



Proposed 220kV substation and loop in/loop out
connection to existing 220kV overhead power lines

Proposed solar farm and substation, East Limerick

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Project Team

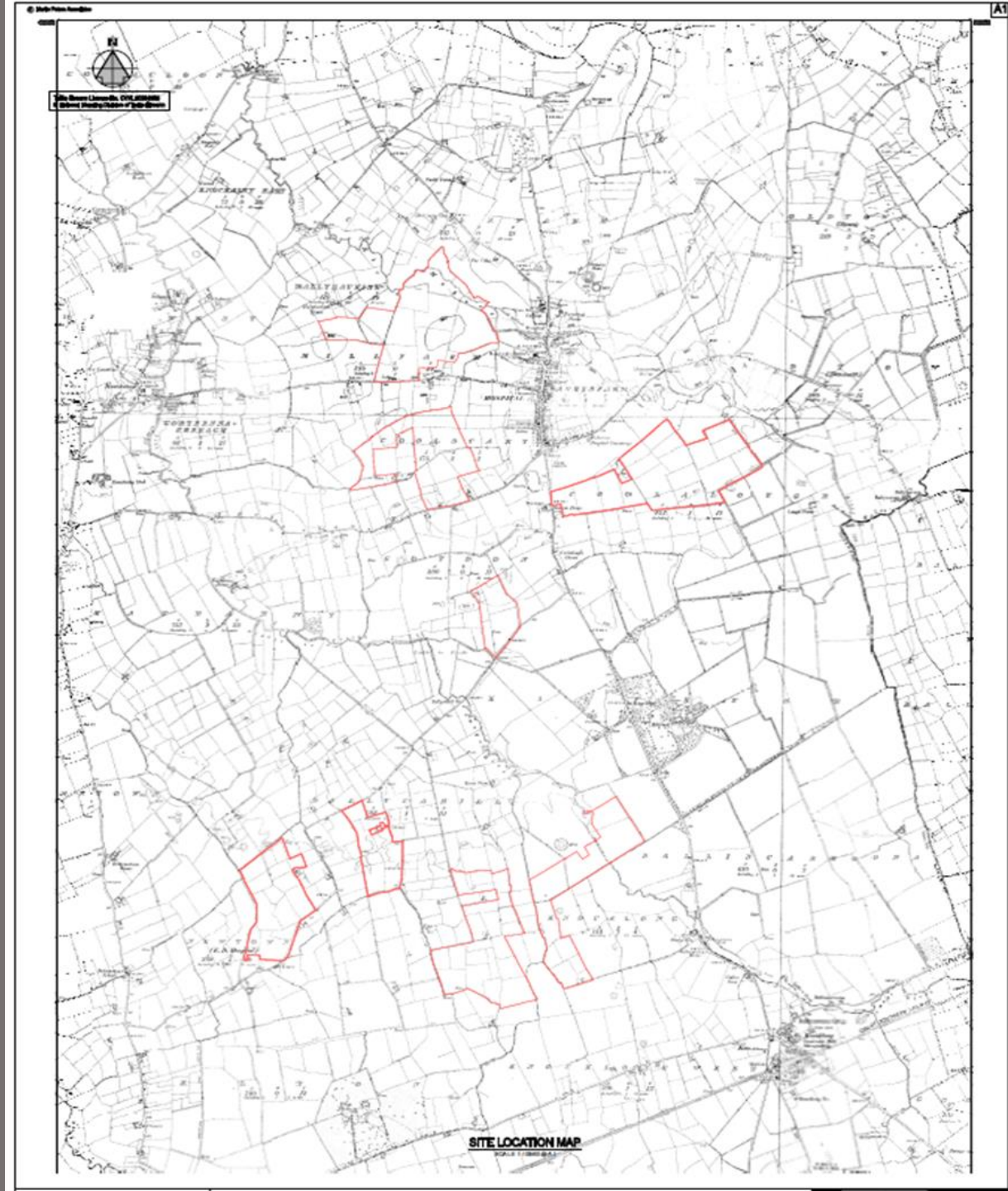
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- JBA – Ecology and Water
- Martin Peters Associates – Transport and Design
- TLI – Substation Design
- John Cronin Associates – Archaeology
- Macro Works – Landscape and Visual and Glint and Glare
- AWN - Noise



- We act on behalf of Harmony Solar East Limerick Limited, who intend to seek planning permission in 2026 for a solar farm development including a 220kV substation on a 210ha. site on land located to the west and south of Hospital village and north-west of Knocklong village.
- The development is required to facilitate the connection of a proposed solar farm development to the grid via a new 220kV substation and loop-in/loop-out connection to the existing 220kV overhead power line.
- The proposed substation and loop in/loop out connection are considered to be development within the scope of Section 182A of the Act, i.e. development *“comprising or for the purposes of electricity transmission”*, requiring an application to be made directly to An Coimisiún Pleanála.

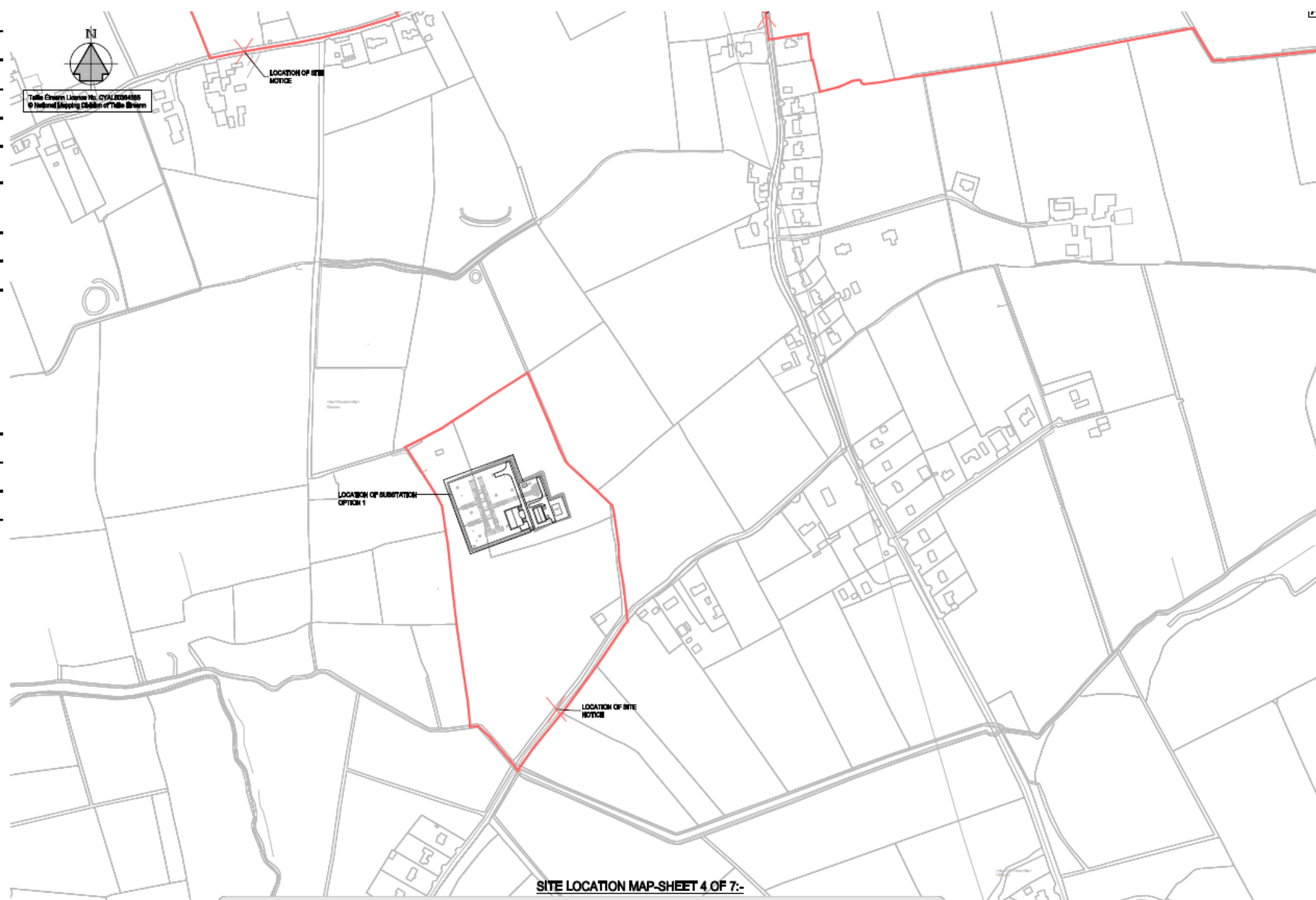
- Positive pre-application consultation on the proposed solar farm was held with Limerick City and County Council on 31st July 2025, and we will continue to liaise with the Council in advance of submission of the planning application.
- Public consultation has been carried out with a leaflet being circulated to residents within 500m of the site. The feedback received is currently being considered and amendments being made to the scheme where feasible.

SITE LOCATION MAP



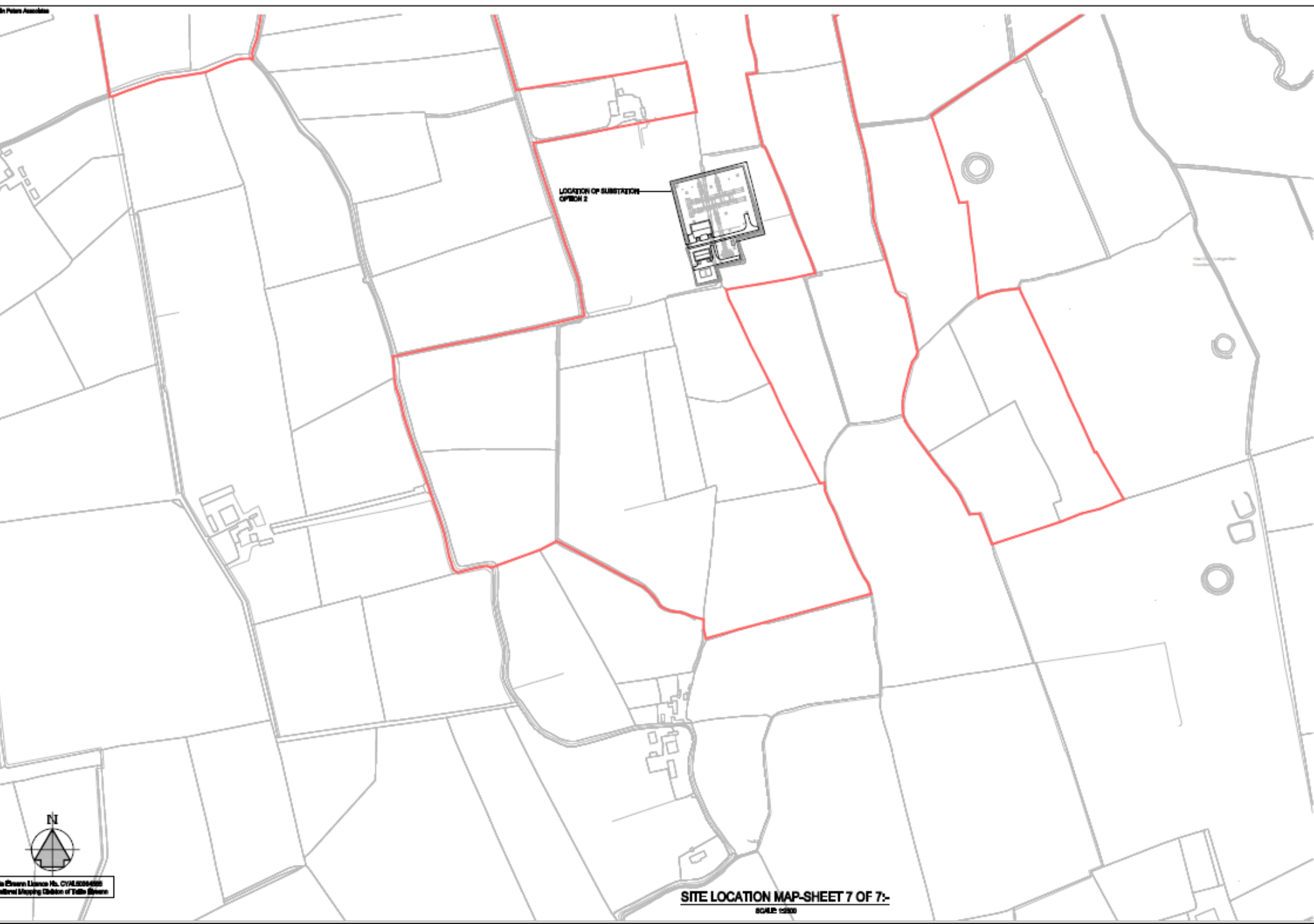
SITE LOCATION MAP





Location of Substation
Option 1

NB. Only one option
for the substation
location will be
brought forward in the
planning application.
This will be confirmed
once the design has
been finalised.



Location of Substation
Option 2

The elements of the substation development include:

- 220 kV Substation & LILO connection;
- EirGrid Control Building;
- Independent Power Producer Control Building;
- 220kV transformer;
- Internal site access routes;
- Masts and underground cabling;
- Other associated electrical infrastructure;
- Security and safety fencing; and
- Associated site works and drainage.

Connection to Solar Farm

- 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.

Proposed Solar Farm includes:

- Solar panels on ground mounted steel frames;
- Internal access tracks;
- Electrical skids and associated hardstanding locations;
- Perimeter fencing;
- Additional landscaping and biodiversity enhancements; and
- Underground power and communication cabling.



Policy

National Planning Framework (NPF) 2040 – First Revision (April 2025)

- NPO 55: "Support the development of renewable energy infrastructure, including solar and wind, to meet national energy targets and reduce greenhouse gas emissions."
- NPO 56: "Ensure that regional strategies and local development plans facilitate the sustainable development of renewable energy sources."

Regional Spatial and Economic Strategy (RSES) for the Southern Region

RPO 6.3: "Support the development of renewable energy infrastructure, including solar and wind, in suitable locations to meet regional energy needs."

RPO 6.4: "Promote the integration of renewable energy sources into the regional energy grid to enhance energy security and reduce carbon emissions."

Limerick Development Plan 2022–2028

Policy CAF P1: "Implement international and national objectives to support Limerick's transition to a low-carbon economy."

Objective CAF O27: "Facilitate the development of renewable energy production, including solar energy, in suitable locations."

Policy RE P1: "Support and facilitate the sustainable development of renewable energy infrastructure, including solar farms, in line with national and regional policies."



Regulatory Context

Section 182A

- Development *“comprising or for the purposes of electricity transmission”*
- Subsection 9 of S182A states that, in this regard, ‘transmission’ 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) a high voltage line where the voltage would be 110 kilovolts or more...

(b) an interconnector, whether ownership of the interconnector will be vested in the undertaker or not”

- In section 2(1) of the Electricity Regulation Act, 1999, *“transmission”* is defined as 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
- *“Electric plant”* is defined as: *“any plant, apparatus or appliance used for, or for the purposes connected with, the generation, transmission, distribution or supply of electricity other than —*

(a) An electric line



Regulatory Context

Section 182A



In this case:

- The proposed substation constitutes 'electric plant'.
- The proposed substation and 'Loop-In/Loop-Out' connection will form part of the transmission system when in operation.
- The proposed development will constitute a new 'node' on the 220 kV transmission network.
- The proposed development will, accordingly, constitute 'electricity transmission' development within the meaning of S182A of the Act.





Regulatory Context

Planning and Development Act 2024



- Chapter 4 (Planning Applications Directly to Commission), Section 115 (2), states that 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).
- Considering the above, it is anticipated at this stage that one application for the entire project will be submitted to the Commission for determination.
- In advance of that, however, we request confirmation that the proposed substation and loop-in/loop-out connection constitutes ‘Strategic Infrastructure’ within the scope of Section 182A of the Act.





Key Planning Considerations



- The planning application will be accompanied by a comprehensive Planning and Environmental Considerations Report that will address the following matters:
 - Site Selection
 - Project Need and Policy Context
 - Ecology and Biodiversity
 - Archaeology and Cultural Heritage
 - Hydrology, Flood Risk Analysis and Drainage
 - Traffic and Transport
 - Noise
 - Amenity
 - Landscape and Visual Impact
 - Glint and Glare
- 



Planning Application Reports

- Full suite of drawings
- Planning and Environmental 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

*It is not considered that an Environmental Impact Assessment (EIA) is required for the proposed development. However, this will continue to be monitored



