

25 July 2025

The Secretary
An Coimisiún Pleanála
64 Marlborough Street
Dublin 1
D01 V902

Via email: sids@pleanala.ie

Dear Sir/Madam,

RE: Pre-application Consultation for Development within the scope of Section 182A of Planning and Development Act

Proposed 220kV Substation and loop-in/loop-out connection to existing 220kV overhead powerlines

At

Lands to the west and south of Hospital village and north-west of Knocklong village

We act on behalf of Harmony Solar East Limerick Limited¹, who intend to seek planning permission in 2026 for a solar farm development on a 210ha. site on land located to the west and south of Hospital village and north-west of Knocklong village².

Harmony Solar East Limerick Limited is owned by Harmony Solar Ireland Ltd. and ESB Solar (Ireland) Ltd. Harmony Solar Ireland Ltd. is an independent renewable energy developer - the company has an extensive portfolio of projects throughout Ireland and has considerable knowledge in the development of solar energy projects. ESB Solar (Ireland) Ltd. is a member of the ESB group of companies.

¹ Harmony Solar East Limerick Limited, Ballyseskin House, Kilmore, Co. Wexford

² The overall area for the project illustrated on the enclosed Site Location Plans.

SID Pre-application Consultation Request

To facilitate the connection of the proposed solar farm development to the grid, a new 220kV substation and loop-in/loop-out connection to existing 220kV overhead power lines will be required. Existing 220kV lines traverse a number of the land parcels associated with the proposed solar farm. It is proposed to connect the solar farm to the national grid at one of these locations by way of a new 220kV substation and loop-in/loop-out connection. We consider that this element of the project constitutes 'Strategic Infrastructure' within the scope of Section 182A of the Planning and Development Act 2000, as amended (i.e. 'development comprising or for the purposes of electricity transmission').

As detailed under Section 182E of the Act, prior to making an application for such development a prospective applicant must enter into consultations with the An Coimisiún Pleanála³. Therefore, on behalf of Harmony Solar, we hereby request a pre-application consultation to introduce the project and confirm the Commission's view of the substation and connection elements as development within the scope of Section 182A of the Act.

The following are enclosed (1 copy):

- Planning Statement
- Site Location Map – Overall Project;
- Site Location Map and Aerial Imagery – Overall Project;
- Site Location Map – Sheet 4 of 7 Proposed Substation Location Option 1; and
- Site Location Map – Sheet 7 of 7 Proposed Substation Location Option 2.

It should be noted that design development for the substation and connection infrastructure is ongoing, in tandem with the wider project design process. The submitted material remains subject to amendment in terms of exact siting and layout within the identified areas; however the required elements (220 kV substation and loop-in/loop-out connection) are fixed and their status under Section 182A will not change.

Planning and Development Act 2024

The Planning and Development Act 2024 introduces a provision under Chapter 4, Section 115 (2), that *'where this chapter applies to part only of a development, an application for permission for the entire development shall be made to the Commission under this Chapter'*. This includes Strategic Infrastructure Development as set out in Chapter 1, Section 82 (1)(b)(i).

Given the introduction of accompanying Regulations, expected later this year, and as the planning application for the solar farm is intended for submission in early 2026, it is assumed at this stage that one planning application for the solar farm, substation and loop-in/loop-out connection will be submitted directly to the Commission.

A pre-planning meeting request has also been submitted to Limerick City and County Council, and we are awaiting a meeting date at present.

³ Referred to as 'the Commission' hereafter.

Planning Application Submission

The planning application will be supported by the following documents, which will assess the entire project:

- Full suite of drawings
- Planning and Environmental Considerations Report
- Environmental Impact Assessment Screening Report
- Appropriate Assessment Screening Report / Natura Impact Statement (as required)
- Ecological Impact Assessment
- Construction Environmental Management Plan
- Archaeological Impact Assessment and Geophysical Survey
- Traffic and Transport Assessment
- Construction Traffic Management Plan
- Noise and Vibration Report
- Flood Risk Assessment
- Drainage Report
- Hydrology and Hydrogeology Report
- Glint and Glare Assessment
- Landscape and Visual Impact Assessment
- Landscape Mitigation Plans
- Decommissioning Plan

We look forward to receiving confirmation of a meeting date from the Commission at your earliest convenience. Payment of the required fee of €4,500 (Fee Category 'SP1') is enclosed by EFT.

We trust that the enclosed material is clear. However, please do not hesitate to contact the undersigned in the event of any queries. We look forward to receiving confirmation of a meeting date at your earliest convenience.

Yours faithfully,



Emma-Lisa Knudsen

Gravis Planning

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