



An
Coimisiún
Pleanála

Application Form for Permission / Approval in respect of a Strategic Infrastructure Development

1.

Please specify the statutory provision under which your application is being made:

Section 182E of the Planning and Development Act 2000 (as amended)

2. **Applicant:**

Name of Applicant:	Manogate Ltd.
Address:	Synergy Global 3015 Lake Drive Citywest, Dublin 24, Dublin D24 DKP4
Telephone No:	01-5242301
Email Address (if any):	richardwalshe@artgeneration.ie

3. Where Applicant is a company (registered under the Companies Acts):

Name(s) of company director(s):	Richard Walshe and Maura Kinahan
Registered Address (of company)	Synergy Global 3015 Lake Drive Citywest, Dublin 24, Dublin D24 DKP4
Company Registration No.	626633
Telephone No.	01-5242301
Email Address (if any)	richardwalshe@artgeneration.ie

4. Person / Agent acting on behalf of the Applicant (if any):

Name:	Allison Murphy of TOBIN
Address:	TOBIN Block 10-4 Blanchardstown Corporate Park, Dublin 15 D15 X98N Ireland
Telephone No.	(0)1 803 0401
Mobile No. (if any)	n/a
Email address (if any)	allison.murphy@tobin.ie

Should all correspondence be sent to the above address? (Please tick appropriate box)

(Please note that if the answer is “No”, all correspondence will be sent to the Applicant’s address)

Yes: [X] No:[]

Contact Name and Contact Details (Phone number) for arranging entry on site if required / appropriate:

Niall Keogh of Manogate Ltd.

Phone number: 086 836 9862

Email: niall@nmecommunications.com

5. Person responsible for preparation of Drawings and Plans:

Name:	Eoin Roche
Firm / Company:	Mable Consulting Engineers
Address:	Mable Consulting Engineers 30 Drumcondra Road Upper, Drumcondra, Dublin 9, D09 FT7K
Telephone No:	01-2162956 (Mable Consulting Engineers)
Mobile No:	n/a
Email Address (if any):	eroche@mable.ie (Mable Consulting Engineers)
<p>Details all plans / drawings submitted – title of drawings / plans, scale and no. of copies submitted. This can be submitted as a separate schedule with the application form.</p> <p>A schedule of drawings is included in Addendum 1 of this application form. 2 no. hard copies and 8 no. electronic copies have been submitted as per the requirements of An Coimisiún Pleanála.</p>	

6. Site:

<p>Site Address / Location of the Proposed Development (as may best identify the land or structure in question)</p>	<p>GCO One spans across the townlands of Ballymartin, Bishopsmountain, Smithstown, Ballymackillagill, Glenpipe, Mullennakill, Coolnahau, Cappagh and Castlebanny, Co. Kilkenny. GCO Two will be located across the townlands of Ballymartin, Ballyfasy Upper and Ballywairy, Co Kilkenny, within the proposed Ballyfasy Wind Farm site (not part of this application).</p> <p>The proposed wind farm and related works are located within the townlands of Ballywairy, Bishopsmountain, Knockbrack, Ballymartin, and Ballyfasy Upper, Co. Kilkenny.</p>	
<p>Ordnance Survey Map Ref No. (and the Grid Reference where available)</p>	<p>OSI discovery series Map sheet no's: OS2412, OS2612</p> <p>Osi map series: 1:5000 raster Map sheets: 5132, 5133, 5134, 5193, 5194, 5195, 5255, 5256, 5257, 5317, 5318, 5319, 5377, 5378, 5379</p> <p>Co-ordinates = E:660805, N:629005 (ITM coordinates, approximate centre of site).</p>	
<p>Where available, please provide the application site boundary, as shown in the submitted plans / drawings, as an ESRI shapefile in the Irish Transverse Mercator (ITM IRENET95) co-ordinate reference system. Alternatively, a CAD file in .dwg format, with all geometry referenced to ITM, may be provided.</p> <p>ITM shapefile of the application site boundary is included in the planning application USB.</p>		
<p>Area of site to which the application relates in hectares</p>		<p>36.5 ha</p>
<p>Site zoning in current Development Plan for the area:</p>	<p>Cable route is located within rural lands that are not zoned for a specific development.</p>	
<p>Existing use of the site & proposed use of the site:</p>	<p>Existing Use: Majority within public road, forestry and agricultural lands.</p> <p>Proposed Use: Electricity Development and associated works.</p>	

Name of the Planning Authority(s) in whose functional area the site is situated:	Kilkenny County Council
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7. Legal Interest of Applicant in respect of the site the subject of the application:

Please tick appropriate box to show applicant's legal interest in the land or structure:	Owner	Occupier
	Other x	
Where legal interest is "Other", please expand further on your interest in the land or structure.		
Grid Connection Option One will be constructed primarily within public roads within the jurisdiction of Kilkenny County Council, with a section within privately owned lands. Where the development occurs in third party lands, the applicant has obtained a Letter of Consent. Refer to Addendum 2 of this application form.		
If you are not the legal owner , please state the name and address of the owner and supply a letter from the owner of consent to make the application as listed in the accompanying documentation.		
Letter of confirmation that part of the proposed development that is the subject of this application, the 110kV underground cable connection that is in, on, over or under a public road, will be undertaken by a statutory undertaker having a right or interest to provide services in connection with the proposed development is included in Addendum 2		
Does the applicant own or have a beneficial interest in adjoining, abutting or adjacent lands? If so, identify the lands and state the interest.		
Yes. Please refer to drawing no 25516-1100-P2 prepared by Mable Consulting Engineers which indicate land which is under the control of the applicant or the person who owns the land which is the subject of the application.		

8. Site History:

Details regarding site history (if known):

Has the site in question ever, to your knowledge, been flooded?

Yes: [] No: [X]

If yes, please give details e.g. year, extent:

Are you aware of previous uses of the site e.g. dumping or quarrying?

Yes: [] No: [X]

If yes, please give details:

Are you aware of any valid planning applications previously made in respect of this land / structure?

Yes: [X] No: []

If yes, please state planning register reference number(s) of same if known and details of applications

Reg. Ref. No:	Nature of Proposed Development	Nature of Final Decision of Application Grant of Refusal by Planning Authority / An Coimisiún Pleanála
17664	Permission for the construction of a new entrance from public roadway onto forestry lands to comprise the provision of splayed access, clear visibility sightlines, associated setting back of adjacent roadside boundaries, provision of associated surface water drainage, fences, finished hardcored structure to access area, and all associated siteworks.	11/01/2018
1895	for development at a site. The development will consist of the widening of an existing entrance connecting to the public road (to form a bellmouth entrance), to facilitate occasional access to an existing forestry plantation, and all ancillary site development works	09/04/2018
18287	Permission for a new forestry roadway & entrance and all ancillary works.	24/08/2018

If a valid planning application has been made in respect of this land or structure in the 6 months prior to the submission of this application, then any required site notice must be on a yellow background in accordance with Article 19(4) of the Planning and Development regulations 2001 as amended.

Is the site of the proposal subject to a current appeal to An Coimisiún Pleanála in respect of a similar development?

Yes: [] No: [X]

If yes please specify

An Coimisiún Pleanála Reference No.: _____

9. Description of the Proposed Development:

<p>Brief description of nature and extent of development</p>	<p>The proposed development seeks approval for one of the following Grid Connection Options (GCOs):</p> <ul style="list-style-type: none"> • GCO One: Grid connection to the consented Castlebanny Wind Farm substation: <ul style="list-style-type: none"> ○ Circa 12 km long 110 kV underground cable grid connection to the consented Castlebanny Wind Farm (ACP Ref. PA10.309306) substation consisting of 6 No. ducts in an excavated trench to accommodate 3 No. power cables, 1 No. fibre communications cable , 1 No. spare fibre communications cable and 1 No. earth continuity duct where required, Joint Bays, Communications Chambers, and Earthing Link Boxes. ○ 1 No. Temporary Construction Compound. ○ 1 No. Temporary Spoil Deposition Area. ○ All related site work, horizontal directional drilling under watercourses and bridges, road and grid crossings, drainage and ancillary works. • GCO Two: Proposed loop-in grid connection to existing Great Island-Kilkenny 110 kV overhead line: <ul style="list-style-type: none"> ○ Decommissioning of a portion of an existing 110 kV overhead line and pole set on the Great Island-Kilkenny overhead line. ○ 2 No. New 110 kV Overhead Line Cable Interface towers. ○ Two 110 kV underground cable circuits, comprising approximately 4.6 km of cabling (two circuits of 2.3 km each), will be installed from the line–cable interface mast to the proposed Ballyfasy 110 kV substation (not part of this application). Each Circuit will consist of: <ul style="list-style-type: none"> ▪ 6 No. ducts in an excavated trench to accommodate 3 No. power cables, 1 No. fibre communications cable , 1 No. spare fibre communications cable and 1 No. earth continuity duct where required, Joint Bays, Communications Chambers, and Earthing Link Boxes. ○ An access road will be provided to facilitate permanent access to the underground cable route between the line - cable interface mast and the proposed onsite 110kV Ballyfasy substation.
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	<ul style="list-style-type: none"> ○ All related site work, horizontal directional drilling under 1 no. watercourse, drainage and ancillary works. <p>A separate Strategic Infrastructure Development planning application for the proposed Ballyfasy Wind Farm development has been submitted to An Coimisiún Pleanála. This application, and the proposed Ballyfasy Wind Farm application are functionally interdependent and constitute a single project. The proposed wind farm development comprises the erection of 10 no. wind turbines, the construction of 1 no. permanent on site 110 kV electrical substation, new internal site access roads, the erection of 1 no permanent 100 m tall meteorological mast and other associated works. The proposed wind farm and related works are located within the townlands of Ballywairy, Bishopsmountain, Knockbrack, Ballymartin, and Ballyfasy Upper, Co. Kilkenny.</p> <p>A 35-year operational life from the date of full commissioning of the wind farm is being sought for all works (other than temporary and permanent works specified above), and the subsequent decommissioning. The proposed onsite substation and grid connection will remain permanent infrastructure and form part of the Irish national grid network.</p> <p>Both applications are accompanied by one Environmental Impact Assessment Report (EIAR) and a Natura Impact Statement (NIS), which pertain to the overall project.</p>
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10. In the case of mixed development (e.g. residential, commercial, industrial, etc), please provide breakdown of the different classes of development and a breakdown of the gross floor area of each class of development:

Class of Development:	Gross Floor Area in m²
n/a	n/a

11. Where the application relates to a building or buildings:

Gross floor space of any existing buildings(s) in m ²	N/a
Gross floor space of proposed works in m ²	N/a
Gross floor space of work to be retained in m ² (if appropriate)	N/a
Gross floor space of any demolition in m ² (if appropriate)	N/a

12. In the case of residential development please provide breakdown of residential mix:

Number of	Studio	1 Bed	2 Bed	3 Bed	4 Bed	4 + Bed	Total
Houses	n/a	n/a	n/a	n/a	n/a	n/a	n/a
Apartments	n/a	n/a	n/a	n/a	n/a	n/a	n/a
Number of car-parking spaces to be provided		Existing: n/a	Proposed: n/a			Total: n/a	

13. Social Housing:

Please tick appropriate box:	Yes	No
<i>Is the application an application for permission for development to which Part V of the Planning and Development Act 2000 applies?</i>		X
<p>If the answer to the above question is “yes” and the development is not exempt (see below), you must provide, as part of your application, details as to how you propose to comply with section 96 of Part V of the Act.</p> <p>If the answer to the above question is “yes” but you consider the development to be exempt by virtue of section 97 of the Planning and Development Act 2000, a copy of the Certificate of Exemption under section 97 must be submitted (or, where an application for a certificate of exemption has been made but has not yet been decided, a copy of the application should be submitted).</p> <p>If the answer to the above question is “no” by virtue of section 96 (13) of the Planning and Development Act 2000, details indicating the basis on which section 96 (13) is considered to apply to the development should be submitted.</p>		

14. Where the application refers to a material change of use of any land or structure or the retention of such a material change of use:

Existing use (or previous use where retention permission is sought)
N/a
Proposed use (or use it is proposed to retain)
N/a
Nature and extent of any such proposed use (or use it is proposed to retain).
N/a

15. Development Details:

Please tick appropriate box:	If answer is yes please give details	YES	NO
Does the proposed development involve the demolition of a Protected Structure(s), in whole or in part?			X
Does the proposed development consist of work to a protected structure and / or its curtilage or proposed protected structure and / or its curtilage?			X
Does the proposed development consist of work to the exterior of a structure which is located within an architectural conservation area (ACA)?			X
Does the application relate to development which affects or is close to a monument or place recorded under section 12 of the National Monuments (Amendment) Act, 1994.		X Yes the proposed grid connection route is located near zones of notification of recorded monuments.	
Does the application relate to work within or close to a European Site or a Natural Heritage Area?		X	
Does the development require the preparation of a Natura Impact Statement?		X The proposed project was subject to a Stage 1 Screening for Appropriate Assessment which concluded that likely significant effects could not be ruled out. Therefore, a Stage 2 Appropriate Assessment (Natura Impact	

	Statement) was prepared.	
Does the proposed development require the preparation of an Environmental Impact Assessment Report?	X The proposed project is subject to the EIA process as it falls within the project class specified in Schedule 5 of the <i>Planning and Development Regulations, 2001</i> , as amended. Part 2 Category 3(i) of Schedule 5 applies to the proposed wind farm.	
Do you consider that the proposed development is likely to have significant effects on the environment in a transboundary state?		X
Does the application relate to a development which comprises or is for the purpose of an activity requiring an integrated pollution prevention and control license		X
Does the application relate to a development which comprises or is for the purpose of an activity requiring a waste license?		X
Do the Major Accident Regulations apply to the proposed development?		X
Does the application relate to a development in a Strategic Development Zone?		X
Does the proposed development involve the demolition of any habitable house?		X

16. Services:

Proposed Source of Water Supply:
Existing connection: <input type="checkbox"/> New Connection: <input type="checkbox"/> Public Mains: <input type="checkbox"/> Group Water Scheme: <input type="checkbox"/> Private Well: <input type="checkbox"/> Other (please specify): n/a Name of Group Water Scheme (where applicable): _____
Proposed Wastewater Management / Treatment:
Existing: <input type="checkbox"/> New: <input type="checkbox"/> Public Sewer: <input type="checkbox"/> Conventional septic tank system: <input type="checkbox"/> Other on site treatment system: <input checked="" type="checkbox"/> Please Specify: n/a
Proposed Surface Water Disposal:
Public Sewer / Drain: <input type="checkbox"/> Soakpit: <input type="checkbox"/> Watercourse: <input type="checkbox"/> Other: <input checked="" type="checkbox"/> Please specify: n/a

17. Notices:

Details of public newspaper notice – paper(s) and date of publication
Copy of page(s) of relevant newspaper enclosed Yes: [X] No:[] Irish Independent – 5 th December 2025 Kilkenny Observer – 5 th December 2025
Details of site notice, if any, - location and date of erection
Copy of site notice enclosed Yes: [X] No:[] There are a total of 18 no. site notices at the proposed wind farm site and along the proposed turbine delivery route where temporary accommodation works are required. Site notice locations are depicted in drawing no. 25516-1100-P2 Date of site notice erection: 15 th December 2025
Details of other forms of public notification, if appropriate e.g. website
Website including all planning documents, drawings and environmental reports: http://www.ballyfasygridplanning.ie/

18. Pre-application Consultation:

Date(s) of statutory pre-application consultations with An Coimisiún Pleanála
Schedule of any other pre application consultations –name of person / body and date of consultation to be provided as appropriate and also details of any general public consultations i.e. methods, dates, venues etc. This can be submitted as a separate schedule with the application form. Enclosed: Yes: [X] No:[] Pre-application consultation was held between the applicant and An Coimisiún Pleanála under ref. ABP-321814-25. This consultation was determined by An Coimisiún Pleanála along with a Design Flexibility Opinion on November 12 th 2025. A design flexibility meeting was also held under ref. ABP-322293-25 and an Opinion was received on 12 th November 2025. Form no. 22 of Schedule 3 of the

Planning and Development Regulations 2001 as amended is appended with this application form.

Please see **Addendum 3** with this form for details of consultations with An Coimisiún Pleanála.

Schedule of prescribed bodies to whom notification of the making of the application has been sent and a sample copy of such notification.

Enclosed:

Yes: [X] No: []

Please refer to **Addendum 4** with this form for a list of prescribed bodies notified.

19. Confirmation Notice:

Copy of Confirmation Notice

EIA Portal ID number: 2025244

EIA Portal confirmation is included in **Addendum 5** of this planning form.

20. Application Fee:

Fee Payable

Application for permission is accompanied by an opinion on unconfirmed details and an Environmental Impact Assessment Report (EIAR), Natura Impact Statement (NIS) - **€100,000**

Proof of payment is enclosed in **Addendum 6** of this planning form.

I hereby declare that, to the best of my knowledge and belief, the information given in this form is correct and accurate and that the application documents being deposited at the planning authority offices, and any other location specified by the Commission in pre application consultations, including a website (if any) will be identical to the application documents being deposited with the Commission.

Signed:
(Applicant or Agent as appropriate)

Allison Murphy

Allison Murphy TOBIN
(Addressed supplied under Question 4)

Date:

15th December 2025

General Guidance Note:

The range and format of material required to be compiled / submitted with any application in respect of a proposed strategic infrastructure development shall generally accord with the requirements for a planning application as set out in the Planning and Development Regulations, 2001 to 2018 and those Regulations should therefore be consulted prior to submission of any application.

September 2018

Addendum 1: Schedule of Drawings

Addendum 2: Landowner Letters of Consent

Addendum 3: Details of consultations with ABP

Addendum 4: List of Prescribed Bodies Notified

1. Minister for Housing, Local Government and Heritage (Development Applications Unit).
2. Minister for the Environment, Climate and Communications.
3. Tipperary County Council
4. Southern Regional Assembly
5. Transport Infrastructure Ireland.
6. An Taisce
7. An Chomhairle Ealaíon
8. Fáilte Ireland
9. The Heritage CouncilInland Fisheries Ireland
10. Uisce Éireann
11. Health Service Executive
12. Irish Aviation Authority
13. The Commission for Energy Regulation

Addendum 5: EIA Portal Confirmation

Addendum 6: Proof of Planning Fee Payment