



## **APPENDIX 2-3**

### **DEVELOPMENT MANAGEMENT STANDARDS**

# 1. MEATH COUNTY DEVELOPMENT PLAN 2021-2027

## 1.1 Policy Objectives and Development Management

Table 1 County Meath Development Management Standards Relevant to the Proposed Development

<b>Development Management Policy</b>	<b>Compliance</b>
<p><b>DM POL 27</b></p> <p><i>To encourage renewable development proposals which contribute positively to reducing energy consumption and carbon footprint</i></p>	<p>Proposed Development as a significant renewable energy generator will clearly make a substantial positive contribution to the reduction in the carbon generated from the energy sector and will reduce associated greenhouse gas emissions.</p>
<p><b>DM OBJ 76</b></p> <p><i>In the assessment of individual energy development proposals, the Council will take the following criteria into account</i></p> <ol style="list-style-type: none"> <li>1. <i>The proper planning and sustainable development of the area</i></li> <li>2. <i>The environmental and social impacts of the proposed development</i></li> <li>3. <i>Traffic impacts including details of haul routes</i></li> <li>4. <i>Impact of the development on the landscape, (please refer to Appendix 5 Landscape Character Assessment</i></li> <li>5. <i>Impact on protected Views and Prospects, (please refer to Appendix 10 Protected Views and Prospects</i></li> <li>6. <i>Impact on public rights of way and walking routes, (please refer to Appendix 12 Public Rights of Way</i></li> <li>7. <i>Connection to the National Grid (where applicable</i></li> <li>8. <i>Mitigation features, where impacts are inevitable</i></li> <li>9. <i>Protection of designated areas - NHAs, SPAs and SACs, areas of archaeological potential and scenic importance</i></li> <li>10. <i>Proximity to structures that are listed for protection, national monuments, etc. (Please refer to Chapter 8 Cultural Heritage, Natural Heritage, Landscape and Green Infrastructure and Appendices 6-9 inclusive for further details</i></li> <li>11. <i>Cumulative Impact of proposal</i></li> </ol>	<ol style="list-style-type: none"> <li>1. The development as proposed is in accordance with the proper planning and sustainable development of the area. The proposed development has been sited and designed to minimise potential negative impacts on the surrounding environment (i.e. the environmental factors set out in this EIAR) and can be adequately accommodated within the landscape while ensuring residential amenities are protected.</li> <li>2. <i>This EIAR assesses all relevant environmental impacts (including social impacts where appropriate) that could potentially arise from the proposed development and incorporates a comprehensive suite of mitigation measures that minimises impacts and will ensure that the proposed development is not likely to have significant negative affects on the environment.</i></li> <li>3. Full details of traffic impacts and haul routes are set out in Chapter 14 of this EIAR.</li> <li>4. <i>Chapter 13 of this EIAR considers the Landscape and Visual Impacts arising and includes an assessment on views and prospects as well as landscape.</i></li> <li>5. <i>Full details of traffic impacts and haul routes are set out in Chapter 14 of this EIAR.</i></li> <li>6. <i>The site of the Proposed Development is not located proximate to any of the rights of way referenced in Appendix 12 or map 8.5 of the MCDP.</i></li> <li>7. <i>This EIAR considers in full the works required for the connection of the Proposed Development to the national grid.</i></li> <li>8. <i>This EIAR provides a comprehensive suite of relevant and appropriate mitigation measures which will minimise impacts arising from the construction, operational and decommissioning phases of the Proposed Development.</i></li> <li>9. <i>This EIAR assesses in full any potential impacts arising from the Proposed Development on all areas of Biodiversity including protected and designated sites.</i></li> <li>10. <i>Chapter 13 of the EIAR provides a detailed review of Cultural Heritage which includes archaeology, national monuments and protected structures, and architectural heritage .</i></li> <li>11. The EIAR gives detailed consideration to all potential cumulative impacts that may arise.</li> </ol>

<p><b><i>“DM POL 28:</i></b> <i>To require compliance with the Wind Energy Development Guidelines, (2006) and Circular PL20-13, and any updates thereof. Any proposal shall be supported by both a technical and an environmental statement prepared to an acceptable standard which sets out how the proposal complies with the Guidelines.”</i></p>	<p>The design of the Proposed Development considers in full the provisions of the current Wind Energy Guidelines. The proposed Ballivor Wind Farm proposal is located on cut-over peatland and the layout and design adopted ensures that environmental impacts are minimised. Although the 2019 draft wind energy guidelines have not been finalised, the separation distances referenced in that draft document (i.e. four-times turbine tip-height) from residential properties is satisfied within the layout. This EIAR, including the technical reports provided as appendices provides a comprehensive assessment of the potential for environmental impacts to arise and provides detailed mitigation measures. Please refer to Volume 2 of the EIAR which contains the Appendices.</p>
<p><b><i>DM OBJ 78</i></b> <i>To require that any pre-application discussion and/or planning application proposal for wind farm development sets out how the project complies with DM POL 28.”</i></p>	<p>Compliance with relevant guidelines has been discussed within the relevant pre-application consultations.</p>
<p><b><i>DM OBJ 79</i></b> <i>Topographical enclosures and extensive areas of degraded or previously developed lands should be identified for wind farm development to help minimise visual impacts and to harmonise wind turbines with the landscape</i></p>	<p>As set out the site of the Proposed Development is located primarily on areas of cutover bog, having been subject to industrial scale peat harvesting. Chapter 6 (Biodiversity) of this EIAR contains detailed habitat mapping which sets out the various areas of bare cutaway peat, degraded blanket bog, scrub, low woodland, remnants of high bog and a small area of conifer plantation which makes up the entirety of the study area. The site has accordingly been subject to previous development and the proposed development has been located on this extensive bog area to minimise visual impact</p>
<p><b><i>DM OBJ 80</i></b> <i>In general, matt finishes and neutral colours for turbines and structures are required</i></p>	<p>Modern wind turbines are of a matt finish and neutral colours for all turbines and structures will be provided.</p>
<p><b><i>DM OBJ 81</i></b> <i>The Council will support appropriate innovative designs for wind farms</i></p>	<p>The design of the Proposed Development has followed a detailed constraints process and has been fully informed by the results and findings of the various assessments that have been carried out in preparing this EIAR</p>
<p><b><i>DM OBJ 82</i></b> <i>All planning applications shall be accompanied by detailed proposals for the restoration of the site after removal of the turbines and associated infrastructure including access roads. Adequate financial security will be required to ensure site restoration and removal of the wind farm.</i></p>	<p>The Proposed Development incorporates decommissioning proposals, which have been assessed in full within the relevant sections of this EIAR. It should be noted that at this stage it is not intended to remove site roadways or turbine foundations as best environmental practice would be to leave these features in place. Chapter 4 of this EIAR provides further detail in this regard</p>

## 1.2 Westmeath County Development Plan Policy and Objectives

Policy/Objective	Wording
CPO 10.139	Support local, regional, national and international initiatives for limiting emissions of greenhouse gases through energy efficiency and the development of renewable energy sources which make use of the natural resources in an environmentally acceptable manner and having particular regard to the requirements of the Habitats Directive.
CPO 10.140	Facilitate measures which seek to reduce emissions of greenhouse gases and support the implementation of actions identified in the Westmeath County Council Climate Change Adaptation Strategy 2019-2024 and any future amendments
CPO 10.142	Have regard to the principles and planning guidance set out in Department of Housing, Planning and Local Government publications relating to ‘Wind Energy Development’ and the DCCA Code of Practice for Wind Energy Development in Ireland and any other relevant guidance which may be issued in relation to sustainable energy provisions
CPO 10.143	<p>Provide the following separation distances between wind turbines and residential dwellings:</p> <ul style="list-style-type: none"> <li>➤ 500 metres, where the tip height of the wind turbine blade is greater than 25 metres but does not exceed 50 metres.</li> <li>➤ 1000 metres, where the tip height of the wind turbine blade is greater than 50 metres but does not exceed 100 metres.</li> <li>➤ 1500 metres, where the tip height of the wind turbine blade is greater than 100 metres but does not exceed 150 metres.</li> <li>➤ More than 2000 metres, where the tip height of the wind turbine blade is greater than 150 metres.</li> </ul>
CPO 10.144	Ensure the security of energy supply by supporting the potential of the wind energy resources of the County in a manner that is consistent with proper planning and sustainable development of the area
CPO 10.146	<p>To strictly direct large-scale energy production projects, in the form of wind farms, onto cutover cutaway peatlands in the County, subject to environmental, landscape, habitats and wildlife protection requirements being addressed</p> <p>Projects that meet or exceed any of the following criteria:</p> <ul style="list-style-type: none"> <li>➤ Height: over 100m to blade tip, or</li> <li>➤ Scale: More than five turbines, or</li> <li>➤ Output: Having a total output of greater than 5MW</li> </ul> <p>Developments sited on peatlands have the potential to increase overall carbon losses. Proposals for such development should demonstrate that the following has been considered:</p> <ul style="list-style-type: none"> <li>➤ Peatland stability; and</li> <li>➤ Carbon emissions balance</li> </ul>

<b>CPO 10.148</b>	With regard to wind energy developments, to ensure that the potential for visual disturbance should be mitigated by applying an appropriate setback distance, which, where relevant, complies with available Ministerial Guidelines
<b>CPO 10.149</b>	Support the preparation of a Management Plan for the Industrial Peatlands in the County, in consultation with stakeholders and adjacent Local Authorities. The Plan should focus on recreational opportunities, renewable energy, hydrological and ecological considerations subject to environmental assessment and the requirements of Article 6 of the Habitats Directive
<b>CPO 10.156</b>	Support and advance the provision of renewable energy resources and programmes in line with the Government's National Renewable Energy Action Plan (NREAP), the Governments' Energy White Paper "Ireland's Transition to a Low Carbon Energy Future (2015-2030)" and any other relevant policy adopted during the lifetime of this plan
<b>CPO 10.158</b>	Support the production of sustainable energy from renewable sources such as wind, solar, bio-energy and the development of waste to energy/Combined Heat and Power Schemes at suitable locations and subject to compliance with the Habitats Directive
<b>PO 10.161</b>	Prepare a Renewable Energy Strategy for the County over the lifetime of this plan and subject to the availability of resources. This strategy will support the development of renewable energy infrastructure to deliver government objectives in relation to energy efficiency and the transition to a low carbon future