



An
Coimisiún
Pleanála

Inspector's Report

ACP-323353-25

Development	Proposed development of a 110 kV Electrical Substation and Grid Connection for the proposed Lissinagroagh Wind Farm
Location	Between the proposed Lissinagroagh Wind Farm located approximately 3 km Northeast of Manorhamilton, County Leitrim and the Srananagh 220 kV Substation in the townland of Ballysumaghan, County Sligo.
Planning Authority	Leitrim County Council Sligo County Council
Prospective Applicant	FuturEnergy Lissinagroagh DAC
Type of Application	Pre-Application Consultation under Section 182E of the Planning and Development Act 2000, as amended
Date of Site Inspection	1 st April 2026
Inspector	T Bradley

1.0 Introduction

Under the provisions of Section 182E of the Planning and Development Act 2000, as amended (the Act), FuturEnergy Lissinagroagh DAC (the applicant) has made a pre-application request to An Coimisiún Pleanála (the Commission) as to whether the development a 110 kV Electrical Substation and Grid Connection for the proposed Lissinagroagh Wind Farm constitutes Strategic Infrastructure Development (SID). The proposed development is in the local authority of Leitrim County Council and Sligo County Council.

The Commission is requested to determine whether the proposed development constitutes SID. The applicant is of the view that the proposed development constitutes SID.

The Commission should note concurrent pre-application files related to the Lissinagroagh Wind Farm which were determined in April 2026. This includes:

ACP-323048-25 which relates to the wind farm.

ACP-323910-25 which relates to design flexibility for the wind farm.

2.0 Site Location and Description

The wind farm site is located 3 km north-east of Manorhamilton, County Leitrim. The wind farm site is accessed via a network of minor local roads including L61801 and L6184 which link to the R282 Regional Road to the west of the site and the N16 to the south of the site.

The existing Srananagh 220 kV Electrical Substation is located in the townland of Ballysumaghan, County Sligo. substation is accessed via a network of minor local roads including L5204 which links to the R284 Regional Road to the west of the site.

The distance between the wind farm site and the substation is approximately 32 km.

3.0 Prospective Development

In its closure letter of May 2026, the applicant submitted a detailed development description. The proposed development includes:

- A permanent 110 kV on-site electrical substation to consist of: An EirGrid control building containing worker welfare facilities and equipment store;

- An Independent Power Producer (IPP) control building containing a high voltage switch room, site offices, kitchen facilities, storeroom and toilet amenities;
- All electrical plant and infrastructure and grid ancillary services equipment;
- A telecommunications mast;
- Parking;
- Lighting;
- Security Fencing;
- Wastewater holding tank;
- Rainwater harvesting equipment;
- All associated infrastructure and services including site works and signage;
- A 110 kV underground cable from the on-site 110 kV substation to the existing ESBN Srananagh Substation in the townland of Ballysumaghan, Co. Sligo, approximately 32 km in length, of which 30.6 km will be in the public road corridor;
- Eleven (11) existing bridge crossings, of which eight (8) will involve in-road HDD (Horizontal Directional Drill), two (2) will involve off-road HDD and one (1) will be a standard crossing within the bridge deck;
- Eight (8) existing culvert crossings by open trenching;
- All related site works and ancillary development.

4.0 Planning History

A review of the Sligo and Leitrim Planning Portal and the Commission's case files was carried out on the June 2026 to collate any relevant planning history for the site. The Commission should note that the wind farm planning application has been submitted to these offices (ACP-324290-26).

There are numerous planning applications adjoining the proposed UGC route in respect of residential, commercial and agricultural developments which is to be expected in a such a rural location.

5.0 Precedent

A review of the Commission's case files was carried out the on the June 2026 to collate any relevant planning precedent cases for this class of development. There is significant precedent specific to the circumstance of this application where the proposed development included a 110 kV UGC connecting a wind farm to the national grid. All are generally considered SID.

6.0 Submission of the Prospective Applicant

An initial submission dated July 2025 prepared by Tobin on behalf of the prospective applicant, accompanied the pre-application in respect of the SID case file.

The submission considered the development location, development description, need for the proposed development, legislative provisions and the applicant's consideration of SID. The applicant cites the Climate Action Plan (CAP) 2025 in justifying the need for the proposed development.

A meeting was held with the prospective applicant on the 27th of January 2026. The details of this meeting are set out in the record contained on the file.

A letter requesting closure was received on the 28th of May 2026. It included a description of the development and reaffirmed the prospective applicant's position on SID. A site layout map was also submitted.

7.0 Legislative Context

Section 2 (1) of the Act defines SID as including, *inter alia*:

"any proposed development referred to in Section 182A(1)"

Under subsection 182A (1) of the Act, where a person (the 'undertaker') intends to carry out development comprising or for the purposes of electricity transmission, the undertaker shall prepare, or cause to be prepared, an application for approval of the development under Section 182B and shall apply to the Board for such approval accordingly.

Subsection 182A (9) states that:

"...'**transmission**', in relation to electricity, shall be construed in accordance with section 2(1) of the Electricity Regulation Act 1999 but, for the purposes of this

section, the foregoing expression, in relation to electricity, shall also be construed as meaning the transport of electricity by means of—

a high voltage line where the voltage would be 110 kilovolts or more, or

an interconnector, whether ownership of the interconnector will be vested in the undertaker or not.”

Section 182E(1) provides that a prospective applicant who proposes to apply for approval under Section 182B or 182D shall, before making the application, enter into consultations with the Board in relation to the proposed development.

The following definitions, as set out in Section 2(1) of the Electricity Regulation Act, 1999, as amended, are noted:

- **‘Transmission’:** *“...the transport of electricity by means of a transmission system, that is to say a system which consists, wholly or mainly, of high voltage lines and electric plant and which is used for conveying electricity from a generating station to a substation, from one generating station to another, from one substation to another or to or from any interconnector or to final customers but shall not include any such lines which the Board may, from time to time, with the approval of the Commission, specify as being part of the distribution system but shall include any interconnector owned by the Board.”*
- **‘Electric line’:** *“...has the meaning assigned to it by section 4(1) of the ESB (Electronic Communications Networks) Act 2014.”*

The definition set out in Section 4 (1) of the ESB (Electronic Communications Networks) Act 2014 is as follows:

“...any line which is used solely or amongst other things for carrying electricity for any purpose and as including –

- (a) any support for any such line, that is to say, any structure, pole or other thing in, on, by or from which any such line may be supported, carried or suspended,*
- (b) any apparatus connected to or associated with any such line for the purpose of carrying electricity or electronic communications services, whether such apparatus is owned by the Board or by any company referred to in section 2*

or by a company which has been provided access or services referred to in section 3, or

any wire, cable, tube, pipe or similar thing (including its casing or coating) which is used for the purpose of carrying electricity or electronic communications services and which surrounds or supports or is surrounded or supported by, or is installed in close proximity to, or is supported, carried or suspended in association with, any such line."

'Electric plant': *"...any plant, apparatus or appliance used for, or for the purposes connected with, the generation, transmission, distribution or supply of electricity other than –*

An electric line

a meter used for ascertaining the quantity of electricity supplied to any premises, or an electrical appliance under the control of a consumer"

'Distribution':

"...the transport of electricity by means of a distribution system, that is to say, a system which consists of electric lines, electric plant, transformers and switchgear and which is used for conveying electricity to final customers".

8.0 Assessment

Based on this statutory definition and the information contained in the prospective applicant's request, I am satisfied that the existing Srananagh 220 kV substation can be regarded as part of the electricity transmission system for the purposes of the 2000 Act.

It is clear that the proposed grid connection from the proposed 110 kV Substation at the Lissinagroagh Wind Farm via a 110 kV underground cable would compromise SID under the plain meaning of Section 182A (9) of the Act. It satisfies the definition of 'transmission', being a system which consists, wholly or mainly, of high voltage lines and electrical plant used for the conveying of electricity from one substation to another. This interpretation is supported by my significant number of precedents also, inter alia: ABP-313680-22, ABP-313352-22, ABP-313001-22, ABP-312860-22, and ABP-312700-22.

Therefore, I consider that the 110 kV substation and 110 kV cable of the proposed development would fall within the scope of section 182A of the Act, and that a planning application should be made directly to the Board.

8.1. Prescribed Bodies

In view of the nature and location of the proposed development, as described in this report, it is recommended that the prospective applicant should consult with the prescribed bodies listed in the attached Appendix in respect of any future application for approval.

9.0 Recommendation

Based on the foregoing assessment, it can be concluded that the proposed development (110 kV substation and underground cable) falls within the scope of Section 182A of the Planning and Development Act 2000, as amended.

It is recommended that the Board serve a notice on the prospective applicant that it is of the opinion that the 110 kV Substation and underground cable does fall within the scope of Section 182A of the Act and that a planning application should be made directly to the Board.

10.0 Reasons and Considerations

Having regard to the voltage and purpose of the proposed grid connection, it is considered that the proposed development constitutes development that falls within the scope of Section 182A of the Planning and Development Act 2000, as amended.

Professional Declaration

I confirm that this report represents my professional planning assessment, judgement and opinion on the matter assigned to me and that no person has influenced or sought to influence, directly or indirectly, the exercise of my professional judgement in an improper or inappropriate way.

A handwritten signature in black ink, appearing to be 'T Bradley', written over a horizontal line.

T Bradley,

Senior Planning Inspector

3rd June 2026

Appendix A: Prescribed Bodies

Note 1: The following is a list of prescribed bodies considered relevant for the purposes of section 37E(3)(c) of the Planning and Development Act 2000, as amended.

- Minister for Housing, Local Government and Heritage (Development Applications Unit).
- Minister for the Environment, Climate and Communications.
- Minister for Transport
- Leitrim County Council
- Sligo County Council
- Northern and Western Regional Assembly
- Transport Infrastructure Ireland
- An Chomhairle Ealaíon
- Fáilte Ireland
- Inland Fisheries Ireland
- Waterways Ireland
- Irish Aviation Authority
- Córas Iompair Éireann
- The Heritage Council
- An Taisce – the National Trust for Ireland
- Health Service Executive
- The Commission for Energy Regulation
- Uisce Éireann

Further notifications should also be made, where deemed appropriate