

Date: 23rd October 2025

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Commission for Regulation of Utilities,
Grain House
Belgard Square North
The Exchange
Tallaght
Dublin
D24 PXW0

**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 19th August 2025 following pre-application consultations with ACP (Ref. ABP-317089-23). 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;*

- 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 *Natura Impact Statement* (NIS).

Planning Application Particulars

In the interest of sustainability, we have provided a soft (USB) copy of the application accompanying this Covering Letter.

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.

As noted in the statutory notices, the contents of the planning application may also be viewed on the following website: <https://www.borrisbeggridplanning.com>

However, should you also require a hard copy, please contact the undersigned and we will arrange this.

Public Consultation

Public consultation in respect to this application runs for a seven week period commencing on **30th October 2025**. Any submission/observation must be received by ACP no later than **5.30p.m. on 17th December 2025**.

Submissions or observations may be made only to An Coimisiún Pleanála, 64 Marlborough Street, Dublin 1, relating to:

1. the implications of the proposed development for proper planning and sustainable development in the area concerned;
2. the likely effects of the proposed development on the environment, if carried out; and
3. the likely adverse effects of the proposed development on the integrity of a European site, if carried out.

Such submissions/observations must also include the following information:

- the name of the person making the submission or observation, the name of the person acting on their behalf, if any, and the address to which any correspondence relating to the application should be sent;

- the subject matter of the submission or observation; and
- the reasons, considerations and arguments on which the submission or observation is based in full.

ACP may make the following types of decision, under Section 182B of the Planning Act, in relation to the application for approval:

- a) approve the Proposed Development;
- b) make such modifications to the Proposed Development as it specifies in the approval and approve the Proposed Development as so modified;
- c) approve, in part only, the Proposed Development (with or without specified modifications of it of the foregoing kind); or
- d) refuse to approve the Proposed Development and may attach to an approval under paragraph (a), (b) or (c) such conditions as it considers appropriate.

Any enquiries relating to the application process should be directed to the Strategic Infrastructure Section of An Coimisiún Pleanála (Tel: 01 8588100), sid@pleanala.ie

Yours sincerely,

for RPS



Valerie Brennan

Director of Planning

valerie.brennan@rps.tetrattech.com

Appendix A: Prescribed Body 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 (included with ACP copies only)
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
10. Copy of Cover Letters of Notification
11. Red Line Boundary in ESRI shapefile in the Irish Transverse Mercator (ITM IREN95) (Uploaded to project website and included on electronic copies)

1. Reports

12. Planning Report prepared by RPS
13. 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))

2. 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

Drawings			
Drawing no.	Drawing Title	Size	Scale
IE002700-RPS-00-XX-DR-Z-DG0001-00	Site Layout Map Key	A1	1:5000
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

Drawings			
Drawing no.	Drawing Title	Size	Scale
A14-2-1	Proposed Substation access on L-70391-Junction Layout and Visibility Splay	A3	1:500
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