Niamh Hickey

From: Keaveney, AnnMarie <annmarie.keaveney@tipperarycoco.ie>
Sent: Wednesday 17 December 2025 12:32
To: SIDS
Subject: ACP-323821-25 SID 110kV AIS Substation Buirios Ltd
Attachments: Planners report to issue to ACP.pdf

Importance: High

Follow Up Flag: Follow up
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Categories: Niamh

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A Chara,
Please find attached Tipperary County Council's submission re the above named file which is due for return today.
Can you please confirm receipt at your convenience.

Kind Regards,
Ann-Marie

Ann-Marie Keaveney
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TIPPERARY COUNTY COUNCIL

Planning Authority Submission

Planning & Development Acts 2000 as amended
Planning & Development Regulations 2001 as amended

An Bord Pleanala Ref.:	ABP-323821-25 SID 110kV AIS Substation
Applicant:	Buirios Ltd
Application Type:	Strategic Infrastructure Development (SID)
Development Address:	Townlands of The Strogue and Clonmore, Co. Tipperary
Proposed Development:	Construction of a 110kV AIS substation, 110kV underground cabling and ancillary development

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1. Introduction

A Strategic Infrastructure Development application for approval under Section 182A(1) of the Planning and Development Act 2000, as amended, has been made to An Coimisiun Pleanala in relation to the proposed construction of a 110kV AIS substation, 110kV underground cabling and ancillary development on lands at The Strogue and Clonmore, Co. Tipperary

The application is accompanied by an EIAR and NIS also includes a number of reports including the following:

- CEMP (appendix 3-2)
- Trial pit logs, borehole logs, particle size distribution certs (Appendices 7-1, 7-2 & 7-3)
- Flood risk assessment (appendix 8-1), Laboratory Certs (appendix 8-2) WFD Compliance Assessment (appendix 8-3)
- Photographic Record (appendix 12)
- Photomontages (appendix 13)
- Traffic counts (appendix 14-1), visibility splays and junction drawings (appendix 14-2)
- Cumulative projects list (appendix 15-1)

This report forms the submission of the Planning Authority in accordance with the aforementioned legislation.

2. Project Overview:

Site Location and Description:

The development site, which measures 17.9ha, is located within the townlands of Clonmore and Strogue, approximately 3.8 km northeast of Templemore. The site comprises mainly existing agricultural land including small areas of forestry. The site is bounded by the L-7039 road along the eastern boundary of the substation field and the L-70391 along its southern boundary.

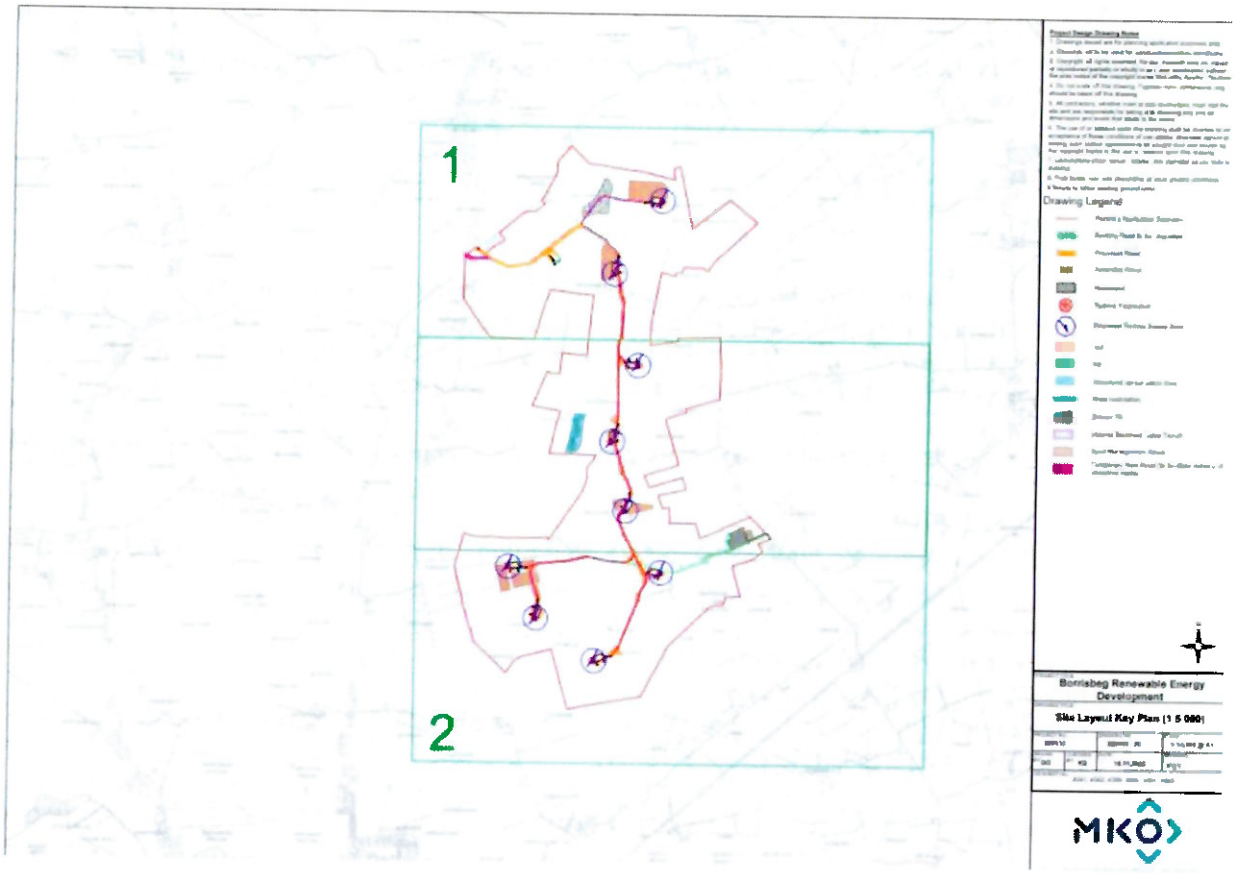
The underground cabling route, which will connect the proposed 110kV substation to the existing 110kV Ikerrin to Thurles overhead line (OHL). It is noted that the underground cabling route will pass through the L-7039, L-7038, R433

Development Description:

The proposed development is to facilitate the connection to the national grid of a consented wind farm, which was granted by An Coimisiun Pleanala on 12 September 2024. The wind farm development comprises 9 no. turbines with an overall tip height of 185m, a hub height of 103.5m and a rotor diameter of 163 metre. The turbines will be interconnected via underground 33kV electrical cabling and communications cabling,

The development was permitted for a 30 year operational period from the date of commissioning. The development included a temporary construction compound (4250sqm), security cabin, meteorological mast, access and roads.

See attached below, an extract of the drawings accompanying the permitted development, showing the extent of the Consented Wind Farm.



The proposed development is for a 10 year permission for a grid connection and associated electrical infrastructure from the permitted Buirios Wind Farm to the national grid via the existing 110kV Ikerrin-Thurles overhead line. 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 with an area of approximately 11,600sqm, 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 of 110kV underground cabling route, with 0.9km following the public road corridor and traversing roads, L7039, L7038 and R433, with an additional 1.2km of cabling 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 adjacent to the proposed 110kV substation (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

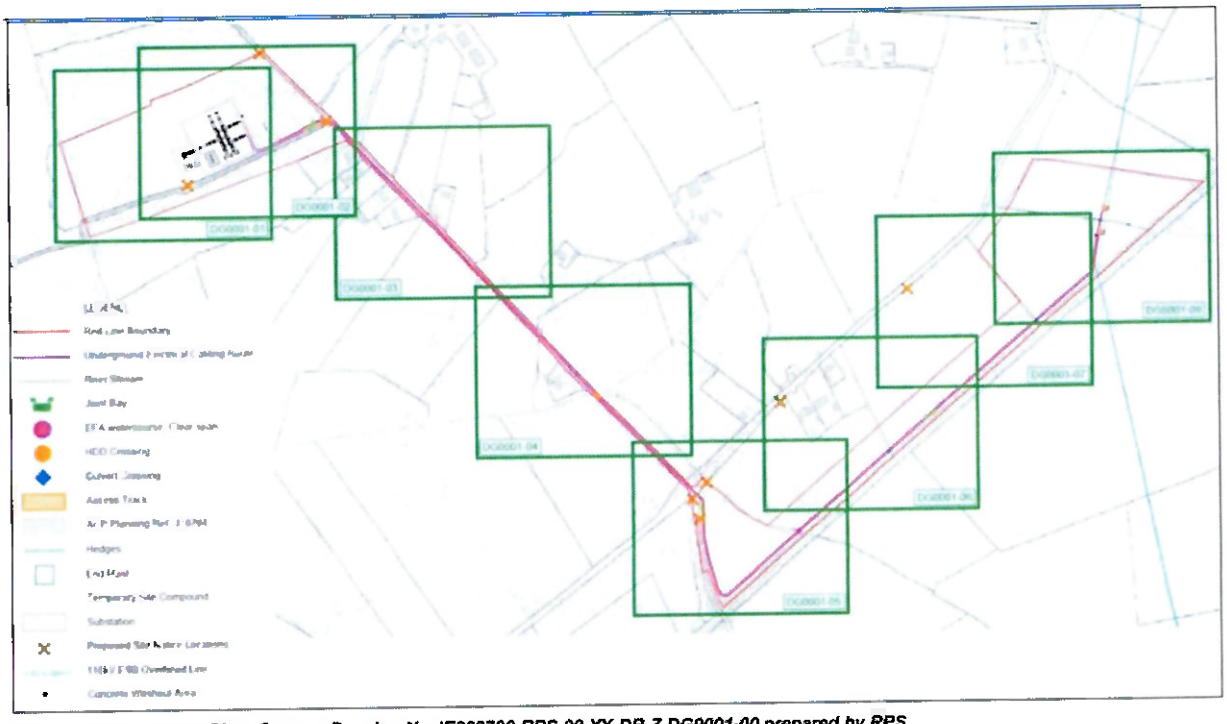


Figure 6-1: Site Layout Plan. ***Source: Drawing No. IE002700-RPS-00-XX-DR-Z-DG0001-00 prepared by RPS***

3. RELEVENT PLANNING HISTORY:

ACP-318704-23: Planning Permission granted to Buirios Ltd for a 10 year development of 9 Wind Turbines and associated infrastructure

4. INTERNAL & PRESCRIBED BODIES REFERRALS

District Engineer: There is no objection to the proposal. The report from the District Engineer notes that the applicant has included all recommended mitigation measures as part of the application.

5. CONSIDERATIONS

A. Planning Policy

National Policy

Climate Action Plan 2021
Ireland has set ambitious plans to halve (51% reduction) our Carbon emissions by 2030 and reach net zero no later than 2050. It also plans to increase the proportion of renewable electricity to up to 80% by 2030,

The Plan outlines that:

" Climate change will have a devastating impact on nature, bringing about irreversible changes to many ecosystems, with a consequent loss of biodiversity and the ecosystem functions and services that human well-being depends on. Higher temperatures and extreme weather events will result in huge costs to Ireland's and the EU's economy and society.
The impact of climate change will be felt by every individual, household, and community in Ireland and there is now a high level of awareness and understanding of this.

We know we must act, and by acting now we can build a cleaner greener economy and society, which creates opportunities for us all. Implementation of the Climate Action Plan will create jobs, new economic opportunities and protect people and the planet. By delivering on this plan, we will secure the future for our children and grandchildren. It's our chance to make the right choice."

Within the plan, solar (which is to be fed onto the national grid by this proposal) is identified as a key contributor to meeting the ambitious carbon neutral targets set for 2050. The plan states that:

"Through the commercial State sector and other public bodies, we will seek to leverage the significant volumes of private sector capital that is available for well-structured projects, including wind and solar electricity generation, interconnection, and major transport infrastructure.

The proposed pathway includes a more rapid build-out of renewable generation capacity (wind and solar power generation technologies).

Grid codes connection and market arrangements will be reviewed to facilitate greater deployment of hybrid power plants. This will enable, for example, the co-location, of new solar capacity alongside existing windfarms"

Climate Action and Low Carbon Development (Amendment) Act 2021
The Climate Action and Low Carbon Development (Amendment) Act 2021 commits Ireland to reach a legally binding target of net-zero emissions no later than 2050, and a cut of 51% by 2030 (compared to 2018 levels).

Climate Action and Low Carbon Development Act 2021

- Under the 2021 Act, Ireland's national climate objective requires the state to pursue and achieve, by no later than the end of the year 2050, the transition to a climate resilient, biodiversity rich, environmentally sustainable and climate neutral economy.

- Our statutory national climate objective and 2030 targets are aligned with Ireland's obligations under the Paris Agreement and with the European Union's objective to reduce GHG emissions by at least 55% by 2030, compared to 1990 levels and to achieve climate neutrality in the European Union by 2050.

- It also establishes a legally binding framework with clear targets and commitments, to ensure the necessary structures and processes are in place to deliver our national, EU and international climate goals and obligations in the near and long term. Against this background, strategies must be devised to reduce and manage climate change risks through a combination of mitigation and adaptation responses.

- This Climate Action Plan sets out a roadmap to deliver on our climate ambition. It will be updated annually, including in 2022 to align with the legally binding economy-wide carbon budgets and sectoral ceilings that we will adopt in the coming months.

National Planning Framework – Policy Objective 55
The National Planning Framework aims to promote renewable energy generation at appropriate locations within the built and natural environment to meet objectives towards a

low carbon economy by 2050. National Strategic Outcome No. 8 for Ireland is for a transition to sustainable/green energy:

- Deliver at least 50% of electricity needs from renewable sources by 2030 and more by 2040 and beyond using wind, wave, solar, biomass and hydro sources.
- Reinforce the transmission network to facilitate planned growth and the transfer of renewable energy generated to the major demand centres.
- Strengthen energy security and resilience to support an island population of 8 million people through effective north-south electricity grid interconnection as well as exploring other interconnection options in the longer term to 2040 such as the 'Celtic interconnector' with France.
- National interconnector (Sub-sea Ring around Ireland provides connection to EU via the proposed Celtic interconnector) or other solutions offer the potential to connect Ireland to the EU electricity grid system.
- Roll out of the National Smart Grid Plan enabling new connections, grid balancing, energy management and micro grid development.

Regional Planning Policy

Southern Regional Spatial and Economic Strategy (RSES)

The Regional Spatial and Economic Strategy sets out a strategy to implement the NPF in the Southern Region.

The most relevant objectives of the Strategy are:

RPO 56: Low Carbon Economy

Recognises urgency to transition to a low carbon future;

Objective to develop enterprises that create and employ green technologies;

Local authorities should ensure that the development of green industry and technologies incorporates careful consideration of potential environmental impacts at project level including the capacity of the receiving environment and existing infrastructure to serve new industries;

Local authorities shall include objectives in statutory land use plans to promote energy conservation, energy efficiency and the use of renewable energy sources in existing buildings;

Local Planning Policy

Tipperary Renewable Energy Strategy 2016
The Proposed Grid Connection is situated within an area designated as open for wind energy consideration, as shown on Map 11 of the RES.

TWIND 1: General Policy Statement on Wind Energy Development.
The Council supports, in principle and at appropriate locations, the development of wind energy resources in Tipperary. It recognises the critical need to develop 'green electricity' to reduce fossil fuel dependency and greenhouse gas emissions, in line with global, European, and national renewable energy commitments.

Tipperary County Development Plan, 2022
The relevant policies and objectives of the Tipperary County Development Plan are set out below:

Section 3.6 Planning Policy

It is the policy of the Council to:	
3 - 1	Promote and facilitate renewable energy development, in accordance with the policies and objectives of the Tipperary Renewable Energy Strategy 2016 (and any review thereof), and the Tipperary Climate Adaptation Strategy 2019.

Section 3.7 Planning Objectives

It is the policy of the Council to:	
3 - 1	Support and facilitate the implementation of European and National objectives for climate adaptation and mitigation, and to prepare a Climate Action Plan for Tipperary in compliance with the Climate Action and Low Carbon Development (Amendment) Bill (DECC, 2020) and any review thereof.

Section 10.9 Planning Policy

It is the policy of the Council to:	
10 - 1	Support and facilitate new development that will produce energy from local renewable sources such as hydro, bioenergy, wind, solar, geothermal and landfill gas, including renewable and non-renewable enabling plant, subject to compliance with normal planning and environmental criteria, in co-operation with statutory and other energy providers. The provisions of the Tipperary Renewable Energy Strategy (and any review thereof) as set out in Volume 3, will apply to new development.

Section 10.10 Planning Objectives

It is the policy of the Council to:	
10 - A	Support the Climate Action Plan (DECC, 2019) as it relates to renewable energy production, having consideration to the strategic importance and potential benefits of renewable energy investment to rural communities.
10 - C	To continue to support renewable energy development and to maintain a positive framework for development through the review of the Renewable Energy Strategy over the lifetime of the Plan

B. Special Area Amenity Order

Not applicable

C. Carrying capacity and safety of road network serving the proposed development.

The application is accompanied by an EIAR including an assessment of traffic impacts in Chapter 14: Material Assets. The chapter includes details of a scoping request with TII and it is confirmed that a Traffic Management Plan will be prepared by the applicant/contractor and agreed with Tipperary County Council. The Traffic Management Plan will include a construction and delivery programme, pre and post construction condition survey, traffic management co-ordinator, traffic signs and other appropriate mitigation measures.

D. Environmental carrying capacity

The applicant submitted an EIAR and an NIS as set out above which concluded that the proposed development and design measures as introduced would not result in significant impacts on the Natura 2000 sites.

i) NIS

The application is accompanied by a Natura Impact Statement which concludes that "following a comprehensive evaluation of the potential direct, indirect and cumulative impacts on the Qualifying Interests of the Lower River Suir Special Area of Conservation and the implementation of the proposed mitigation measures, it has been concluded by the authors of this report that there will be no adverse effects on the integrity any European site either alone or in-combination with other plans and projects."

I refer to considerations and commentary provided by Tipperary County Council as per the requirements of section 37E of the P&D Act in relation to ACP-318704-23 for 9 Wind Turbines and Associated Infrastructure. It is noted that the NIS submitted as part of this application included consideration of the proposed substation and underground cable. The Planning Authority concluded that based on the information provided in the NIS it was considers that the proposed development would not lead to detrimental effect on any Natura 2000 site. It was noted however, in relation to the proposed development that An Bord Pleanala was considered to be the competent Authority in this regard

ii) EIAR

I refer to considerations and commentary provided by Tipperary County Council as per the requirements of section 37E of the P&D Act in relation to ACP-318704-23 for 9 Wind Turbines and Associated Infrastructure. It is noted that the EIAR submitted as part of this application included consideration of the proposed substation and underground cable. The Planning Authority concluded that based on the information provided in the EIAR the Planning Authority considers that the proposed development may not result in any significant impacts on the Environment, however An Bord Pleanala was considered to be the competent Authority in this regard.

iii) Planning authority view in relation to the decision to be made by An Coimisiún Pleanála.

The purpose of this proposed development is to connect an already permitted wind farm to the National Grid via the proposed new substation and thereby export electricity from same when constructed and operational. As such the Planning Authority considers the proposed development as enabling works to an already permitted development and so would view the principle of same as acceptable.

iv) Planning authority view on community gain conditions which may be appropriate.

The Planning Authority has no comment to make regarding community gain.

v) Development Contributions

It is considered that the Tipperary County Development Contribution Scheme, 2020 applies to the proposed development. Development contributions to be levied in accordance with same noting the provisions of Classes 8 and 19.

vi) Special Contributions

No requirement for works by the Local Authority to accommodate the proposed development therefore there is no requirement for a special contribution

6. CONDITIONS

The following are suggested conditions should ABP consider the application favourably;

1. Save where modified by the following conditions, the proposed development shall be carried out and completed in accordance with the drawings and documentation submitted with the planning application including the contents and mitigation measures set out in the Environmental Impact Assessment, Natura Impact Assessment, Noise Assessment, Visual Impact Assessment, Architectural Heritage Impact Assessment, Flood Risk Assessment, Traffic Impact Assessment etc on the xx/xx/xx.

Reason: To clarify the terms of the permission and in the interest of proper planning and sustainable development.

2. During development works, the developer shall ensure that material from the site is not spread or deposited on the public roadway and shall maintain the roadway in a clean, tidy and safe condition. In addition, appropriate advance warning signs shall be erected, in accordance with proposals, which shall have the prior written consent of the Planning Authority.
REASON: To prevent any traffic hazard or nuisance from such material.

3. (a) All proposed entrances/access points with the public road network shall meet the required sightline standard applicable to the road classification (i.e. regional, local, etc.).
(b) All proposed roadways shall be constructed to the satisfaction of the Roads Authority. The access point from the public road shall be provided with a drainage kerb/cattle grid or approved equivalent surface water cut-off drain which shall discharge to a stone filled sump located within the site.
(c) All proposed service roads and new tracks shall be surfaced in gravel or hardcore and shall not be hard topped with tarmacadam or concrete.
REASON: In the interests of visual amenity and reducing run-off from the site.

4. The road restoration programme and waste disposal route selection is to be advised to the Planning Authority for written agreement prior to the commencement of development.
REASON: In the interest of proper planning and sustainable development of the area and to clarify the terms of the permission.

5. Landscaping
The site of the new substation shall be landscaped, using only indigenous deciduous trees and hedging species. Existing trees and hedging shall be retained except to the extent that their removal is necessary to provide for the proposed development including the entrance to the site. Screen planting shall be provided around the perimeter of the substation site, within the first planting season following completion of construction works and shall be maintained and repaired as necessary afterwards. Any plants which die, are removed or become seriously damaged or diseased, within a period of five years from the completion of the proposed development, shall be replaced within the next planting season with others of similar size and species, unless otherwise agreed in writing with the planning authority.

Prior to the commencement of development, a landscaping plan in relation to the screening of the fencing surrounding the proposed substation shall be agreed in writing with the planning authority.
REASON: In the interest of visual amenity.

6. Noise
(a) In relation to noise, the construction and operational phases of the development shall operate within all relevant EU/National legislation and guidelines.
(b) Operational Phase Noise Limits:-

Noise emissions from the substation shall not give rise to noise levels (corrected sound levels for any tonal or impulsive element) at noise sensitive locations* in the vicinity of the activity in excess of:

(i) 55 dBA Laeq, T**: during the hours 08.00 - 20.00 and;
(ii) 45 dBA Laeq, T**: at any other time
*Noise sensitive locations: Any dwelling house, etc
(iii) ** Measurement time intervals typically used are 1 hour by day and 15 minutes by night.

Note:
(i) All sound measurements shall be carried out in accordance with ISO Recommendation R 1996 "Assessment of Noise with Respect to Community Response," as amended by ISO Recommendations R 1996-1.
(ii) Noise complaints notified in writing to the Developer/Contractor in relation to any on-site activity to which this Permission relates shall be immediately investigated in accordance with the above. A report, detailing the complaint(s) and proposing mitigation measures where relevant, shall subsequently and within 2 month of the complaint, be drawn up and submitted to TCC for approval.
REASON: In order to ensure a satisfactory standard of development.

7. All road surfaces, culverts, watercourses, verges and public lands shall be protected during construction and, in the case of any damage occurring, shall be reinstated to the satisfaction of the planning authority. Prior to commencement of development a road condition survey shall be taken to provide a basis for reinstatement works. Details in this regard shall be submitted to and agreed in writing with the planning authorities prior to commencement of development.
REASON: In order to ensure a satisfactory standard of development.

8. Prior to the commencement of development, a payment of a financial contribution shall be paid to the Planning Authority in respect of public infrastructure and facilities benefiting development in the administrative area of Tipperary County Council that is provided, or intended to be provided, by or on behalf of the Authority in accordance with the terms of the Tipperary County Council Development Contributions Scheme 2015-2019 made under Section 48 of the Planning and Development Act, 2000 (as amended). The amount of the development contribution under this condition is **€34,294.00** which is calculated as follows:

Class 8	**(€ per sq. m.)**	**Floor Area (sq. m)**	**Total Cost**
Industrial	€23.00	578	€13,294.00
		Total	€13,294.00
		Subtotal (a)	**€13,294.00**
Class 19	**(€ per m)**	Length (m)	Total Cost
Distribution lines	€10.00	2100.00	€21000.00
		Subtotal (b)	**€21000.00**
Total		**Total (A) + (B)**	**€34,294.00**

REASON: It is considered reasonable that a contribution be made in accordance with the Tipperary County Council Development Contributions Scheme 2015-2019 made under Section 48 of the Planning and Development Act 2000 (as amended).

Signed: Date: 15.12.2025

District Planner

Signed: Jonathan Flood

Date: 17/12/2025

Senior Executive Planner