



<b>Case Reference / Description</b>	Proposed development of a 110kV export grid connection cable route from the permitted onsite substation at Lackendarragh to the existing Barrymore 110kV substation within the townlands of Coom (Hudson), Mullenaboree, Knockaunalour, Knocknacaheragh, Chimneyfield, Killeagh, Glannasack, County Cork.		
<b>Case Type</b>	Pre-application consultation		
<b>1<sup>st</sup> / 2<sup>nd</sup> / 3<sup>rd</sup> / 4<sup>th</sup> Meeting</b>	1 <sup>st</sup> Meeting		
<b>Date</b>	28 <sup>th</sup> August 2025	<b>Start Time</b>	11:00am
<b>Location</b>	MS Teams	<b>End Time</b>	12:25pm

<b>Representing An Coimisiún Pleanála</b>
Stephen Kay (Assistant Planning Director) Chair
Jimmy Green (Senior Planning Inspector)
Ellen Moss (Executive Officer)

<b>Representing the Prospective Applicant</b>
Trevor Byrne (Fehily Timoney)
Aoife Hurd (Fehily Timoney)
Anthony Ryan (Fehily Timoney)
Patrick McMorrough (Orsted)
David Heelan (Future Energy Ireland)

## Introduction

The Commission referred to the letter received from the prospective applicant on the 24<sup>th</sup> June 2025, requesting pre-application consultations under section 182E of the Planning and Development Act 2000, as amended, and advised the prospective applicant that the instant meeting essentially constituted an information-gathering exercise for the Commission; it also invited the prospective applicant to outline the nature of the proposed development and to highlight any matters that it wished to receive advice on from the Commission. The Commission's representatives mentioned the following general procedures in relation to the pre-application consultation process:

- The Commission will keep a record of this meeting and any other meetings, if held. Such records will form part of the file which will be made available publicly at the conclusion of the process. The record of the meeting will not be amended by the Commission once finalised, but the prospective applicant may submit comments on the record which will form part of the case file.
- It is not permitted to record this meeting in any way. The only record of this meeting will be the record you will receive from the Board following the meeting.
- The Commission will serve notice at the conclusion of the process as to the strategic infrastructure status of the proposed development. It may form a preliminary view at an early stage in the process on the matter.
- A further meeting or meetings may be held in respect of the proposed development.
- Further information may be requested by the Commission and public consultations may also be directed by the Commission.
- The Commission may hold consultations in respect of the proposed development with other bodies.

- The holding of consultations does not prejudice the Commission in any way and cannot be relied upon in the formal planning process or in any legal proceedings.

**Presentation made by the prospective applicant:**

The prospective applicant began their presentation by briefly discussing the meeting agenda and providing a background on the applicant and the project.

The prospective applicant provided information on the previously consented windfarm development (ABP-308885-20), under which the following was permitted:

- 7 no. wind turbines and a 110kV substation (Lackendarragh North substation) in the eastern cluster;
- 15 no. wind turbines and a 110kV substation (Knockacullata substation) in the western cluster.

The previous application included the assessment of what was indicated in the submitted documentation as comprising a 110kV underground cable connection between the two permitted on-site substations, as well as a 110kV connection between the Lackendarragh North substation to the national grid at the existing Barrymore 110kV substation within its EIAR, however, neither of these routes were included within the red-line application boundary nor were they consented under the previous application.

The prospective applicant provided a timeline of public consultations from March 2018 to this consultation meeting. Consultations have been undertaken with Cork County Council, TII and Eirgrid. EIAR scoping was completed in 2020 and updated for the proposed grid connection in 2025. A preplanning meeting was held in June 2025 with Cork County Council.

The prospective applicant clarified that the subject proposed development under Section 182A of the Act constitutes the provision of an underground 110kV grid connection cable from the Lackendarragh North substation (previously permitted under ABP-308885-20) to the existing Barrymore 110kV substation. This 110kV underground cable had been subject to assessment within the previous EIAR but was not included within the red-line planning application of the SID development. Minor alterations to the permitted Lackendarragh North substation are also being proposed and these are also intended to be included within any future S182A application.

The prospective applicant's presentation went on to clarify that it was their intention to lodge a future separate planning application to Cork County Council in relation to the 33kV cable route connection from the previously consented western cluster of turbines to the Lackendarragh North substation. The 33kV underground cable connections are being proposed in lieu of the previously permitted 110kV substation at Knockacullata and its underground 110kV connection to the permitted Lackendarragh substation. The 33kV underground cabling is being proposed along a different route to the originally proposed 110kV connection.

The Prospective Applicant noted that an updated Environmental Impact Assessment Report (EIAR) is being prepared in support of the future S182A application which will include sections on Ecology, Noise & Vibration, Soils, Geology & Hydrogeology, Hydrology & Water Quality, Traffic & Transport, Archaeology & Cultural Heritage and Material Assets, as well as Telecoms & Aviation. An overview was provided on the initial surveys that have been carried out. It is also intended that the future application will include a Natura Impact Statement (NIS).

The Prospective Applicant also provided information on the relevant legislation and planning policy context with reference to Sections 182A and 37A of the Planning and

Development Act 2000, (as amended) Chapter 13 of the Cork County Development Plan 2022-2028 was referenced.

The Prospective Applicant also noted the provisions of the recent transposition of the RED III Directive and requested any feedback that the Commission may have in this regard.

The prospective applicant concluded by providing proposed timelines and next steps for the proposed development, with the application submission targeted for 2025, while noting that consultations with Eirgrid and other key stakeholders and additional EIAR studies and surveys are ongoing.

#### **Discussion:**

The Commission's representatives began the discussion by welcoming the presentations clarification as to the extent and nature of the proposed S182A works and that the 33kV electrical connection between the two permitted clusters of turbines would be subject to a separate planning application to Cork County Council. It was noted that the proposed consenting approach to the 33kV connection was not clear in the prospective applicant's initial cover letter and report.

The Commission's Representative's noted that the criteria for consideration under section 37A as set out in their presentation were not relevant in relation to S182A approvals and that the Commission's consideration will be focused on the relevant definitions in Section 182A of the Act.

The Commission's representatives queried how any proposed changes to the permitted western cluster of wind turbines and its previously permitted 110kV Knockacullata substation (which is now proposed to be omitted) would be dealt with as part of any future applications. The Commission's representatives acknowledged that amendments to the western cluster did not constitute 182A development and were accordingly outside the scope of the current pre-application discussions, however, they asked the prospective applicant to give careful consideration and seek

appropriate advice as to whether a future application to Cork County Council could alter a previously permitted Strategic Infrastructure Development and/or whether such changes would require an amendment under the provisions of Section 146B of the Act.

In response to a query from the Boards representatives seeking clarification as to how the power from the 15 consented western cluster turbines could be channeled to the permitted Lackendarragh substation via 33kV cabling, when previously a 110kV connection was required, the Prospective Applicant clarified that 3 no. 33kV cables were now proposed within the new (more southerly) corridor. The prospective applicant advised that power will be stepped down by equipment within the turbines and clarified that three 33kV cables would be leaving the site (along the same route). The prospective applicant clarified that the cabling within the turbine clusters would not be changed, and this would be assessed in the EIAR. In response to queries the prospective applicant acknowledged that there would be a standard separation requirement between the three 33kV cables even though they would follow the same broad route.

The Commission's representatives queried whether the red line boundary presented for the amendments to the Lackendarragh substation remained within the extent of the previous SID wind farm application boundary at that location; the prospective applicant advised that the same red line is proposed. The alterations to the permitted substation will not change the boundary line at the permitted substation (albeit that the 110kV cable route will be additional to the previous boundary). The substation boundary will not alter as Eirgrid require a future expansion space, which was accounted for in the previous application which provides sufficient space for the substation amendments now proposed.

The Commission's representatives queried whether a road above the cables would be required over the 110kV cable, noting that there was no road (only a pathway) on the cable route southeast of the Lackendarragh substation. The prospective

applicant advised that the updated design takes into account the current Eirgrid requirements. The Commission's representatives advised that any future application for S182A development should include all associated works and provide for any related requirements such as construction compounds, HDD launch/receptor pits and junction boxes/joint bays.

The Commission's representatives queried consultations with TII; the prospective applicant noted they had previously met with TII, and consultations are ongoing, with the intention of using Horizontal Directional Drilling (HDD) to facilitate the 110kV cable crossing the M8.

The Commission's representatives noted that any future application should provide sufficient detail to allow the Commission and any third parties to give full consideration of the proposals. In this regard of primary concern in any future application would be traffic and access impacts for affected property owners and residents along the cable route, as well as ecological concerns. The prospective applicant advised that a detailed construction methodology would be submitted in relation to the works, and that consultation with the roads department of Cork County Council is ongoing in relation to both the 110kV and 33kV cable routes.

In response to queries from the Commission's representatives the prospective applicant confirmed that at this stage they did not envisage any requirement to seek an opinion from the Commission in relation to route options or design flexibility for the proposed 110kV infrastructure.

A general discussion on RED III and scoping was held, having regard to the recent transposition of the Directive and the relevant regulations.

The Commission's representatives advised the prospective applicant to keep this consultation request open while they complete any ongoing surveys and complete their EIAR, in order to facilitate any further discussions or considerations that may be required in relation to the proposed development and/or consider any potential amendments which may arise in the legislative context of the proposal given the recent RED III transposition and the potential for commencement of any relevant parts of the Planning and Development Act, 2024.

The Commission's representatives gave their preliminary opinion that the proposed 110kV development (i.e. amendments to the permitted Lackendarragh North Substation and the provision of 110kV underground cabling between it and the existing Barrymore substation) falls within the scope of strategic infrastructure under Section 182A but reminded the prospective applicant that the final decision lies with the Commissioners.

**Conclusion:**

The Commission's representatives advised that the onus is on the prospective applicant either to request a further meeting or formal closure of the instant pre-application consultation process. The Commission's representatives advised that the record of the instant meeting will be issued in the meantime and that the prospective applicant can submit any comments it may have in writing or alternatively bring any comments for discussion at the time of any further meeting.

The Meeting concluded at 12:25.



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**Stephen Kay**

**Assistant Director of Planning**