling and ducting, 27 no. MV Power Stations, 3 No. Client Substations, 3 No. temporary construction compounds, access tracks, boundary security fencing and security gates, CCTV, landscaping and ancillary works.	17/01/2022	c.5.0km west
Meath CC	211424	Clonemeath, Summerhill, Co. Meath	The development will consist of two storey dwelling, detached domestic garage, entrance and driveway. The development also includes the installation of new proprietary wastewater treatment system and polishing filter together with all associated site works.	16/12/2021	c.4.0km west
Meath CC	211220	Clonemeath, Summerhill, Co. Meath	Two storey dwelling, detached domestic garage, entrance and driveway. The development also includes the installation of new proprietary wastewater treatment system and polishing filter together with all associated site works.	11/11/2021	c.4.0km west
Meath CC	21546	Clonemeath, Summerhill, Co Meath	Permission for Solar Photovoltaic (PV) development within the townland of Clonemeath, Summerhill, Co Meath. Planning permission is sought for the construction and operation of a solar PV farm consisting of solar arrays on ground mounted steel frames, with a maximum overall height of 3 metres, over an area of 91.9 ha and ancillary equipment	29/09/2021	c.4.80km west

Planning Authority	Reference	Address	Proposed Development	Grant / Due Date	Distance from Subject Site
			including up to 30 no. medium voltage power stations, 1 no. modular Battery Energy Storage Compound (comprising up to 5 no. battery containers) and all other associated site development works and services, including, internal solar PV farm, underground electrical cabling and ducting, 2 no. temporary construction compounds, security fencing, CCTV camera stands, replacement of an existing site entrance with a new gated site entrance via the L2210 local road, provision of new internal access tracks including the upgrading and installation of span bridge structures, site drainage and landscaping, as required to facilitate the development. Planning permission is sought for a period of 10 years with an operational life of 35 years from the date of commissioning. The application is accompanied by a Natura Impact Statement (NIS). Significant Further information/Revised plans submitted on this application.		
Meath CC	RA201932	Leonardstown, Drumree, Co. Meath	Development will consist of a new two-storey detached dwelling house, a single-storey detached garage, proprietary wastewater treatment system and percolation area and all associated siteworks to include a new vehicular access from public road. Significant Further information /Revised plans submitted on this application.	05/07/2021	c.4.0km northeast
Meath CC	21141	Ballygortagh, Summerhill, Co. Meath	Storey and a half type dwelling house, detached garage, new wastewater treatment system and percolation area to proposed site, removal of existing septic tank and percolation area on site and to relocate adjoining dwelling house located to the west and all associated site development works. Significant further information/revised plans submitted on this application.	24/06/2021	c.4.0km southwest
Meath CC	RA201202	Kiltale Group Water Scheme , Pumping Station, Kiltale, Dunsany, Co. Meath C15 T923	The relocation of the existing entrance to the north eastern boundary of the site grounds. The development will include the construction of an in-situ concrete retaining wall along the site road boundary with palisade fence on top of the boundary wall with a land drain to its base with a petrol interceptor connected. Significant further information/revised plans submitted on this application.	14/04/2021	c.4.0km north
An Bord Pleanála	PL17.3080 34	Knockmark, Drumree, Co. Meath	Importation of uncontaminated soil and stones for the improvement of lands for agricultural purposes	02/03/2021	c.4.5km northeast
Meath CC	RA200607	Curraghtown, Drumree, Co. Meath	The development will consist of: 1. New dwelling and detached garage. 2. New domestic entrance. 3. Oakstown Wastewater Treatment system with Percolation area. 4. Landscaping & all associated site works.	17/12/2020	c.2.0km east
Meath CC	RA191754	Rathkilmore, Kilcock, Co. Meath	A new two storey dwelling with single storey living and lounge area to the west, associated domestic garage, open new vehicular entrance to site, new secondary wastewater treatment unit and polishing filter together with all associated site development works. Significant further information/revised plans submitted on this application.	27/11/2020	c.3.5km south
Meath CC	RA200497	Rathkilmore, Kilcock, Co Meath	A single storey dwelling & domestic garage. Permission is sought to upgrade existing agricultural entrance to facilitate shared domestic entrance and for the installation of a packaged wastewater treatment system and polishing filter and all associated site works.	24/11/2020	c.3.5km south

Planning Authority	Reference	Address	Proposed Development	Grant / Due Date	Distance from Subject Site
Meath CC	RA191502	Knockmark, Drumree, Co. Meath	The development will consist of the importation of uncontaminated soil and stones for the improvement of ground levels in rear garden to existing dwelling, in order to carry out landscaping works, gardens & lawns. Subsequent to planning a Certificate of Registration will be sought from Meath County Council Environment/Waste Section for the duration of the infilling process. Significant further information/revised plans submitted on this application.	24/09/2020	c.4.5km northeast
Meath CC	RA191557	Shanks Mare Public House,, Collegeland & Arodstown,, Summerhill, Co. Meath	The development consists of retention of the partly-complete works for the conversion of the upper ground level of "Shanks Mare" Public house from a public house to four apartments for tourist accommodation (rental) purposes (291.46 sq.m.). Retention permission is also being sought for a covered patio (17.52 sq.m.) which has been constructed to the west of the existing building, along with elevational changes to this structure, which was permitted under permission Reg. No. 71/598. The application also includes future works for the completion of the conversion of the upper ground floor of Shanks Mare to living accommodation, comprising of two number two-bedroom apartments and two number one-bedroom apartments, along with the use of these units for tourist rental purposes. These works shall include the provision of private deck areas to the rear (north-facing) elevation of these dwellings and associated elevational changes. Permission is sought for the change of use of store area (63.54m <sup>2</sup> ) to a function room at lower ground floor level. Under this arrangement the lower ground floor and the uppermost levels within this building will remain in use for public house and residential purposes, respectively. Permission is sought to remove three unauthorised features which occupy the site comprising a perimeter fence, a log cabin and existing signage. Permission is also sought for a new proprietary effluent treatment system and polishing filter to replace the existing septic tank (to be decommissioned) and the closure of an existing entrance and upgrade works to an existing access, together with all associated site works. Significant further information/revised plan submitted on this application.	14/09/2020	c.2.80km west
An Bord Pleanála	ABP-307458-20	Shanks Mare Public House,, Collegeland & Arodstown,, Summerhill, Co. Meath.	Retention of the partly-complete works for the conversion of the upper ground level of "Shanks Mare" Public house from a public house to four apartments for tourist accommodation (rental) purposes.	28/08/2020	c.2.80km west
An Bord Pleanála	PL17.307021	Roestown, Readsland & Knocks, Dunshaughlin, Co. Meath	Amendments to a permitted residential scheme (Reg. Ref. DA120987, An Bord Pleanala Reg. Ref. PL17.241988), overall comprising of a 142 residential scheme, a creche and associated site services.	27/07/2020	c.5km east
Meath CC	RA200003	Arodstown , Summerhill, Co. Meath	A two-storey dwelling house, domestic garage, creation of new entrance, private well, domestic wastewater treatment plant and all ancillary site works.	03/04/2020	c.1.7km northwest
An Bord Pleanála	PL17.305208	Larchill Stud, Newtownrathganley & Phepotstown, Kilcock, Co. Meath	New entrance and access road from the L6215 and associated upgrade works of the L6215 from the proposed new entrance to the junction with the R125.an activity requiring an Industrial Pollution Prevention and Control Licence (Now replaced by an Industrial Emissions Licence).	20/12/2019	c.5km south

Planning Authority	Reference	Address	Proposed Development	Grant / Due Date	Distance from Subject Site
Meath CC	RA180853	Curraghdoe, Summerhill , Enfield, Co. Meath	A two-storey dwelling with detached domestic garage, a domestic effluent treatment system, a well, new site entrance and all associated site works.	17/04/2019	c.4.0km west
Meath CC	RA181075	Bogganstown , Drumree , Co. Meath	Single storey replacement dwelling with detached domestic garage, a domestic effluent treatment system, new site entrance and all associated site works. The existing single storey dwelling is to be used as a farm office.	07/02/2019	c.3.0km southeast
Meath CC	RA180994	Glen Road,, Moynalvy , Kilcock, Co. Meath	A two-storey dwelling, detached domestic garage, wastewater disposal system, domestic site entrance and all associated site works.	05/12/2018	c.2.0km southwest
Meath CC	RA180692	Merrywell, Drumree, Co. Meath	Construction of a two-storey dwelling with domestic garage, proprietary wastewater treatment system, percolation area, new entrance off public road and all associated site works.	15/11/2018	c.4.0km southeast
Meath CC	TA180245	Martinstown, Kiltale, Co. Meath	Single storey dwelling incorporating domestic garage to rear, upgrade of existing entrance to form new shared dual entrance, driveway, connection to main water and sewerage together with all associated site works.	01/11/2018	c.4.0km northwest
Meath CC	RA170766	Knockstown & Clarkstown, Summerhill, Co. Meath	The development will consist of the following: Photovoltaic solar farm on a site of 23.6 hectares (58 acres) with an export capacity of approximately 8MW, comprising photovoltaic panels on ground mounted frames; 4 no. inverter stations; 1 no. interface substation; ducting and underground electrical cabling; perimeter fencing; pole mounted CCTV cameras; screen planting/landscaping; closing up of existing vehicular entrance and creation of a new vehicular entrance on the local road (L6215); new internal access track from the new vehicular entrance to connect with existing internal farm tracks, and all ancillary works necessary to facilitate the development. Significant further information/revised plans submitted on this application.	01/06/2018	c. 4.70km southwest

