

From: [Planning](#)
To: [SIDS](#)
Subject: An Coimisiún Pleanála - Case reference: VA91.323893
Date: Monday 19 January 2026 16:03:38
Attachments: [Outlook-ctvxbkz.png](#)
[Strategic Infrastructure Development \(SID\) Application to An Coimisiún Pleanála by the ESB.pdf](#)

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Dear Sir/Madam,

In response to An Coimisiún Pleanála - Case reference: VA91.323893, Located on Roches Avenue, Raheen Business Park, Limerick, County Limerick (<https://www.pleanala.ie/en-ie/case/323893>).

Please find attached Uisce Éireann's observations.

I hope you find this information helpful. If you have any queries please do not hesitate to contact me.

Kind regards,

Martha Gilligan
Planning Application Specialist

Uisce Éireann
Teach Colvill, 24–26 Sráid Thalbóid, Baile Átha Cliath 1, D01 NP86, Éire
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From: O'Connell. Amy (Engineering and Major Projects) <amy.oconnell@esb.ie>
Sent: Thursday 20 November 2025 11:47
To: Planning <Planning@water.ie>
Subject: Strategic Infrastructure Development (SID) Application to An Coimisiún Pleanála by the ESB

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Good Afternoon,

As a named Prescribed Body by An Coimisiún Pleanála, this email is to inform **Uisce Éireann** that the Electricity Supply Board (ESB) gives notice of its intention to make an application to An Coimisiún Pleanála under Section 182A of the Planning and Development Act 2000, as amended for approval for development of a new 110kV/MV substation at a c. 5.45 ha site on Roches Avenue, Raheen Business Park, Limerick, County Limerick.

The Proposed Development will consist of the construction of a new 110/38kV/MV electrical substation and will include the following elements:

1. Removal of four existing 110 kV Overhead Line timber pole sets (c. 15 m in height) and c. 800 m of Overhead Line conductor;
2. Relocation of existing Interface Transformer;
3. Construction of:
 - i. A new substation compound (c. 5,950 sq. m.) with a 2.6 m high palisade fencing;
 - ii. A new 110 kV GIS building with eight 110 kV bays (c. 700 sq.m.; c. 12 m in height);
 - iii. A new 38 / 20 kV GIS building with fourteen 38 kV bays and eighteen MV (20 kV) bays (c. 235 sq.m.; c. 7 m in height);
 - iv. Two banded 110 / 38 kV power transformers (c. 5 m in height) with associated electrical equipment;
 - v. Two banded 38 / 20 kV power transformers (c. 5 m in height) with associated electrical equipment;
 - vi. Three banded Arc Suppression Coils (c. 4 m in height) with associated electrical equipment;
 - vii. Two new 110 kV double circuit overhead (OHL) line / cable interface end masts (c. 17m in height);
 - viii. One new 110 kV double circuit overhead line (OHL) angle mast (c. 17 m in height);
 - ix. One temporary 110 kV Overhead Line timber pole set (c. 16 m in height);
 - x. Temporary diversion of the existing 110 kV overhead line to the temporary timber pole set (c. 320 m of OHL conductor);
 - xi. Diversion of the existing 110 kV overhead line to the new end masts (c. 510 m of OHL conductor);
 - xii. 110 kV underground cabling between the 110 kV GIS building and the new line / cable interface end masts;
 - xiii. Associated and ancillary outdoor electrical equipment and other apparatus, including installation of underground cables and ducts;
4. Site development works including provision of access roads, car parking area, lighting, telecommunications, fencing, landscaping, site services including drainage and all other ancillary works.

The SID application and associated documentation may be viewed or downloaded at the stand-alone project website: www.ballycummin110kvsbystation.ie. An electronic or hard copy of the documentation can also be provided on request.

Submissions or observations may be made only to An Coimisiún Pleanála ('the Commission'), 64 Marlborough Street, Dublin 1 relating to:

- i. the implications of the proposed development for proper planning and sustainable development,
- ii. the likely effects of the proposed development on the environment; and
- iii. the likely effects of the proposed development on a European site, if the proposed development is 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 his or her 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.

Any submissions/observations must be received by the Commission no later than 5.30 pm on 26th of January 2026.

You are advised that the Commission may in respect of the application for approval decide to:

- (a)(i) grant the approval, or
 - (ii) make such modifications to the proposed development as it specifies in its decision and grant approval in respect of the proposed development as so modified, or
 - (iii) grant approval in respect of part of the proposed development (with or without specified modifications of the foregoing kind),
- and any of the above decisions may be subject to or without conditions,
- (b) refuse to approve the proposed development.

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

Thank you in advance for your cooperation in this matter.

Kind regards,

Amy O'Connell | Graduate Planner | Networks Civil & Environmental Engineering | ESB Engineering & Major Projects

M: +353 86 177 0214 | www.esb.ie | One Dublin Airport Central, Dublin Airport, Cloghran, Co. Dublin, K67 XF72



An timpeallacht? - Smaoinigh air sula bpriontáileann tú an r-phost seo.
Please consider the Environment before printing this email.

* * * * *

Tá an t-eolas sa ríomhphost seo agus in aon chomhad a ghabhann leis rúnda agus ceaptha le haghaidh úsáide an té nó an aonáin ar seoladh chuige iad agus na húsáide sin amháin. Is tuairimí nó dearcthaí an údair amháin aon tuairimí nó dearcthaí ann, agus ní gá gurb ionann iad agus tuairimí nó dearcthaí ESB.

Má bhfuair tú an ríomhphost seo trí earráid, ar mhiste leat é sin a chur in iúl don seoltóir. Scanann ESB ríomhphoist agus ceangaltáin le haghaidh víreas, ach ní ráthaíonn sé go bhfuil ceachtar díobh saor ó víreas agus ní glacann dliteanas ar bith as aon damáiste de dhroim víreas.

<https://www.esb.ie/contact>

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<https://www.esb.ie/contact>

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Is don duine amháin nó don eintiteas amháin ainmnithe ar an seoladh an fhaisnéis agus d'fhéadfadh ábhar faoi rún, faoi phribhléid nó ábhar atá íogair ó thaobh na tráchtála de a bheith mar chuid den fhaisnéis. Tá toirmeasc ar aon daoine nó aon eititis; nach dóibh siúd an fhaisnéis- aon athbheithniú a dhéanamh, aon atarchur a dhéanamh nó aon athdháileadh a dhéanamh, nó aon úsáid eile a bhaint as an bhfaisnéis, nó aon ghníomh a bhraithfeadh ar an bhfaisnéis seo a dhéanamh agus d'fhéadfaí an dlí a shárú dá ndéanfaí sin. Séanann Uisce Éireann dliteanas as aon ghníomh agus as aon iarmhairt bunaithe ar úsáid neamhúdairithe na faisnéise seo. Séanann Uisce Éireann dliteanas maidir le seachadadh iomlán agus ceart na faisnéise sa chumarsáid seo agus séanann Uisce Éireann dliteanas maidir le haon mhoill a bhaineann leis an bhfaisnéis a fháil. Má tá an ríomh-phost seo faighte agat trí dhearmad, déan teagmháil leis an seoltóir más é do thoil é agus scríos an t-ábhar ó gach aon ríomhaire. D'fhéadfadh ríomhphost a bheith so-ghabhálach i leith truaillithe, idircheaptha agus i leith leasuithe neamhúdairithe. Séanann Uisce Éireann aon fhreagracht as athruithe nó as idircheapadh a rinneadh ar an ríomhphost seo nó as aon dochar do chórais na bhfaighteoírí déanta ag an teachtaireacht seo nó ag a ceangaltáin tar éis a sheolta. Tabhair faoi deara go bhféadfadh monatóireacht a bheith á dhéanamh ar theachtairreachtaí chuig Uisce Éireann agus ó Uisce Éireann d'fhonn ár ngnó a chosaint agus chun a chinntiú go bhfuiltear ag teacht le beartais agus le caighdeáin Uisce Éireann. Is cuideachta gníomhaíochta ainmnithe é Uisce Éireann atá faoi theorainn scaireanna, a bunaíodh de bhun fhorálacha na n-Achtanna um Sheirbhísí Uisce 2007-2022, a bhfuil a bpríomh-ionad gnó ag Teach Colvill, 24-26 Sráid na Talbóide, BÁC 1.

Go raibh maith agat as d'aird a thabhairt.

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Thank you for your attention.

Uisce Éireann's Ref: PN25000033349

Planning Ref: Strategic Infrastructure Development (SID) Application to An Coimisiún Pleanála by the ESB

Planning Authority: Limerick City and County Council

Issue Date: 19 January 2026

Uisce Éireann
Bosca OP 448
Oifig Sheachadta na
Cathrach Theas
Cathair Chorcaí

Uisce Éireann
PO Box 448
South City
Delivery Office
Cork City

www.water.ie

Development Location: Roches Avenue, Raheen Business Park, Limerick, County Limerick

Development Description: The Proposed Development will consist of the construction of a new 110/38kV/MV electrical substation.

A Chara,

Uisce Éireann (UÉ) has reviewed the plans and particulars submitted with the application and has the following observations;

The applicant has engaged with Uisce Éireann via a Pre-Connection Enquiry (our ref.: CDS25003936) and Uisce Éireann can confirm that a Confirmation of Feasibility has been issued to the applicant in July 2025 advising that the water connection is feasible.

Uisce Éireann respectfully requests any grant of permission be conditioned as follows;

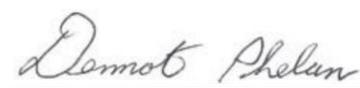
1. The applicant shall enter into a Connection Agreement with Uisce Éireann to provide for a service connection to the public water supply and and adhere to the standards and conditions set out in that agreement.
2. The applicant shall enter into a Connection Agreement with Uisce Éireann to provide for increased loading in the public wastewater collection network and wastewater treatment, following discharge of wastewater generated in the proposed development via the private IDA sewer that the development proposes to connect via. The applicant shall adhere to the standards and conditions set out in that agreement.
3. All development shall be carried out in compliance with Uisce Éireann's Standard Details and Codes of Practice.
4. Uisce Éireann does not permit Build Over of its assets. In the event of discovery of an unmapped / uncharted public water or wastewater service, and where the applicant proposes to build over or divert an existing water or wastewater service, the applicant shall have received written Confirmation of Feasibility (COF) of Diversion(s) from Uisce Éireann prior to any works commencing.

To ensure adequate provision and protection of water and wastewater facilities, Uisce Éireann recommends the following;

1. Where the applicant seeks a connection to the public network, the applicant shall enter into a connection agreement with Uisce Éireann prior to the commencement of the development and adhere to the standards and conditions set out in that agreement.
2. There shall be no build over of public infrastructure from these proposals. Separation distances as per Uisce Éireann's Standards Codes & Practices shall be achieved where public infrastructure is in situ within and/or adjacent to site boundaries*.
3. The development shall not impact public drinking water sources and/or abstraction point(s) and/or abstraction infrastructure**.
4. The design and construction of the Water & Wastewater pipes and related infrastructure to be installed in this Development shall comply with the Uisce Éireann Connections and Developer Services Standard Details and Codes of Practice.

Queries relating to the terms and observations above should be directed to planning@water.ie

Yours sincerely,



Dermot Phelan
Connections and Developer Services

Advisory Note(s):

*Uisce Éireann does not permit build over of its assets. Separation distances from public infrastructure, as per Uisce Éireann's Standards Codes and Practices must be achieved. It is the applicant's responsibility to submit a diversion enquiry to Uisce Éireann Diversions Section (diversions@water.ie) prior to construction, where a potential build over of public assets is in question and/or where the applicants proposals cannot achieve separation distances from public infrastructure as per UÉ Standards & Codes of Practice.

** Protection of drinking water source(s) from potentially adverse impacts is a priority for Uisce Éireann. It is Uisce Éireann's current policy to maintain safe and secure drinking water supplies and ensure that development will not give rise to any deterioration in water quality. Development proposals shall not impact public drinking water sources and/or abstraction point(s). It is also a requirement of the Water Framework Directive that waters used for the abstraction of drinking water are protected to avoid deterioration in quality. Development proposals shall not impact public drinking water sources and/or abstraction point(s).

Any person discharging trade effluent** to a sewer, must have a Trade Effluent License issued pursuant to section 16 of the Local Government (Water Pollution) Act, 1977 (as amended). More information and an application form for a Trade Effluent License can be found at the following link: <https://www.water.ie/business/trade-effluent/about/> . Trade effluent is defined in the Local Government (Water Pollution) Act, 1977 (as amended).

Uisce Éireann does not permit surface waters into the public sewer network.