

MEATH COUNTY COUNCIL

CHIEF EXECUTIVE ORDER

Chief Executive's Order No: 1262/26

Reference Number: 25/61010

Subject: Decision under Planning and Development Act 2000 – 2023

Name of Applicant: Circal Oak Solar Limited

Address: Evelina Sadauskaite
MKO
Tuam Road
Galway
H91 VW84

GRANT

Nature of Application: PERMISSION for RED III - The Proposed Development comprises the following – • Construction and operation of up to 559,033 sqm of solar PV arrays on ground-mounted metal frames, with a maximum overall height of up to 2.96 metres. • Internal underground trenching, electrical cabling and ducting between the solar PV arrays and electrical inverter / transformer skid units. • Up to 21 no. electrical inverter / transformer skid units. • Construction and operational access to the site by 3 no. site entrances using 2 no. existing field access points 1 no. new access point. • 3 no. temporary construction compound and ancillary facilities for the duration of the construction phase of the project. • Provision of single storey substation control building of 217 sqm and associated works. • 33kV collector cable network, joint bays and associated works. • Internal access tracks, site landscaping and drainage works, security fencing, CCTV and all associated ancillary site development works. • The decommissioning and reinstatement of the solar farm at the end of its operational life. A 10-year planning permission and a 40-year operational life from the date of commissioning of the entire solar farm is being sought. A Natura Impact Statement (NIS) has been prepared and accompanies the planning application. The NIS assesses both the construction and operation of the Proposed Development, as well as integral elements of the wider project infrastructure, comprising the construction and operation of a 110kV substation compound, control building, 110kV transformer, 110kV cabling, joint bays, future grid connection and associated works (located in the townlands of Rathcoon, Kilberry, Castletown Kilberry, and Silloge), all of which are essential infrastructure associated with the operation of the Proposed Development and will be the subject of a separate, future SID planning application to the relevant consenting authority. The development is covered by the provisions of the Renewable Energy Directive III (Directive 2023/2413) [X] YES [] NO. The planning application is subject to section 34D of the Planning and Development Act, 2000, as amended.

Location of Development: townlands of Chamberstown, Scottstown, Shalvanstown, Mullagha, Rathcoon, and Corballis, County Meath,

Recommendation: **Grant** PERMISSION for the above mentioned development subject to the 22 conditions set out on the Schedule attached hereto.

ORDER:

Being satisfied that all requirements relating to the application have been complied with and considering the proper Planning and Development of the County Meath Health District and having regard to the provisions in the Development Plan for the area, IT IS HEREBY DECIDED in pursuance of the above Act to **GRANT PERMISSION** for the said development in accordance with documents submitted, subject to 22 **condition(s)** set out in the Schedule attached hereto.

It is further decided that at the expiration of FOUR WEEKS from the date of receipt by the applicant of the Notification of Decision, provided there is no appeal before An Coimisiún Pleanála affecting this decision hereinbefore contained, then the aforementioned application be and is granted subject to the same conditions as in the foregoing decision to grant same.



Signed: _____

On behalf of Meath County Council

Date: 30/07/2026

Schedule of Conditions

1. The development shall be carried out in accordance with the plans and particulars lodged with the application on 24/09/2025, further information received on 03/06/2026 and revised notices received on 09/06/2026 except as may otherwise be required in order to comply with the following conditions. Where such conditions require details to be agreed with the planning authority, the developer shall agree such details in writing with the planning authority prior to commencement of development and the development shall be carried out and completed in accordance with the agreed particulars.

Reason: To ensure a satisfactory standard of development in accordance with the approved plans.

2. Prior to the commencement of development, the applicant shall submit revised plans and drawings indicating the omission of the 49 rows of solar panels on the most elevated portion of the western hillside within the townland of Chamberstown (immediately east of the existing overhead power line), as identified on Drawing 'Landscape Plan Sheet 02 of 06' received by the Planning Authority on 24/09/2025. No solar panels, associated infrastructure, or ancillary development shall be permitted within this area. The submitted details shall be subject to the prior written agreement of the Planning Authority.

Reason: In the interest of visual amenity.

3. This permission is for a period of 10 years from date which the final grant of permission notification is issued.

Reason: In the interest of clarity.

4. All structures hereby authorised shall be removed not later than 40 years from the date of commencement of the development, and the site reinstated unless planning permission has been granted for their retention for a further period prior to that date. Prior to commencement of development, a detailed restoration plan, providing for removal of foundations/ anchors and access roads to a specific timescale shall be submitted to the Planning Authority for prior written agreement. On full or partial decommissioning of the solar farm, or if the solar farm ceases operation for a period of more than one year, the solar arrays, including foundations, shall be dismantled and removed from the site. The site shall be restored in accordance with the said programme (including all access roads) and all decommissioned structures shall be removed within three months of decommissioning.

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

5. The mitigation measures contained in the submitted Natura Impact Statement (NIS), shall be implemented in full.

Reason: To protect the integrity of European Sites.

6. The mitigation measures contained in the submitted Ecological Impact Assessment (EcIA), shall be implemented in full.

Reason: To avoid the disturbance or damage to the breeding or resting place of or injury to a species, protected under the Wildlife Acts 1976 (as amended).

7. (a) No artificial lighting shall be installed or operated on site unless authorised by a prior grant of planning permission.
- (b) CCTV cameras shall be fixed and angled to face into the site and shall not be directed towards adjoining property or the road.
- (c) Cables within the site shall be located underground.
- (d) The inverter/transformer stations shall be dark green in colour. The external walls of the control building shall be finished in a neutral colour such as light grey or off-white and the roof shall be black/grey/off-white.

Reason: In the interests of clarity and of visual and residential amenity.

8. Prior to the commencement of development, details of the structure of the security fence showing provision for the movement of mammals shall be submitted for prior approval to the planning authority. This shall be facilitated through the provision of mammal access gates every 50 metres along the perimeter fence and in accordance with standard guidelines for provision of mammal access (NRA 2008).

Reason: To allow wildlife to continue to have access across the site and in the interest of biodiversity protection.

9. Prior to the commencement of development details of the proposed boundary treatment shall be submitted to the Planning Authority for written agreement. Development shall not commence without the prior written agreement of the Planning Authority and shall there after only be authorised to commence in accordance with the agreed plans.

Reason: In the interest of visual amenity.

10. (a) Landscaping and boundary treatments shall be carried out as detailed in the drawings submitted to the Planning Authority on 03/06/2026. All site landscaping shall take place in the 1st planting season upon commencement of development. The landscaping and native Irish plant/tree screening shall be maintained at regular intervals. Any trees or shrubs existing or planted in accordance with this condition, which are removed, die, become seriously damaged or diseased within five years from the completion of the development shall be replaced by trees or shrubs of similar size and species to those originally required to be planted.
- (b) Temporary screening mitigation shall be provided to screen potential glint and glare reflectance from the road receptor points until any proposed planting matures

Reason: In order to screen the development and assimilate it into the surrounding rural landscape, in the interest of visual amenity and to promote biodiversity.

11. The applicant shall comply with the following surface water management requirements:

- (a) Prior to commencement of any construction on site the applicant shall demonstrate that the proposed development will not increase run-off from the site that may affect sensitive receptors. If there is a risk of increasing run-off from the site the applicant shall propose suitable interception drainage which would assist in the reduction in water quantity arising from the proposed development
- (b) Prior to commencement of any construction on site the applicant shall submit locations of any proposed hardstanding/impermeable areas and submit details of suitably sized soakaway systems.
- (c) All work shall comply fully with the Greater Dublin Strategic Drainage Study (GSDSDS) Regional Drainage Policies Volume 2, for New Developments.
- (d) All work shall comply fully with the Greater Dublin Regional Code of Practice for Drainage Works Volume 6.

Reason: In the interest of proper planning and sustainable development of the area and to ensure a satisfactory form of development. [Environment – Surface Water]

12. The applicant shall comply with the flood risk management requirements:

- (a) The applicant shall implement all recommendations and measures that are stated in the submitted revised SSFRA for the further information response, into the construction stage of the proposed development.
- (b) All essential infrastructure including Solar panels shall be sited outside Flood Zones A and B.
- (c) The applicant shall ensure that there shall be no development within 10 metres of the watercourses on site to facilitate ongoing maintenance.
- (d) All access tracks located in Flood Zones A & B shall not be raised above the local ground level so as not to remove any flood plain storage. Tracks within Flood Zones A & B shall be delineated with a marker pole which shows the depths of the 1 in 100 year and 1 in 1000 year events.
- (e) Any fencing within Flood Zones A & B shall be limited to deer fencing or similar and any fencing shall not extend into the watercourse. The Applicant shall submit a Maintenance plan to ensure the unhindered flow of the watercourses through the subject site
- (f) Any gates at watercourse crossings shall have minimal impact on the flow of the water in a 1 in 100 year or 1 in 1000 year flood event. The applicant shall submit Details of all such gates on the site.
- (g) Any proposed culverts, crossings, watercourse diversions or amendments to same shall require Section 50 consent from the OPW and such written consent shall be submitted to the Planning Authority.

Reason: In the interest flood risk management and the sustainable development of the area and to ensure a satisfactory form of development. [Environment – Surface Water]

13. The applicant shall comply with the following Uisce Éireann requirements:

- (a) Where the applicant seeks a connection to the public network, the applicant shall enter into a connection agreement with Uisce Éireann prior to the commencement of the development and adhere to the standards and conditions set out in that agreement.
- (b) There shall be no build over of public infrastructure from these proposals. Separation distances as per Uisce Éireann's Standards Codes & Practices shall be achieved where public infrastructure is in situ within and/or adjacent to site boundaries.
- (c) The development shall not impact public drinking water sources and/or abstraction point(s) and/or abstraction infrastructure.
- (d) The design and construction of the Water & Wastewater pipes and related infrastructure to be installed in this Development shall comply with the Uisce Éireann Connections and Developer Services Standard Details and Codes of Practice.

Reason: In the interest of proper planning and sustainable development of the area and to ensure a satisfactory form of development.

14. The applicant shall comply with the following Transportation requirements:

- (a) Prior to the commencement of development, a photographic and written condition survey of the R162, R163, L-74162 and L-7416 roads comprising the approved construction traffic route shall be undertaken and submitted to the Planning Authority for written agreement. A post-construction survey shall be carried out following completion of the development. Any damage or deterioration to road surfaces, culverts, verges, drainage infrastructure or other public road assets attributable to construction traffic associated with the development shall be repaired and reinstated by the applicant, at their own expense, to the satisfaction of the Planning Authority.
- (b) The applicant shall implement all mitigation measures necessary to ensure that there is no risk of glint and glare for residential and road receptors. The applicant shall also complete a post construction Glint and Glare inspection and survey from local receptors to ensure that there is no risk of glint and glare for any motorists on any of the local public roads or residences in the surrounding area. The findings of the inspection and survey shall be submitted in the form of a report to the Planning Authority for review following Year 1, and any subsequent year if/when Glint and Glare issues arise. The applicant shall agree any remedial works including additional screening and/or planting, if required, where Glint and Glare issues arise during the life of the project.
- (c) The applicant shall submit for agreement, prior to commencement, a Construction Stage Traffic Management Plan. The plan shall include arrangements for abnormal loads, escort vehicles, temporary traffic management and stakeholder notification. All traffic management to be in accordance with the Chapter 8 of the Traffic Signs Manual.
- (d) The applicant shall obtain a Road Opening Licence for any works within the realm of the public road.
- (e) The depth of cover to the Transmission HV cable duct(s) should be no less than 950mm to top of cable unless agreed otherwise in specific circumstances.
- (f) The applicant shall submit detailed Joint Bay proposals for agreement prior to commencement. This should include the detailed design and precise location of the Joint Bays and the justification of same.

(g) Where joint bays are proposed to be constructed in carriageways it shall be demonstrated that no off-carriageway alternative is practical. Depth of cover to the any joint bay structures or jointing bays should be no less than 600mm unless agreed otherwise. Technical Acceptance of joint bay structures beneath regional and/or local roads and which do not interface with national roads should be carried out in accordance with DOT Circular RW 10/2021.

(h) Joint Bays within the carriageway shall conform to standards required by the Roads Authority and shall have a concrete lid unless exceptional circumstances and agreed otherwise.

Reason: In the interest of traffic safety, to ensure the structural integrity and durability of structures and to mitigate the risk of reflective cracking to road surface.
[Transportation]

15. All Glint and glare mitigation measures as set out in the Glint & Glare Assessment shall be implemented in full.

Reason: In the Interest of residential amenity, traffic and aviation safety.

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

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

17. (a) The applicant is required to engage the services of a suitably qualified archaeologist (licensed under the National Monuments Acts 1930–2004) to carry out pre-development testing of the geophysical anomalies and areas of significant groundworks at the site and any subsequent archaeological monitoring that may be recommended. No sub-surface work shall be undertaken in the absence of the archaeologist without his/her express consent.

(b) The archaeologist is required to notify the Department of Housing, Local Government and Heritage in writing at least four weeks prior to the commencement of site preparations. This will allow the archaeologist sufficient time to obtain a licence to carry out the work.

(c) The archaeologist shall carry out any relevant documentary research and may excavate test trenches at locations chosen by the archaeologist, having consulted the proposed development plans.

(d) Having completed the work, the archaeologist shall submit a written report to the Planning Authority and to the Department of Housing, Local Government and Heritage for consideration.

(e) Where archaeological material is shown to be present, avoidance, preservation *in situ*, preservation by record (excavation) and/or monitoring may be required and the Department of Housing, Local Government and Heritage will advise the Applicant/Developer with regard to these matters.

(f) No site preparation or construction work shall be carried out until after the archaeologist's report has been submitted and permission to proceed has been received in writing from the

Planning Authority in consultation with the Department of Housing, Local Government and Heritage.

Reason: To ensure the continued preservation (either *in situ* or by record) of places, caves, sites, features or other objects of archaeological interest.

18. The applicant/developer shall comply with the following Environmental Condition(s):

- (a) The construction works shall be carried out in accordance with the noise guidance set out by BS 5228-1:2009 Code of Practice for Noise and Vibration Control on Construction and Open Sites and the NRA Guidelines for the treatment of Noise and Vibration in National Roads Schemes.
- (b) During the construction phase noise levels at noise sensitive locations shall not exceed 70dB(A) between 0700 to 1900 hours Monday to Friday and 0800 to 1400 hours Saturday and 45dB(A) at any other time. Noise exceedance activities must be agreed in writing with Meath County Council prior to the activity taking place.
- (c) Dust emissions during the construction phase shall not exceed 350mg/m²/day at the site boundaries.
- (d) In the event it is necessary to import soil and stone or topsoil for any element of the proposed development to Applicant shall ensure a Certificate of Registration or Waste Facility Permit as per the Waste Management (Facility and Registration) Regulations 2007, as amended is secured in advance of the works. Alternatively, soil and stone or topsoil may be imported/ exported from the site under a By Product Notification to the Environmental Protection Agency (Article 27). In accordance with Article 27 of the EC (Waste Directive) Regulations (2011). A log of all By-Product material movements will be recorded and maintained.
- (e) Burning of waste, including green waste, is prohibited on site.
- (f) Prior to the commencement of site clearance, the applicant shall notify the Environment Waste Department, Meath County Council regarding a commencement date for same
- (g) The production and use of waste derived aggregates shall not be used onsite in the absence of an Article 28 'End of Waste' status issued by the Agency. All waste derived onsite shall be removed to an appropriately licensed facility and there will be NO crushing conducted onsite.
- (h) The applicant has submitted a CEMP to Meath County Council. The Applicant shall provide an updated Construction Environmental Monitoring Plan (CEMP) for the written approval of the Planning Authority prior to the commencement of any site activity. The CEMP shall include but not be limited to operational controls for dust, noise and vibration, waste management, protection of soils and groundwaters, protection of flora and fauna, site housekeeping, emergency response planning, site environmental policy, environmental regulatory requirements and project roles and responsibilities. The CEMP shall also address extreme of weather (drought, wind, precipitation, temperature

extremes) and the possible impacts on receptors and mitigation of same. The CEMP shall be treated as a live document.

- (i) If applicable, an Invasive Alien Species (IAS) Management Plan will be developed upon identification of an invasive species, which will identify mitigation measures to prevent uncontrolled transportation and dispersion of invasive species to and from the Proposed Development Site.
- (j) During the construction stage arrangements shall be made for the collection, storage and disposal of all foul sewage effluent arising from the construction works and transferred to an authorised facility, if applicable.
- (k) If applicable, any re-fuelling of plant and machinery shall take place in dedicated areas and the applicant/contractor shall have spill kits available on site.
- (l) The applicant/contractor shall utilise a silenced generator for the duration of the works, if applicable.
- (m) A RWMP should be prepared. The RWMP shall include but not be limited to project description, legislation requirements, demolition waste, construction phase waste, categories of construction waste, anticipated hazardous waste, non-construction waste, segregation of waste streams, estimated waste generated, waste hierarchy and adherence to same, roles and responsibilities and communication of WMP, details of recovery and disposal sites, details of waste hauliers, record keeping and documentation, waste audit procedures.
- (n) The applicant shall implement all recommendations of the Glint and Glare Study received by Meath County Council on the 24/09/2025 and any mitigation and enhancement measures detailed within.
- (o) The applicant shall implement all recommendations of the Noise Impact Assessment Report dated the 24/09/2025 and any mitigation measures detailed within.
- (p) During the operational phase of the development noise levels emanating from the proposed site when measured at noise sensitive locations in the vicinity shall not exceed 45dB(A) between the hours of 07.00 and 23.00 and 43dB(A) between the hours of 23.00 and 07.00. The applicant will undertake a noise survey within 3 months of commissioning of the development to ensure that emissions for the development comply with the noise conditions attached to any grant of planning permission and to identify potential issues requiring mitigation. The applicant shall submit the report to the Planning Authority for review and agreement on any required mitigation measures.
- (q) The applicant shall implement a formal environmental complaints register for the construction and operational phases, this register shall include but not be limited to complaints due to glint and glare, noise, dust and environmental nuisances. The Complaints Register shall include details of the complaint and measures taken to address the complaint and prevent repetition of the complaint. This register shall be available for inspection upon request.

Reason: In the interests of environmental protection, the protection of surrounding residential amenities and the proper planning and sustainable development of the area. (Environment)

19. The hours of construction shall be restricted between 07:00 hours and 18:00 Monday to Friday and 08:00 and 14:00 on Saturday. No works shall take place outside these hours or on Sundays or Bank Holidays. Deviation from these times will only be allowed in exceptional circumstances where prior written approval has been received from Meath County Council. Such approval may be given subject to conditions pertaining to the particular circumstances being set by Meath County Council.

Reason: In the interest of residential amenity.

20. Prior to commencement of development the final mega-watt output of the proposed solar farm shall be submitted to and agreed with the Planning Authority. The developer shall pay a contribution to the Planning Authority towards expenditure that was and/or that is proposed to be incurred by the Planning Authority in the provision and extension of social infrastructure (open spaces, recreational and community facilities, amenities and landscaping works) by the Council benefiting development in the area of the Authority, as provided for in the Contribution Scheme of Meath County Council adopted in accordance with the provisions of Section 48 of the Planning & Development Acts 2000 – 2023. Payment of the contribution shall be made prior to commencement of development unless the phasing of payments and the giving of security to ensure payment in full is agreed in writing with the Planning Authority prior to the commencement of development. The amount to be agreed, shall apply until 31st December 2026 and shall be subject to review on that date and to annual review thereafter unless previously paid. The contribution rates shall be updated effective from January 1st each year during the lifetime of the Development Contribution Scheme in accordance with the Wholesale Price Indices - Building and Construction (Capital Goods) published by the Central Statistics Office.

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

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

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

22. Prior to the commencement of development, the developer shall lodge with the Planning Authority a cash deposit, to secure the reinstatement of public roads that may be damaged by construction transport coupled with an agreement empowering the Planning Authority to

apply such security of part thereof to such reinstatement. The form and amount of the security shall be agreed between the Planning Authority and the developer.

Reason: To ensure the reinstatement of public roads that may be damaged by construction transport.

Meath County Council - Viewing Purposes Only!

Advice Notes

- (i) It should be clearly understood that a grant of permission does not relieve the applicant/developer of the responsibility of complying with any requirements under other statutory codes affecting the development.
- (ii) This permission does not confer title. It is the responsibility of the applicant/developer to ensure that they control all the lands necessary to carry out the proposed development.
- (iii) This permission does not alter or extinguish or otherwise affect any existing or valid right of way crossing, impinging or otherwise pertaining to these lands.
- (iv) The Applicant/Developer shall make all necessary arrangements to apply for and obtain a Road Opening License(s) from Meath County Council in respect of all openings in public areas and shall pay Road Opening License fees and Road Restoration costs. The Applicant/Developer shall abide by all of the conditions as set out in said license(s).
- (v) The applicant/developer is responsible for the full cost of repair in respect of any damage caused to any adjoining public roadway arising from the construction work and should make good any such damage forthwith to the satisfaction of Meath County Council.
- (vi) During construction the applicant should provide adequate off carriageway parking facilities for all traffic associated with the proposed development, including delivery and service vehicles/trucks. There shall be no parking along the public road.
- (vii) No muck, dirt, debris or other material should be deposited on the public road or verge by machinery or vehicles travelling to or from the site during the construction phase. The applicant/developer should arrange for vehicles leaving the site to be kept clean.
- (viii) All waste generated during construction, including surplus excavation material to be taken off-site, shall be only recovered or disposed of at an authorised site which has a current Waste Licence or Waste Permit in accordance with the Waste Management Acts, 1996 to 2008. This shall not apply to the reuse of excavated uncontaminated soil and other naturally occurring material within the applicant's site boundary.
- (ix) In accordance with the Wildlife Act, any hedgerow removal necessary to improve the site entrance should be carried out outside of the main bird nesting season (March 1st to August 31st, inclusive).
- (x) All applicants are advised to make themselves aware of the requirements of the Building Control Regulations 1997 to 2015 and the Construction Products Regulations (CPR) (Regulation (EU no. 305/2011). Information leaflets can be viewed or downloaded from the Department of Environment, Community and Local Government website <http://www.environ.ie/en/>.
- (xi) Where the applicant proposes to connect to a public water/wastewater network operated by Uisce Éireann, the applicant must sign a connection agreement with Uisce Éireann prior to the commencement of the development and adhere to the standards and conditions set out in that agreement.

Note 1: In the interest of Public Health and Environmental Sustainability, Uisce Éireann Infrastructure capacity requirements and proposed connections to the Water and Wastewater

Infrastructure will be subject to the constraints of the Uisce Éireann Capital Investment Programme.

Note 2: All work to comply with current Uisce Éireann Code of Practice for Water and Wastewater.

Note 3: Any proposals by the applicant to divert or build over existing water or wastewater services shall be submitted to Uisce Éireann for written approval prior to works commencing.

- (xii) An allowance may apply where development contributions have already been paid in respect of a previously permitted development on the subject site. Enquiries should be directed to the Planning Authority at 046-9097500.
- (xiii) Planning Compliance must be submitted (hard copies not required) in the following format: Forward by e mail to planningcompliance@meathcoco.ie and shall include a cover letter outlining relevant compliance issues together with appropriate drawings in PDF format.