

An  
Bord  
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 182A of the Planning and Development Act (as amended)
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2. **Applicant:**

Name of Applicant:	Drumdowney Solar Farm Limited
Address:	Drumdowney Solar Farm Limited, Commercial House, Millbank Business Park, Lucan, Dublin, Ireland, K78 X5W6
Telephone No:	Please contact agent as required.
Email Address (if any):	-

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

Name(s) of company director(s):	André Fernon and Richard Twohig
Registered Address (of company)	Drumdowney Solar Farm Limited, Commercial House, Millbank Business Park, Lucan, Dublin, Ireland, K78 X5W6
Company Registration No.	760966
Telephone No.	Please contact agent as required.
Email Address (if any)	-

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

Name:	Conor Frehill c/o HW Planning
Address:	HW Planning 5 Joyce House, Barrack Square, Ballincollog, Cork. P31 KP84
Telephone No.	021 487 3250
Mobile No. (if any)	-
Email address (if any)	info@hwplanning.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: [  ] No:[  ]

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

Conor Frehill - +353 (0)21 487 3250

**5. Person responsible for preparation of Drawings and Plans:**

Name:	(1) Richard Barker, (2) Mark McCarthy
Firm / Company:	(1) Macroworks, (2) Terra Solar Development
Address:	(1) Macro Works, Ground Floor, Hibernia House, Cherrywood Business Park, Loughlinstown, Dublin 18, Ireland.  (2) Terra Solar, NovaUCD, Belfield Dublin 4. Ireland.
Telephone No:	Contact agent as required.
Mobile No:	-
Email Address (if any):	(1) info@macroworks.ie (2) mmccarthy@terrasolar.ie
<b>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.</b>	
Schedule of all application documentation and drawings enclosed.	

**6. Site:**

Site Address / Location of the Proposed Development (as may best identify the land or structure in question)	Rathpatrick (townland), County Kilkenny	
Ordnance Survey Map Ref No. (and the Grid Reference where available)	<b>ITM X, Y:</b> 664294, 615582 <b>OSI 1:2,500 Series:</b> 5566-D and 5567-C	
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.		
Area of site to which the application relates in hectares	1.75 ha	
Site zoning in current Development Plan for the area:	n/a - un-zoned agricultural land.	
Existing use of the site & proposed use of the site:	<b>Existing:</b> Agriculture (substation and grid connection lands) <b>Proposed:</b> Electricity Substation	
Name of the Planning Authority(s) in whose functional area the site is situated:	Kilkenny County Council	

**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 <input checked="" type="checkbox"/>	
Where legal interest is "Other", please expand further on your interest in the land or structure.		
Lessee of lands		
<b>If you are not the legal owner</b> , 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.		
John Conway, Ballinlaw, Slieverue, County Kilkenny is the registered owner of the lands.  A letter of consent has been provided as part of the enclosures		
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 enclosed mapping and letters of consent. Applicant is a lessee of these lands.		

**8. Site History:**

<b>Details regarding site history (if known):</b>
Has the site in question ever, to your knowledge, been flooded?  Yes: [ <input type="checkbox"/> ] No: [ <input checked="" type="checkbox"/> ]  If yes, please give details e.g. year, extent:  Are you aware of previous uses of the site e.g. dumping or quarrying?  Yes: [ <input checked="" type="checkbox"/> ] No: [ <input type="checkbox"/> ]  If yes, please give details: Agriculture

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

Yes: [  ] 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 Bord Pleanála
Kilkenny Co Co Ref: 25/60391	Drumdowney Solar farm.	Ongoing Case with Kilkenny County Council

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. Notices erected in yellow per requirements.

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

Yes: [  ] No:[  ]

If yes please specify

An Bord Pleanála Reference No.: \_\_\_\_\_

## 9. Description of the Proposed Development:

<p><b>Brief description of nature and extent of development</b></p>	<p>Drumdowney Solar Farm Limited gives notice that it proposes to seek the approval of An Coimisiún Pleanála for a period of 10 years for development at Rathpatrick (townland), County Kilkenny.</p> <p>The proposed development comprises of:</p> <ol style="list-style-type: none"> <li>1) A 110kV Gas Insulated Switchgear (GIS) electricity substation with two-storey GIS substation building, single-storey Independent Power Producer (IPP) control room building, High Voltage (HV) electrical equipment and associated infrastructure (to include transformer, lightning protection masts, back-up diesel generator, fire/blast wall, telecoms pole, perimeter security fencing, security lighting, water and drainage infrastructure, and temporary construction compound) to connect to and serve solar farm development;</li> <li>2) Associated loop-in / loop out grid connection infrastructure to connect into an existing 110kV overhead transmission line (including underground 110kV cabling, 2 No. new interface towers and decommissioning of ca. 15m of existing 110kV overhead line);</li> <li>3) Construction and operational access from the public road L34142;</li> <li>4) All ancillary site development, landscaping and earthworks. The development subject to this application forms part of grid connection and access arrangements which will facilitate the connection of the proposed Drumdowney Solar Farm (Kilkenny County Council Reference 25/60391) to the national grid. A Natura Impact Statement (NIS) has been prepared in respect of the proposed development. The NIS includes consideration of the proposed Drumdowney Solar Farm which is located in the townlands of Atateemore or Blackneys, Ballyhobuck, Ballyrahan, Carriganurra, Charlestown, Davidstown, Drumdowney Lower, Drumdowney Upper, Gorteens, Grogan, Kilmurry, Nicholastown, Rathpatrick, Scartnamoe, Tinvaucosh and Treanaree in County Kilkenny.</li> </ol>
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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 m <sup>2</sup>
n/a	n/a

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

Gross floor space of any existing buildings(s) in m <sup>2</sup>	0
Gross floor space of proposed works in m <sup>2</sup>	Substation Building and IPP Building - 1640m <sup>2</sup>
Gross floor space of work to be retained in m <sup>2</sup> (if appropriate)	0
Gross floor space of any demolition in m <sup>2</sup> (if appropriate)	0

**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
Apartments							n/a
Number of car-parking spaces to be provided		Existing:	Proposed:			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>		✓
<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)
Agriculture
Proposed use (or use it is proposed to retain)
Electricity Substation and Grid Connection for connection of the proposed Drumdowney Solar Farm (Kilkenny County Council Reference 25/60391) to the transmission network.
Nature and extent of any such proposed use (or use it is proposed to retain).
Electricity Substation and Grid Connection for connection of the proposed Drumdowney Solar Farm (Kilkenny County Council Reference 25/60391) to the transmission network.

**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?			✓
Does the proposed development consist of work to a protected structure and / or its curtilage or proposed protected structure and / or its curtilage?			✓
Does the proposed development consist of work to the exterior of a structure which is located within an architectural conservation area (ACA)?			✓
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.			✓
Does the application relate to work within or close to a European Site or a Natural Heritage Area?			✓
Does the development require the preparation of a Natura Impact Statement?		✓	
Does the proposed development require the preparation of an Environmental Impact Assessment Report?			✓
Do you consider that the proposed development is likely to have significant effects on the environment in a transboundary state?			✓
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			✓
Does the application relate to a development which comprises or is for the purpose of an activity requiring a waste license?			✓
Do the Major Accident Regulations apply to the proposed development?			✓
Does the application relate to a development in a Strategic Development Zone?			✓
Does the proposed development involve the demolition of any habitable house?			✓

**16. Services:**

<b>Proposed Source of Water Supply:</b>
Existing connection: <input type="checkbox"/> New Connection: <input type="checkbox"/> Public Mains: <input type="checkbox"/> Group Water Scheme: <input type="checkbox"/> Private Well: <input checked="" type="checkbox"/> Other <input type="checkbox"/> (please specify): _____ Name of Group Water Scheme (where applicable): _____
<b>Proposed Wastewater Management / Treatment:</b>
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: 5m3 holding tank for removal off site by licensed contractor as per EirGrid specifications
<b>Proposed Surface Water Disposal:</b>
Public Sewer / Drain: <input type="checkbox"/> Soakpit: <input type="checkbox"/> Watercourse: <input type="checkbox"/> Other: <input checked="" type="checkbox"/> Please specify: Surface water drainage infrastructure is indicated on drawings. Please refer to Drawing No. DRMDY-DR-014.

## 17. Notices:

Details of public newspaper notice – paper(s) and date of publication	
Irish Examiner - 18th December 2025 Irish Daily Star - 17th December 2025 Copy of page(s) of relevant newspaper enclosed Yes: <input checked="" type="checkbox"/> No: <input type="checkbox"/>	
Details of site notice, if any, - location and date of erection	
Copy of site notice enclosed Yes: <input checked="" type="checkbox"/> No: <input type="checkbox"/>	Please refer to site location maps for location of site notices. <b>Date of Erection:</b> 17/12/2025
Details of other forms of public notification, if appropriate e.g. website	
<b>Website Address:</b> www.drumdownesubstation.ie	

## 18. Pre-application Consultation:

<b>Date(s) of statutory pre-application consultations with An Bord Pleanála</b>
<b>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.</b>
Enclosed:
Yes: <input checked="" type="checkbox"/> No: <input type="checkbox"/>
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: <input checked="" type="checkbox"/> No: <input type="checkbox"/>


**19. Confirmation Notice:**

<b>Copy of Confirmation Notice</b>
Attach a copy of the confirmation notice in relation to the EIA Portal where an EIAR accompanies the application. <b>N/A</b>

**20. Application Fee:**

Fee Payable	€100,000 (Fee paid to An Coimisiún Pleanála by EFT on 15.12.2025)
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**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 Board in pre application consultations, including a website (if any) will be identical to the application documents being deposited with the Board.**

Signed: (Applicant or Agent as appropriate)	
Date:	18/12/2025

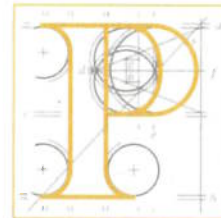
**General Guidance Note:**

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

**Our Case Number:** ACP-323441-25

**Your Reference:** Drumdowney Solar Farm Limited



An  
Coimisiún  
Pleanála

Terra Solar Development  
NovaUCD  
Belfield  
Dublin 4

**Date:** 29 October 2025

**Re:** Proposed development of a 110kV Gas Insulated Switchgear (GIS) electricity substation and grid connection to serve the proposed Drumdowney Solar Farm, County Kilkenny

Dear Sir / Madam,

Please be advised that following consultations under section 182E of the Planning and Development Act 2000, as amended, the Commission hereby serves notice that it is of the opinion that the proposed development falls within the scope of section 182A of the Planning and Development Act 2000, as amended. Accordingly, the Commission has decided that the proposed development would be strategic infrastructure within the meaning of section 182A of the Planning and Development Act 2000, as amended. Any application for approval for the proposed development must therefore be made directly to An Coimisiún Pleanála under section 182A(1) of the Act.

Please also be informed that the Commission considers that the pre-application consultation process in respect of this proposed development is now closed.

The following is a list of prescribed bodies to be notified of the application for the proposed development.

1. Minister for Housing, Local Government and Heritage
2. Minister for the Environment, Climate and Communications
3. Tipperary County Council
4. Commission for the Regulation of Utilities
5. EirGrid
6. ESB
7. Transport Infrastructure Ireland
8. National Monument Service
9. Office of Public Works
10. Heritage Council

Teil	Tel	(01) 858 8100
Glaos Áitiúil	LoCall	1800 275 175
Facs	Fax	(01) 872 2684
Láithreán Gréasáin	Website	<a href="http://www.pleanala.ie">www.pleanala.ie</a>
Ríomhphost	Email	<a href="mailto:communications@pleanala.ie">communications@pleanala.ie</a>

64 Sráid Maoilbhríde	64 Marlborough Street
Baile Átha Cliath 1	Dublin 1
D01 V902	D01 V902

11. National Parks and Wildlife Service
12. Uisce Éireann
13. Inland Fisheries Ireland
14. An Taisce
15. Health Service Executive (National Business Service Unit, National Environmental Health Service, HSE, 2nd Floor Oak House, Millennium Park, Naas, Co Kildare, W91 KDC2)

Further notifications should also be made where deemed appropriate.

In accordance with section 146(5) of the Planning and Development Act 2000, as amended, the Commission will make available for inspection and purchase at its offices the documents relating to the decision within 3 working days following its decision. This information is normally made available on the list of decided cases on the website on the Wednesday following the week in which the decision is made.

In accordance with the fees payable to the Commission and where not more than one pre-application meeting is held in the determination of a case, a refund of €3,500 is payable to the person who submitted the pre-application consultation fee. As a meeting was not required / only one meeting was required in this case, a refund of 3,500 will be sent to you in due course.

The following contains information in relation to challenges to the validity of a decision of An Coimisiún Pleanála under the provisions of the Planning and Development Act, 2000, as amended.

#### **Judicial review of An Coimisiún Pleanála decisions under the provisions of the Planning and Development Acts (as amended).**

A person wishing to challenge the validity of a Commission decision may do so by way of judicial review only. Sections 50, 50A and 50B of the Planning and Development Act 2000 (as substituted by section 13 of the Planning and Development (Strategic Infrastructure) Act 2006, as amended/substituted by sections 32 and 33 of the Planning and Development (Amendment) Act 2010 and as amended by sections 20 and 21 of the Environment (Miscellaneous Provisions) Act 2011) contain provisions in relation to challenges to the validity of a decision of the Commission.

The validity of a decision taken by the Commission may only be questioned by making an application for judicial review under Order 84 of The Rules of the Superior Courts (S.I. No. 15 of 1986). Sub-section 50(7) of the Planning and Development Act 2000 requires that subject to any extension to the time period which may be allowed by the High Court in accordance with subsection 50(8), any application for judicial review must be made within 8 weeks of the decision of the Commission. It should be noted that any challenge taken under section 50 may question only the validity of the decision and the Courts do not adjudicate on the merits of the development from the perspectives of the proper planning and sustainable development of the area and/or effects on the environment. Section 50A states that leave for judicial review shall not be granted unless the Court is satisfied that there are substantial grounds for contending that the decision is invalid or ought to be quashed and that the applicant has a sufficient interest in the matter which is the subject of the application or in cases involving environmental impact assessment is a body complying with specified criteria.

Section 50B contains provisions in relation to the cost of judicial review proceedings in the High Court relating to specified types of development (including proceedings relating to decisions or actions pursuant to a law of the state that gives effect to the public participation and access to justice provisions of Council Directive 85/337/EEC i.e. the EIA Directive and to the provisions of Directive 2001/12/EC i.e. Directive on the assessment of the effects on the environment of certain plans and programmes). The general provision contained in section 50B is that in such cases each party shall bear its own costs. The Court however may award costs against any party in specified circumstances. There is also provision for the Court to award the costs of proceedings or a portion of such costs to an applicant against a

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Ríomhphost	Email	communications@pleanala.ie

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D01 V902	D01 V902

respondent or notice party where relief is obtained to the extent that the action or omission of the respondent or notice party contributed to the relief being obtained.

General information on judicial review procedures is contained on the following website, [www.citizensinformation.ie](http://www.citizensinformation.ie).

Disclaimer: The above is intended for information purposes. It does not purport to be a legally binding interpretation of the relevant provisions and it would be advisable for persons contemplating legal action to seek legal advice.

If you have any queries in the meantime, please contact the undersigned officer of the Commission or email [sids@pleanala.ie](mailto:sids@pleanala.ie) quoting the above mentioned An Coimisiún Pleanála reference number in any correspondence with the Commission.

Yours faithfully,



Ellen Moss  
Executive Officer  
Direct Line: 01-8737285

VC11A

Teil  
Glao Áitiúil  
Facs  
Láithreán Gréasáin  
Ríomhphost

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