

Date: 23rd October 2025

West Pier Business Campus
Dun Laoghaire, Co. Dublin
A96 N6T7
Tel +353 1488 2900

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

**RE: PLANNING APPLICATION FOR STRATEGIC INFRASTRUCTURE DEVELOPMENT (SID)
UNDER SECTION 182A OF THE PLANNING AND DEVELOPMENT ACT, 2000, AS
AMENDED**

**Proposed Development: Proposed 110kV electrical infrastructure and connection to
the national grid at the existing 110kV Ikerrin-Thurles overhead line, Co. Tipperary**

Pre-Application Consultation Reference: ABP-317089-23

Dear Sir / Madam,

RPS has been instructed by Buirios Limited (the Applicant) of Lissarda Business Park, Lissarda, Co. Cork, to submit this planning application for a proposed development, which will comprise a 110kV electrical substation and associated 110kV underground cabling connection and 2 no. end masts connecting to the national grid at the existing 110kV Ikerrin-Thurles overhead line, in the townlands of Strogue and Clonmore, Co. Tipperary.

This application is being made directly to An Coimisiún Pleanála (ACP) as a Strategic Infrastructure Development (SID) under the provisions of Section 182A of the Planning and Development Act 2000, as amended (the Planning Act). This position was confirmed by ACP to the applicant in correspondence dated the 26th August 2025¹ following pre-application consultations with ACP (Ref. ABP-317089-23) (see **Appendix B**). A copy of that correspondence is included in the application pack as an addendum to the application forms.

The development description, as set out in the public notices is as follows:

The proposed development will consist of the provision of the following:

- i. A 110 kilovolt (kV) 'loop-in/loop-out' Air-Insulated Switchgear (AIS) electrical substation, including 2 no. single-storey control buildings with staff welfare facilities, underground wastewater storage tank, all associated electrical plant, cabling, equipment and apparatus, and security fencing, within a substation compound with a total footprint of approximately 1.41ha;

¹ Please note that RPS as the relevant Agents acting on behalf of the Applicant did not receive a copy of the Direction until 11 September 2025.

- ii. 2.1 kilometre 110kV underground cabling route, with 0.9km following the public road corridor and 1.2km along new proposed access track across agricultural grassland (including joint bays, communication and earth sheath link chambers and all ancillary works along the route);
- iii. 2 no. lattice-type end masts with a height of 16 metres to facilitate connection to the existing 110kV Ikerrin-Thurles overhead electricity transmission line;
- iv. 1 no. temporary construction compound (including offices and staff welfare facilities);
- v. Vegetation removal and Spoil Management;
- vi. Site Drainage; and
- vii. All ancillary works and apparatus.

A ten-year planning permission is sought.

The supporting documents submitted with the planning application provide a complete description of the proposed development. The application is also accompanied by an *Environmental Impact Assessment Report* (EIAR) and a *Natura Impact Statement* (NIS).

Pre-Application Consultation & SID Determination

The Applicant has engaged with both TCC and ACP during the preparation of this planning application for SID and before its submission. A summary of the pre-application consultations is provided in the *Planning Report* which accompanies this planning application.

A copy of the SID Determination issued by ACP is also appended to the *Planning Report* and to Appendix B of this Cover Letter.

Planning Application Particulars

We confirm that 2 no. hard copies and 8 no. electronic copies of all application materials prepared by the Applicant are hereby submitted to ACP².

Moreover, we wish to confirm that copies of the application materials prepared by the Applicant in respect of this planning application have also been furnished to TCC and the Prescribed Bodies, as per ACP instructions.

For further details of the application documentation, please refer to the *Schedule of Documentation* enclosed in **Appendix A** of this Cover Letter that lists all the reports, drawings, and other planning particulars submitted.

Public Consultation

The plans and particulars of the application may be inspected during public opening hours (excluding bank holidays) **from 30th October 2025 to 17th December 2025** (both dates inclusive) at the specified places indicated in the statutory public notices.

The statutory public notices also invite submissions or observations to ACP no later than **17:30 hours on 17th December 2025.**

Full content of the planning application can also be viewed online and downloaded at the following website: <https://www.borrisbeggridplanning.com>

² Following consultation with ACP, the Applicant received confirmation on 22 September 2025 on the number of copies and format to be submitted.

Prescribed Bodies

A *Schedule of Prescribed Bodies* and copies of the formal notices to each statutory body are enclosed with the planning application documentation.

Prescribed Fee

- We confirm that the Applicant has paid the appropriate application fee of €100,000. We have included Proof of Payment of Planning Application Fee with the planning application pack.

We trust that the above information is in order and look forward to receipt of an acknowledgement at your earliest convenience and, subsequently, to an early and favourable response from ACP in respect to the application submitted hereby.

Yours sincerely,
for RPS



Valerie Brennan

Director of Planning

valerie.brennan@rps.tetrattech.com

Appendix A: Appendix A: Schedule of Documentation

Planning Particulars

1. Cover Letter to An Coimisiún Pleanála (including copy of ACP SID Determination)
2. Newspaper Notice (as published in Local Publication: Tipperary Star and National Publication: The Irish Examiner)
3. Site Notice (as erected)
4. Application Form
5. EIA Portal Notification
6. Proof of Payment of Planning Application Fee
7. Letter from Buirios Limited in accordance with Article 22(2)(g)(ii)
8. Letters of Consent:
 - Letter from John Fitzpatrick
 - Letter from Michael Fitzpatrick & Fionnuala Ní Annracháin
9. Schedule of Prescribed Bodies & Copy of Cover Letters of Notification
10. Red Line Boundary in ESRI shapefile in the Irish Transverse Mercator (ITM IRENET95) (Uploaded to project website and included on electronic copies)

Reports

11. Planning Report prepared by RPS
12. Environmental Impact Assessment Report (EIAR) prepared by RPS, including:
 - Volume A (Non-technical Summary and Main Body)
 - Volume B (Appendices)
 - Volume C (Natura Impact Statement (NIS))

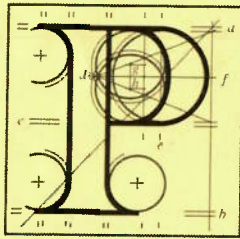
Drawings

Drawings			
Drawing no.	Drawing Title	Size	Scale
IE002700-RPS-AP-XX-Z-0005	Location Context Map	A3	1:50,000
IE002700-RPS-00-XX-DR-Z-DG0000-00	Site Location Map Key	A3	1:10,000
IE002700-RPS-00-XX-DR-Z-DG0000-01	Site Location Map 1 of 4	A3	1:1000
IE002700-RPS-00-XX-DR-Z-DG0000-02	Site Location Map 2 of 4	A3	1:1000
IE002700-RPS-00-XX-DR-Z-DG0000-03	Site Location Map 3 of 4	A3	1:1000
IE002700-RPS-00-XX-DR-Z-DG0000-04	Site Location Map 4 of 4	A3	1:1000
IE002700-RPS-00-XX-DR-Z-DG0001-00	Site Layout Map Key	A1	1:5000

Drawings			
Drawing no.	Drawing Title	Size	Scale
IE002700-RPS-00-XX-DR-Z-DG0001-01	Site Layout Map 1 of 8	A1	1:1,250
IE002700-RPS-00-XX-DR-Z-DG0001-02	Site Layout Map 2 of 8	A1	1:1,250
IE002700-RPS-00-XX-DR-Z-DG0001-03	Site Layout Map 3 of 8	A1	1:1,250
IE002700-RPS-00-XX-DR-Z-DG0001-04	Site Layout Map 4 of 8	A1	1:1,250
IE002700-RPS-00-XX-DR-Z-DG0001-05	Site Layout Map 5 of 8	A1	1:1,250
IE002700-RPS-00-XX-DR-Z-DG0001-06	Site Layout Map 6 of 8	A1	1:1,250
IE002700-RPS-00-XX-DR-Z-DG0001-07	Site Layout Map 7 of 8	A1	1:1,250
IE002700-RPS-00-XX-DR-Z-DG0001-08	Site Layout Map 8 of 8	A1	1:1,250
IE002700-RPS-00-XX-DR-Z-DG0002-01	Onsite 110kV Substation Drawing Layout	A3	1:500
IE002700-RPS-00-XX-DR-Z-DG0003-01	Onsite 110kV Substation Drawing Elevations	A1	1:500
IE002700-RPS-00-XX-DR-Z-DG0004-01	Control Building 1 Elevations and Sections	A3	1:200
IE002700-RPS-00-XX-DR-Z-DG0004-02	Control Building 2 Elevations and Sections	A3	1:200
IE002700-RPS-00-XX-DR-Z-DG0005-01	Operational Phase Screening Berm	A3	1:500
IE002700-RPS-00-XX-DR-Z-DG0006-01	Site Office & Staff Facilities Detail	A3	1:50
IE002700-RPS-00-XX-DR-Z-DG0006-02	Standard Palisade Fencing	A3	1:20
IE002700-RPS-00-XX-DR-Z-DG0006-03	Standard 110kV Culvert Crossing	A3	As shown
IE002700-RPS-00-XX-DR-Z-DG0006-04	Standard 110kV Clear Span Watercourse Crossing	A3	As shown
IE002700-RPS-00-XX-DR-Z-DG0006-05	110kV Joint Bay Detail	A3	1:200
IE002700-RPS-00-XX-DR-Z-DG0006-06	110kV End Mast	A3	1:100
IE002700-RPS-00-XX-DR-Z-DG0006-07	Standard 110 kV Horizontal Directional Drilling Under Existing Watercourse Crossing	A3	1:100
IE002700-RPS-00-XX-DR-Z-DG0006-08	110kV Trench Detail	A3	1:20
IE002700-RPS-00-XX-DR-Z-DG0006-09	Flat Bed Over - Existing Service	A3	As shown
IE002700-RPS-00-XX-DR-Z-DG0006-10	Flat Bed Under - Existing Service	A3	As shown
IE002700-RPS-00-XX-DR-Z-DG0007	Proposed Access Track Section	A3	As shown
A14-2-1	Proposed Substation access on L-70391- Junction Layout and Visibility Splay	A3	1:500

Drawings			
Drawing no.	Drawing Title	Size	Scale
A14-2-3	L7039 / L70391 junction - Junction layout and visibility splays	A3	1:500
P1619-1-1025-A1-D101-GC-00B	Proposed Drainage Layout	A1	As shown
P1619-1-1025-A1-D102-GC-00B	Proposed Drainage Layout	A1	1:2000
P1619-1-1025-A1-D501-GC-00A	Drainage Details 1	A1	1:2000
P1619-1-1025-A1-D502-GC-00A	Drainage Details 2	A1	As shown
P1619-1-1025-A1-D50-GC-00A	Drainage Details 3	A1	As shown

Appendix B: Copy of ACP SID Determination



An
Coimisiún
Pleanála

Direction
CD-020505-25
ABP-317089-23

The submissions on file and the inspector's report were considered at a Commission Meeting held on 19/8/2025.

The Commission decided that the proposed development consisting of 110kV substation and underground electricity cable to facilitate the connection of the permitted Borrisbeg wind farm to the national grid via the Ikerrin to Thurles 110kV overhead line near Templemore, Co. Tipperary, as set out in the plans and particulars received by An Coimisiún Pleanála, falls within the scope of section 182A of the Planning & Development Act, 2000 (as amended), and that any planning application should be made directly to the Commission.

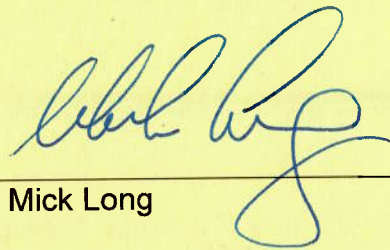
The applicant shall be informed that the application documentation should be forwarded to the appropriate prescribed bodies:

- Minister for Housing, Local Government and Heritage
- Minister for the Environment, Climate and Communications
- Tipperary County Council
- Transport Infrastructure Ireland
- Iarnród Éireann
- An Taisce
- Fáilte Ireland
- Heritage Council
- An Chomhairle Ealaíon
- Irish Water
- Commission for Regulation of Utilities

- Inland Fisheries Ireland
- Health Service Executive
- Office of Public Works

Planning

Commissioner:



Mick Long

Date: 19/08/2025