



An  
Coimisiún  
Pleanála

## Record of Meeting ACP-322876-25 (VC)

<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>	2 <sup>nd</sup> Meeting		
<b>Date</b>	14 <sup>th</sup> November 2025	<b>Start Time</b>	11:00am
<b>Location</b>	MS Teams	<b>End Time</b>	12:00pm

### Representing An Coimisiún Pleanála

Stephen Kay, Assistant Director of Planning, Chair

Jimmy Green, Senior Planning Inspector

Lauren Murphy, Executive Officer

### Representing the Prospective Applicant

Evan Rossiter, Fehily Timoney

Aoife Hurd, Fehily Timoney

Trevor Byrne, Fehily Timoney

Kieran O'Malley, FuturEnergy Ireland
Patrick McMorrough, Orsted

## **Introduction**

The Commission referred to the letter received from the prospective applicant on the 24<sup>th</sup> June 2026, 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 the meeting will be the written record that you will receive 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 Board 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**

The prospective applicant began the presentation by providing an overview of the presentation and introducing the applicant and design team.

The prospective applicant presented the final consenting approach, outlining that the proposed development will be split into two separate planning applications. An application for a 110kV substation and 110kV grid connection will be made to An Coimisiún Pleanála and an application for a 33kV interconnector cable will be made to Cork County Council.

The prospective applicant discussed the scoping process in relation to the proposed development and provided an overview of technical consultations to date.

The prospective applicant stated that they had met with TII in September and that TII were generally happy with the proposed arrangement for crossing of the national primary road.

The prospective applicant provided an overview of the environmental assessments undertaken to date.

Following on, the prospective applicant presented the final layout design of the proposed development and advised there are two separate planning boundaries for the separate planning applications.

The prospective applicant presented drawings of the site layout for the 110kV grid connection route, the original vs the proposed 110kV substation and the site layout for the 33kV interconnector route.

The prospective applicant discussed in detail the key issues identified in relation to the proposed development and how they will be assessed.

The prospective applicant outlined their understanding that the Cork County Council planning application will be subject to the RED III regulations while a future application to An Coimisiún Pleanála will not fall within the RED III regulations.

The prospective applicant concluded the presentation by discussing the proposed project next steps with the intention of submitting both planning applications by February 2026.

## **Discussion**

- The Commission representatives started the discussion by clarifying that the extent of the project which is the subject of this pre application consultation comprises the revised on site 110kv substation at Lackendarragh North and the 110kv grid connection to the existing Barrymore 110kv sub station.
- The Commissions representatives responded to a query from the prospective applicant that there has been no clarity provided to the Commission in relation to any transitional provisions for, or the timing of, the enactment of the various sections of the Planning and Development Act 2024 that may be relevant to the proposed development/project and advised the prospective applicant to keep in touch with the Department in that regard.
- Following a query raised by the Commissions representatives in relation to the proposed consenting approach for the non-110kV infrastructure (i.e. applying to the Planning Authority (Cork County Council) to alter the means of electrical connection between the two clusters of the previously permitted SID wind farm) the prospective applicant confirmed that they have taken legal advice in this regard. The possibility of a 146B application was considered by the prospective applicant, however, on foot of their received legal advice they do not consider that to be the correct course of action.

- The Commissions representatives sought clarity on the environmental impact assessment report for this proposed development. The prospective applicant advised that both planning applications will be subject to the same EIAR. The Commissions representatives advised the prospective applicant to ensure that the extent of both applications are clearly identified in the EIAR, as well as all relevant associated impacts, and mitigation measures, and to ensure that each of the proposed developments are adequately cumulatively assessed within each application.
- The Commissions representatives also advised that the planning documentation being submitted (Drawings, reports and assessments etc.) in support of any future application to the Commission need to be very clear as to what elements of infrastructure are subject to the application. All drawings and reports must clearly identify which works are subject to the consent of the Commission, which are being sought consent from the Planning Authority and which works have been previously consented.

The prospective applicant advised they have engaged with Cork County Council and that they intend to carry out further engagement prior to lodgment of any application.

- Following a query raised by the Commissions representatives the prospective applicant advised that the proposed 110kV cable route is generally located in the public road corridor, and they have undertaken surveys where joint bays are proposed to be sited. The Commission's representatives advised that the locations of joint bays should be shown and to ensure that all relevant landowner consents are in place, in the interests of clarity. The prospective applicant was also advised to ensure that the application was as clear as possible in terms of where the proposed infrastructure was being placed within the public road corridor.
- The prospective applicant noted that the previously submitted traffic management plan for the previous SID application is from 2020, and it is their intention to update this, following further discussions with Cork County Council

and their roads department. The Commissions representatives advised that the application documents make it clear how access will be maintained and managed for residents along the route of the proposed infrastructure given the narrow carriageway of many of the impacted public roads.

- The Commissions representatives advised that any future application documentation should provide clear and specific details in relation to how the proposed development is intended to cross any watercourses or drains along the route.
- Following a query raised by the Commissions representatives as to whether the proposed development will require any works within the existing Eirgrid substation to facilitate connection to the national grid and, if so, whether the application would include those, the prospective applicant advised that the planning boundary will go up to the existing substation boundary and should any works be required within the substation these will be the responsibility of EirGrid. The Commission's representatives advised that should additional works be required specifically for the proposed development that these should be considered within the EIAR.
- The Commissions representatives also advised that it was important that any future application consider landscaping proposals and how it is proposed to leave/finish any proposed infrastructure works in order to minimise impacts on amenity and biodiversity.
- In response to a query the prospective applicants confirmed that the proposed method of crossing the motorway, (Horizontal Directional Drilling -HDD), had been discussed with the relevant authority (Direct Route), who confirmed that they were satisfied with this approach. The Commissions representatives advised that all works required to facilitate the proposed development including for HDD (e.g. launch and receiving –pits and any construction compounds) should be within the red-line boundary of any future application with potential impacts set out and considered in full within the EIAR.

- The Commissions representatives gave their preliminary opinion that the proposed development of 110kV infrastructure falls within the scope of 182A of the Planning and Development Act 2000, as amended but they are reminded the final determination lies with the planning commissioners.
- The Commissions representatives concluded the discussion by reminding the prospective applicant of the provisions of the new planning and development act state that if any part of the project is determined Strategic Infrastructure Development, this makes the whole development SID and emphasised the need to keep the commencement of the various parts of the new Act under consideration and review in light of their project programme.

The meeting concluded at 12:00pm.

Stephen Kay

19.12.2025.

Stephen Kay

Assistant Director of Planning