



An
Coimisiún
Pleanála

Record of Meeting ACP-323627-25 1st meeting

Case Reference / Description	ACP-323627-25 – Proposed Development of a 110Kv Gas Insulated Switchgear (GIS) Substation providing a connection to the national grid via a Loop In / Loop Out (LI/LO) connection to the existing Killhill – Thurles 110Kv overhead line		
Case Type	Pre-application consultation		
1st / 2nd / 3rd Meeting	1 st		
Date	03/12/2025	Start Time	11:00 a.m.
Location	MS Teams	End Time	11: 35 a.m.

Representing An Coimisiún Pleanála

Stephen Rhys Thomas, Assistant Director of Planning

Brendan Coyne, Senior Planning Inspector

Aisling Reilly, Executive Officer

Breda Ingle, Executive Officer

Honor Caird Marren, Executive Officer

Representing the Prospective Applicant

Jim Hughes, Fehily Timoney and Company

Peter Cunningham, Marmoris Limited

Denis Mulcahy, H&MV Engineering

The meeting commenced at 11:00 a.m.

The Commission referred to the letter received from the prospective applicant requesting pre-application consultations and advised the prospective applicant that the 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 it wished to receive advice on from the Commission. The Commission mentioned general procedures in relation to the pre-application consultation process as follows:

- 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 use AI or other external recording at this 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 any legal proceedings.

Presentation by the prospective applicant:

The prospective applicant outlined the project: a 110kV gas -insulated switchgear (GIS) substation and a Loop In / Loop Out underground connection to the existing overhead line, intended to serve the Killough Solar Farm in County Tipperary.

The solar farm, for which the substation is planned as a grid connection, has received local approval but is under third-party appeal.

The substation site is located in a rural/agricultural area with nearby residential receptors (closest at 220m). Ecological and archaeological surveys have been conducted, and no significant constraints have been identified.

Access to the substation will be via the local road L4106; the cable route will require a separate planning process. The building will be clad in green to minimise landscape impacts, and visual noise and traffic implications have been evaluated.

The project references similar substations previously classified as Strategic Infrastructure Development (SID).

The application by the prospective applicant will include Environmental Impact Assessment screening, Natura Impact Assessment, archaeological, noise, landscape and other required assessments when formally submitted.

Discussion:

The prospective applicant clarified that Loop In / Loop Out cables will be underground, with no new pylons or underground infrastructure planned. Drainage will be managed using SUDS; the earlier Natura Impact Assessment on the solar farm was precautionary.

The prospective applicant advised that operational and construction noise has been surveyed; the application will address noise impacts. The Commission's representatives requested further details regarding drainage, access, cumulative impacts with the solar farm, and visual impacts.

The Commission's representatives drew attention to a possible unrecorded ringfort and a disused railway line near the site and advised the prospective applicant to confirm there are no protected heritage assets or greenways impacted.

The prospective applicant stated that communications will be via fibre cable, eliminating the need for additional telecom towers. Coordination and engagement with Eirgrid and landowners have occurred and will be documented by the prospective applicant.

The Commission's representatives requested that the 800m access road be clearly noted in the Environmental Impact Screening, with reference to recent legal developments.

Conclusion:

The prospective applicant may either request a further meeting or confirm formal closure of the pre-application consultation process.

A record of this meeting will be issued shortly. The prospective applicant may submit any written comments or raise any further matters it wishes to discuss at a further meeting, should one be required.

A follow up meeting is not expected unless new issues arise; however, procedural and technical queries remain welcome.

The meeting concluded at 11:35 a.m.



Stephen Rhys Thomas
Assistant Director of Planning