



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 182A Planning and Development Act 2000 as amended
--	--

2. **Applicant:**

Name of Applicant:	Ballyteige Solar Limited
Address:	1 st Floor The Hive, Carmanhall Road, Sandyford Business Park, Dublin D18 Y2C9, Ireland
Telephone No:	00 44 282 844 0602
Email Address (if any):	eamonn.medley@ntrplc.com

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

Name(s) of company director(s):	A. Doherty, M. Joyce, R. McGuckian, M. Joyce (Secretary)
Registered Address (of company)	1 st Floor The Hive, Carmanhall Road, Sandyford Business Park, Dublin D18 Y2C9, Ireland
Company Registration No.	740133
Telephone No.	00353 2063700
Email Address (if any)	eamonn.medley@nrplc.com

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

Name:	Neo-Environmental Ltd
Address:	83-85 Bridge Street, Ballymena, Co. Antrim, BT43 5EN
Telephone No.	00 44 282 565 04 13
Mobile No. (if any)	00 7483390017
Email address (if any)	colleen.patterson@neo-env.com

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:

Name: Eamonn Medley

Phone Number: 00353 2063700

Email Address: eamonn.medley@ntrplc.com

5. Person responsible for preparation of Drawings and Plans:

Name:	Francesco Ghergo (RES) And Luis Romero, Jonathan Collins, Ashwini Dontula and Nilesh Sorathiya. (TLI Group)
Firm / Company:	Renewable Energy Systems (RES) Ltd and TLI Group
Address:	RES: Beaufort Court, Egg Farm Lane, Kings Langley, Hertfordshire, WD4 8LR And TLI: Head Office Beenreigh, Abbeydorney, Tralee, Co. Kerry
Telephone No:	RES: 00 44 282 844 0602 TLI: 00 353 667135710
Mobile No:	As above
Email Address (if any):	Francesco.ghergo@res-group.com luis.romero@tli.ie jonathan.collins@tli.ie ashwini.dontula@tli.ie

	nilesh.sorathiya@tli.ie
--	--

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.

Schedule of drawings submitted separately.

6. Site:

<p>Site Address / Location of the Proposed Development (as may best identify the land or structure in question)</p>	<p>Townlands of Ballyteige Little, Wood of O, Corndarragh, Derrynagall or Ballydaly, Ardan and Puttaghan, Co. Offaly</p>	
<p>Ordnance Survey Map Ref No. (and the Grid Reference where available)</p>	<p>IGR (ITM) X 639234 Y 727175 OSI Sheet Numbers: 1:5,000: 3372 1:2,500: 3372 (A,B,C,D), 3373 (A,C), 3435 (A,B), 3436 (A).</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 IREN95) co-ordinate reference system. Alternatively, a CAD file in .dwg format, with all geometry referenced to ITM, may be provided.</p>		
<p>Area of site to which the application relates in hectares</p>	<p>11.2 ha</p>	
<p>Site zoning in current Development Plan for the area:</p>	<p>Current land use is agriculture and roadway, it isn't zoned in the County Development Plan</p>	
<p>Existing use of the site & proposed use of the site:</p>	<p>Existing use: Agricultural Land Proposed use: Electricity Transmission</p>	
<p>Name of the Planning Authority(s) in whose functional area the site is situated:</p>	<p>Offaly County Council</p>	

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.		
Lease agreement in place between the landowners and the applicant		
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.		
Adrian Dunne and Jacqueline Looman (Tara Cottage, Wood of O, Tullamore, Co. Offaly) Richard Vincent Scally, Anne Scally and Eoin Scally (Ballyteigue Little, Ballycommon, Tullamore, Co. Offaly.)		
Does the applicant own or have a beneficial interest in adjoining, abutting or adjacent lands? If so, identify the lands and state the interest.		
Richard Vincent Scally, Anne Scally and Eoin Scally (Ballyteigue Little, Ballycommon, Tullamore, Co. Offaly – own other agricultural land and land relating to Ballyteigue solar farm (planning ref: 2198)		

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
PA Ref:2198	Solar Farm Development	Final Grant by Offaly County Council – 25/01/2022
PA Ref:22378 and ABP 318041-23	Solar Farm Development	Final Grant by Offaly County Council – 27/06/2024

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>Ballyteige Solar Limited gives notice of its intention to make an application to An Coimisiún Pleanála for ten-year planning permission in relation to the following proposed development in the townlands of Ballyteige Little, Wood of O, Corndarragh, Derrynagall or Ballydaly, Ardan and Puttaghan, Co. Offaly.</p> <p>The proposed development for which permission under Section 182A is being sought constitutes the following:</p> <ul style="list-style-type: none">• A permanent 110kV Air Insulated Switchgear Substation consisting of:<ul style="list-style-type: none">○ 1 No. Compound (c.8733m²) consisting of; 3 No. work areas, CCTV, associated drainage enclosed in 2.6m high palisade fencing and gates;○ 1 No. Eirgrid control building (c.440.15m²), 110kV bay arrangement, 4 No. lightning poles, compound road;○ Crane hardstand, 2 No. transformers and 2 No. auxiliary transformers, 110kV electrical equipment and back-up generator;○ 2 No. Independent Power Purchaser (IPP) control buildings (total 147.3m²) and compound including toilet;○ 2No. grid code compliance equipment, 2No. harmonic filters, car parking and telecoms pole)• Remaining associated infrastructure consists of:<ul style="list-style-type: none">○ perimeter fencing;○ Access tracks (upgraded, existing and new);○ Temporary construction compound and tracks○ Temporary and permanent road re-alignment of a section of Wood of O local road;○ c. 7.5km of underground 110kV cabling with joint bays on access track and local roads with associated horizontal directional drilling; and○ c. 610m of medium voltage underground cabling trenching with associated horizontal directional drilling.○ All associated and ancillary site development, excavation, construction, landscaping and reinstatement works and the provision of site drainage. <p>The site of the proposed development has a total area of 11.02 hectares. This application is a new 110kV Substation to connect into the existing Thornsberry</p>
--	--

	Substation. The Substation is to facilitate the Ballyteige Solar Farm (PA Ref:2198), and the Derrygrogan Solar Farm (PA Ref:22378 and ABP 318041-23).
--	---

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
Class 4 – Substation Compound	11,990,60m²
Class 13 – Full Site Area	111,664.55m²

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	11,990,60m ²
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:	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>		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
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	
Does the proposed development require the preparation of an Environmental Impact Assessment Report?			X
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): N/A _____
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 type="checkbox"/> Please Specify: Not required – wastewater will not be generated from the proposed development. _____
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: Soakaway pits and infiltration drains

17. Notices:

Details of public newspaper notice – paper(s) and date of publication
Copy of page(s) of relevant newspaper enclosed Yes: [X] No:[] (National) Irish Independent (18.12.2025) (Local) Tullamore Tribune and Offaly Topic (18.12.2025)
Details of site notice, if any, - location and date of erection
Copy of site notice enclosed Yes: [X] No:[] Site Notice erected on 18.12.2025
Details of other forms of public notification, if appropriate e.g. website
Website - www.colehillSID110kv.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: Document entitled ‘Schedule of Pre-Application Consultation’ Yes: [X] No:[]
Schedule of prescribed bodies to whom notification of the making of the application has been sent and a sample copy of such notification. Enclosed: Document entitled: ‘Notification to Prescribed Bodies’ Yes: [X] No:[]

19. Confirmation Notice:

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

20. Application Fee:

Fee Payable	€100,000.00 EFT Reference: 159920434 (transaction ID)
-------------	--

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)	 Colleen Patterson BSc MSc Senior Planning Consultant Neo-Environmental Ltd Agent acting on behalf of the applicant
Date:	12.12.2025

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