



Comhairle Contae Chill Mhantáin

WICKLOW COUNTY COUNCIL

Forbartha agus Pleanála - Planning and Development

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PLANNING & DEVELOPMENT ACT 2000-2010 (as amended)

NOTIFICATION OF DECISION TO GRANT

Ballynagran Zero Carbon Limited
C/o Barnes Murray de bhail
The Old Forge
Innishannon
Co. Cork



Planning Register Number: 15/341
Valid Application Received: 07/04/2015
Further Information Received Date: 21/09/2015

In pursuance of the powers conferred upon them by the above-mentioned Act, Wicklow County Council has by Order dated 14/10/15 decided to GRANT PERMISSION for development of land, namely:-

the erection of 1 no. 500kw wind turbine (hub height 50.00m / blade tip height 74.35m), and the construction of a 14.00sqm control building/electrical substation, and all ancillary works at Kilnamanaghmore Glenealy Co. Wicklow

Subject to the 17 condition(s) set out in the attached schedule.

Signed on behalf of Wicklow County Council.

ccanter@wcy
ADMINISTRATIVE OFFICER
PLANNING & DEVELOPMENT

Date: 14/10/15

Tá an doiciméid ar fáil ar iarratas i bhformáid eile/malartach.
This document is available in alternative formats on request.

Seoltar gach comhfreagras chuig Stiúrthóir Seirbhísí, Forbartha agus Pleanála.
All correspondence should be addressed to the Director of Services, Planning and Development.



PLANNING & DEVELOPMENT ACT 2000 – 2010 (as amended)

Reference Number in Register: 15/341

SCHEDULE

Pursuant to the Planning & Development Act 2000 - 2010, permission is hereby granted, having regard to

(a) the Wind Energy Development Guidelines for Planning Authorities issued by the Department of the Environment, Heritage and Local Government in June, 2006,

b) location and design of the proposed development and the objectives of the Planning Authority in the current County Development Plan and Wind Strategy which designates the site location as most favoured for wind energy development

c) the general topography and landscape features in the vicinity of the site,

It is considered that the proposed development, subject to compliance with the conditions set out below, would be acceptable in terms of impact on the visual amenities or landscape character of the area, would not seriously injure the amenities of property in the vicinity, would not be prejudicial to public health, would not constitute traffic hazard and would accord with the objectives of the County Development Plan and Wind Strategy. The proposed development would, therefore, be in accordance with the proper planning and sustainable development of the area.

1. This permission refers to the development as described in the documents lodged, as revised by the particulars submitted on 01/07/15, 19/08/15 and 21/09/15 save as the conditions hereunder require.

REASON: For clarification.

2. **Before development commences**, the developer shall pay the sum of €602 to the Planning Authority as a contribution in respect of public infrastructure and facilities benefiting development in the area of the Planning Authority.

The contribution sought is in accordance with Wicklow County Council's Development Contribution Scheme for the area in which the site is located and Section 48(1) of the Planning and Development Act 2000.

Where the contribution remains unpaid the monies payable shall be updated in accordance with the Wholesale Price Index as published by the Central Statistics Office on the 1st January of each year following the date of the Final Grant.



3. **Prior to the commencement of any development**, the applicant shall lodge security with the Council for the satisfactory compliance with the conditions of this permission. This security is required by the Council for application at its absolute discretion if such conditions are not duly complied with to its satisfaction. In order to secure the return of this security, the applicant shall, on the completion of the development, submit a report from a suitably qualified professional (with professional indemnity insurance), certifying and showing through the submission of necessary documentation and photographs if appropriate, that all conditions have been fully complied with. The security shall be given by a lodgement with the Council of the sum of € 10,000

REASON: To ensure satisfactory compliance with the conditions of this permission.

4. **No development shall commence** until a traffic management plan, has been submitted to and agreed acceptable in writing by the Planning Authority.

REASON: In the interests of traffic safety

5. **PRIOR TO COMMENCEMENT OF ANY DEVELOPMENT**, a road survey report and post construction road survey report shall be submitted to and agreed in writing with the Wicklow Municipal District Engineer. Where necessary proposals for remedial works shall be submitted and such works shall be carried out at the developer's own expense.

REASON: In the interests of traffic safety.

6. The developer shall be responsible for maintaining the adjoining public roadway in a clean state, free from mud and other debris caused by the construction phase of the development.

REASON: In the interests of traffic safety and amenity.

7. **Prior to the commencement of any development**, the details of the proposed surface of the service area shall be submitted to and agreed in writing with the Planning Authority. The amount of hard surface area shall be kept to a minimum.

REASON: To minimise the quantum of surface water run off from the site.

8. The developer shall review usage by birds of the wind farm site and document bird casualties through an annual monitoring programme. The annual monitoring programme shall be submitted by the developer to, and agreed in writing with, the planning authority **prior to commencement of development**. This programme shall be developed in consultation with the

Department of the Environment, Heritage and Local Government, and shall cover the entire period of the operation of the wind farm.

REASON: To ensure appropriate monitoring of the impact of the development on the fauna of the area.

9. (a) Noise levels from the proposed development when measured at the nearest noise sensitive location shall not exceed 43 dB(A) L90 (10 minutes). Measurements shall be made in accordance with ISO recommendation or 1996/1 (Acoustics Description and Measurement of Environmental Noise Part 1: Basic Qualities and Procedures).
(b) The developer shall arrange for the monitoring of noise levels within six months of the commissioning of the development. Details on the nature and extent of the monitoring programme, shall be submitted to and agreed in writing with the planning authority prior to commencement of development.

REASON: In the interest of residential amenity.

10. The wind turbine including masts and blades shall be finished externally in a light grey colour.

REASON: In the interest of visual amenity.

11. The developer shall consult with Radio Telefis Eireann with regard to interference with television reception in the area, arising from the proposed development and take such remedial action as would be required to mitigate any such interference. Responsibility for the costs of any such remedial actions required shall lie with the developer.

REASON: In the interests of residential amenity and proper planning and development

12. (a) Cables within the site shall be laid underground.
(b) Transformers associated with the turbine and mast shall be located either within the turbine mast structure or at ground level beside the mast.

REASON: In the interest of visual amenity.

13. Details of the co-ordinates of the as-constructed turbine, along with elevational details, shall be submitted to the Planning Authority when the turbine has been constructed.

REASON: In the interests of air safety.

14. In the event of any remains of archaeological or historic interest being discovered on the site, the Council shall be informed immediately. Works affecting these remains shall cease immediately and shall not re-commence until the Planning Authority agrees in writing.



REASON: To facilitate the investigation of any remains of archaeological or historic interest discovered on the site in the interests of proper planning and development.

15. The highest elevation point of the turbine shall be lit with a layer of fixed red medium intensity lighting. The lights shall be fitted as close as practicable to the top of the turbine and shall be visible from every angle in azimuth. Details of the lighting programme shall be agreed with the Irish Aviation Authority **prior to the commencement of development** and evidence of such an agreement shall be submitted to the Planning Authority **prior to the commencement of development**.

REASON: In the interests of public safety and proper planning and development.

16. **Prior to commencement of development**, the developer shall submit to and agree in writing with the planning authority, details of a monitoring programme in relation to shadow flicker. The monitoring results shall be submitted to the planning authority within one month of the completion of the programme. All mitigation measures in relation to shadow flicker shall be implemented, unless otherwise agreed with the planning authority.

REASON: In the interest of residential amenity.

17. In the event of decommissioning, the turbine, compound, machineries and other structures shall be removed from site and the site shall be restored back to its initial condition prior to grant of permission.

REASON: In the interest of proper planning and development.

