



An
Bord
Pleanála

Application Form for Permission / Approval in respect of a Strategic Infrastructure Development

1.

Please specify the statutory provision under which your application is being made:

Strategic Infrastructure Provisions of Section 182A (1) of The Planning and Development Act, 2000 (As Amended)

2. **Applicant:**

Name of Applicant:	Prt Solar Ltd
Address:	Skyspecs Limited, 20 Stephen Street Lower, Dublin 02, Dublin, D02 DT04, Ireland
Telephone No:	086 199 3235
Email Address (if any):	N/A

3. Where Applicant is a company (registered under the Companies Acts):

Name(s) of company director(s):	Andy Kinsella and Manus O'Donnell.
Registered Address (of company)	Skyspecs Limited, 20 Stephen Street Lower, Dublin 02, Dublin, D02 DT04, Ireland
Company Registration No.	690848
Telephone No.	086 199 3235
Email Address (if any)	

4. Person / Agent acting on behalf of the Applicant (if any):

Name:	Malone O'Regan Environmental
Address:	MOR Environmental Ground Floor – Unit 3 Bracken Business Park Bracken Road, Sandyford Dublin 18, D18 V32Y
Telephone No.	01 567 7655
Mobile No. (if any)	
Email address (if any)	kbroderick@mores.ie

Should all correspondence be sent to the above address? (Please tick appropriate box)

(Please note that if the answer is “No”, all correspondence will be sent to the Applicant’s address)

Yes: [☒] No: [☐]

Contact Name and Contact Details (Phone number) for arranging entry on site if required / appropriate:

Fernanda Ayala

086 199 3235

5. Person responsible for preparation of Drawings and Plans:

Name:	Damien Browne
Firm / Company:	TLI Group
Address:	Fenward House, Arkle Rd, Sandyford Business Park, Dublin, D18 RK25
Telephone No:	(066) 713 5710
Mobile No:	N/A
Email Address (if any):	N/A
Details all plans / drawings submitted – title of drawings / plans, scale and no. of copies submitted. This can be submitted as a separate schedule with the application form. - All drawings and schedule submitted as part of the Planning Submission	

6. Site:

Site Address / Location of the Proposed Development (as may best identify the land or structure in question)	The proposed 110kV electrical substation will be located on a Site that is ca.1.7ha in size and located in the townlands of Friarstown, Co. Carlow. The 110kV underground cabling is proposed from the substation in Friarstown townland to Kellistown 220kV sub-station in Kellistown East townland through the townlands of Friarstown, Grangeford Old, Grangeford, Moanalow, Glenoge, Rathnashannagh, Inchisland Or Moatalusha, Rathoe, Kellistown East, Ballycurragh, and Kellistown West.	
Ordnance Survey Map Ref No. (and the Grid Reference where available)	ITM Centre Point Co-ordinate: X,Y = 680242.77,673521.98 Tailte Éireann Licence No. CYAL50261649	
Where available, please provide the application site boundary, as shown in the submitted plans / drawings, as an ESRI shapefile in the Irish Transverse Mercator (ITM IRENET95) co-ordinate reference system. Alternatively, a CAD file in .dwg format, with all geometry referenced to ITM, may be provided.		
Area of site to which the application relates in hectares	Ca. 1.7ha	
Site zoning in current Development Plan for the area:	Unzoned	
Existing use of the site & proposed use of the site:	Existing Use: Agricultural and public road Proposed Use: 1. Substation – agricultural land (existing) and utility (substation and underground grid connection cables) (proposed) 2. Grid connection – agricultural and public road (existing and proposed)	
Name of the Planning Authority(s) in whose functional area the site is situated:	Carlow County Council	

7. Legal Interest of Applicant in respect of the site the subject of the application:

Please tick appropriate box to show applicant's legal interest in the land or structure:	Owner	Occupier
	Other	√
Where legal interest is "Other", please expand further on your interest in the land or structure.		
The applicant has Option to purchase and easement. Carlow County Council – public road -Article 22(2)(g)(ii) of the Planning and Development Regulations 2001 - 2023 applies. Confirmation letter submitted.		
If you are not the legal owner, please state the name and address of the owner and supply a letter from the owner of consent to make the application as listed in the accompanying documentation.		
Kevin Nolan A letter of consent accompanies the submission		
Does the applicant own or have a beneficial interest in adjoining, abutting or adjacent lands? If so, identify the lands and state the interest.		
Yes – The surrounding lands are part of a Permitted Development at Grangeford Old and Friarstown - Planning Ref: 2360297		

8. Site History:

Details regarding site history (if known):
Has the site in question ever, to your knowledge, been flooded? Yes: [] No: [√] If yes, please give details e.g. year, extent: Are you aware of previous uses of the site e.g. dumping or quarrying? Yes: [] No: [√] If yes, please give details:

Are you aware of any valid planning applications previously made in respect of this land / structure?		
Yes: [☒] No: [☐]		
If yes, please state planning register reference number(s) of same if known and details of applications		
Reg. Ref. No:	Nature of Proposed Development	Nature of Final Decision of Application Grant of Refusal by Planning Authority / An Bord Pleanála
Planning Ref: 2360297	PV Development, BESS and 38kV substation	Granted by Carlow CoCo
Reg. Ref: 21/23 ABP-309987-21	PV Development and 38kV substation	Refused by Carlow CoCo Granted by ABP
If a valid planning application has been made in respect of this land or structure in the 6 months prior to the submission of this application, then any required site notice must be on a yellow background in accordance with Article 19(4) of the Planning and Development regulations 2001 as amended.		
Is the site of the proposal subject to a current appeal to An Bord Pleanála in respect of a similar development?		
Yes: [☐] No: [☒]		
If yes please specify		
An Bord Pleanála Reference No.: _____		

9. Description of the Proposed Development:

Brief description of nature and extent of development	The Proposed Development will consist of a 10-year permission for a 110kV electrical substation and associated 110kV underground grid connection, cabling and associated works required to connect a solar farm (permitted under Carlow County Council Reg. Ref: 23/60297; which amended previous permission Reg. Ref: 21/23 and ABP-309987-21) to the existing Kellistown 220kV substation. The proposed 110kV electrical substation will be located in Friarstown, on a site of 1.7ha will consist of: a) 1 no. electrical substation compound and access road, palisade fencing and gates, measuring 100.75m x 126.75m; b) 1 no. electrical substation / IPP control building measuring 10.74m x 20.15m and 6.920m in height; c) 1 no. Eirgrid switch room building measuring 18xxm x 25m and 8.55m in height; d) 6 no. lightning protection monopoles measuring up to 18m in height; e) Associated electrical apparatus, plant and equipment; overhead and underground electrical and communications cabling and ancillary works; f) Upgrading of existing access road; g) Temporary site construction compound; and h) All associated ancillary works above and below ground including landscaping. The 110kV underground cabling is proposed from the substation in Friarstown townland to Kellistown 220kV substation in Kellistown East townland through the townlands of Friarstown, Grangeford Old, Grangeford, Moanalow, Glenoge, Rathnashannagh, Inchisland Or Moatalusha, Rathtoe, Kellistown East, Ballycurragh, and Kellistown West will consist of: a) Ca. 8km of underground 110kV electrical cables and associated communications cables; b) 11 no. underground joint bays; c) 3 no. HDD Crossing; d) Associated works including road carriageway passing places; and, e) All associated ancillary works above and below ground. A Natura Impact Statement (Stage 2 Appropriate Assessment) has been prepared in respect of this application.
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10. In the case of mixed development (e.g. residential, commercial, industrial, etc), please provide breakdown of the different classes of development and a breakdown of the gross floor area of each class of development: n/a

Class of Development:	Gross Floor Area in m ²
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11. Where the application relates to a building or buildings:

Gross floor space of any existing buildings(s) in m ²	none
Gross floor space of proposed works in m ²	1 no. electrical substation / IPP control building measuring ca. 216m² 1 no. Eirgrid switch room building measuring 450m²
Gross floor space of work to be retained in m ² (if appropriate)	none
Gross floor space of any demolition in m ² (if appropriate)	none

12. In the case of residential development please provide breakdown of residential mix: N/A

Number of	Studio	1 Bed	2 Bed	3 Bed	4 Bed	4 + Bed	Total
Houses							
Apartments							
Number of car-parking spaces to be provided		Existing:	Proposed:			Total:	

13. Social Housing: N/A

Please tick appropriate box:	Yes	No
<i>Is the application an application for permission for development to which Part V of the Planning and Development Act 2000 applies?</i>		√

If the answer to the above question is “yes” and the development is not exempt (see below), you must provide, as part of your application, details as to how you propose to comply with section 96 of Part V of the Act.

If the answer to the above question is “yes” but you consider the development to be exempt by virtue of section 97 of the Planning and Development Act 2000, a copy of the Certificate of Exemption under section 97 must be submitted (or, where an application for a certificate of exemption has been made but has not yet been decided, a copy of the application should be submitted).

If the answer to the above question is “no” by virtue of section 96 (13) of the Planning and Development Act 2000, details indicating the basis on which section 96 (13) is considered to apply to the development should be submitted.

14. Where the application refers to a material change of use of any land or structure or the retention of such a material change of use:

Existing use (or previous use where retention permission is sought)
Agricultural land and public road
Proposed use (or use it is proposed to retain)
Utility (substation) Continued use of agricultural and public road following installation of underground connection cables
Nature and extent of any such proposed use (or use it is proposed to retain).
Utility use on the entire substation site and underground grid connection cables

15. Development Details:

Please tick appropriate box:	If answer is yes please give details	YES	NO
Does the proposed development involve the demolition of a Protected Structure(s), in whole or in part?			√
Does the proposed development consist of work to a protected structure and / or its curtilage or proposed protected structure and / or its curtilage?			√

Does the proposed development consist of work to the exterior of a structure which is located within an architectural conservation area (ACA)?		√
Does the application relate to development which affects or is close to a monument or place recorded under section 12 of the National Monuments (Amendment) Act, 1994.		√
Does the application relate to work within or close to a European Site or a Natural Heritage Area?		√
Does the development require the preparation of a Natura Impact Statement?	√	
Does the proposed development require the preparation of an Environmental Impact Assessment Report?		√
Do you consider that the proposed development is likely to have significant effects on the environment in a transboundary state?		√
Does the application relate to a development which comprises or is for the purpose of an activity requiring an integrated pollution prevention and control license		√
Does the application relate to a development which comprises or is for the purpose of an activity requiring a waste license?		√
Do the Major Accident Regulations apply to the proposed development?		√
Does the application relate to a development in a Strategic Development Zone?		√
Does the proposed development involve the demolition of any habitable house?		√

16. Services:

Proposed Source of Water Supply:
Existing connection: [] New Connection: []
Public Mains: [] Group Water Scheme: [] Private Well:[]
Other (please specify): From rainwater harvesting – see environmental report

Name of Group Water Scheme (where applicable):

Proposed Wastewater Management / Treatment:

Existing: ☐ New: ☐

Public Sewer: ☐ Conventional septic tank system: ☐

Other on-site treatment system: ☒ Please Specify:

An on-site storage system shall store foul water and shall be contractually maintained regularly as required – see Environmental Report.

Proposed Surface Water Disposal:

Public Sewer / Drain: ☐ Soakpit: ☐

Watercourse: ☐ Other: ☒ Please specify :SUDS approach will be implemented – See Environmental report

17. Notices:

Details of public newspaper notice – paper(s) and date of publication

Irish Examiner – 27th May 2025
Carlow Nationalist – 27th May 2025

Copy of page(s) of relevant newspaper enclosed Yes: ☒ No: ☐

Details of site notice, if any, - location and date of erection

Site notices shown on application location plans Yes: ☒
Notices erected on 27th May 2025
Copy of site notice enclosed Yes: ☒ No: ☐

Details of other forms of public notification, if appropriate e.g. website

Website: www.moanalow110substation.ie

18. Pre-application Consultation:

Date(s) of statutory pre-application consultations with An Bord Pleanála

Pre Consultation was undertaken with An Bord Pleanála on August 13th 2024.

In a letter dated 6th February 2025, An Bord Pleanála advised the proposed development falls within the scope of section 182A of the Planning and Development Act 2000 9as amended) and that the consultation process was closed.

Schedule of any other pre application consultations –name of person / body and date of consultation to be provided as appropriate and also details of any general public consultations i.e. methods, dates, venues etc. This can be submitted as a separate schedule with the application form.

Enclosed: n/a

Yes: [☐] No:[☒]

Schedule of prescribed bodies to whom notification of the making of the application has been sent and a sample copy of such notification.

Enclosed: Yes.

Minister for Housing, Local Government and Heritage
Minister for the Environment, Climate and Communications
Carlow County Council
Transport Infrastructure Ireland
An Taisce
Failte Ireland
The Heritage council
An Chomhairle Ealaíon
Uisce Éireann (Irish Water)
Commissions for Regulation of Utilities
EirGrid
ESB
Inland Fisheries Ireland

Copies of notification letters enclosed herewith

Yes: [☒] No:[☐]

19. Confirmation Notice: n/a

Copy of Confirmation Notice
Attach a copy of the confirmation notice in relation to the EIA Portal where an EIAR accompanies the application.

20. Application Fee:

Fee Payable	Total: €100,000 Paid 20 th February 2025 to ABP Reference No: 531473L003WX
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I hereby declare that, to the best of my knowledge and belief, the information given in this form is correct and accurate and that the application documents being deposited at the planning authority offices, and any other location specified by the Board in pre application consultations, including a website (if any) will be identical to the application documents being deposited with the Board.

Signed: (Applicant or Agent as appropriate)	
Date:	28/05/2025

General Guidance Note:

The range and format of material required to be compiled / submitted with any application in respect of a proposed strategic infrastructure development shall generally accord with the requirements for a planning application as set out in the Planning and Development Regulations, 2001 to 2018 and those Regulations should therefore be consulted prior to submission of any application.

September 2018