

Minister for the Environment, Climate and Communications
Tom Johnson House,
Haddington Road
Dublin 4
D04 K7X4

RE: Knockraha Battery Energy Storage System

16th February 2026

This letter is to inform you that, Drumkee LCIS Ltd with a registered address at Glen Erin, Caulstown, Dunboyne, Co. Meath, intend to apply to An Coimisiún Pleanála for approval for development at this site: across the townlands of Knockraha, Townland of Ballynanelagh, Co. Cork in accordance with Section 182A of the Planning and Development Act 2000, as amended,

The proposed development will consist of a 10-year planning permission for the construction of a: 1 No. enclosed battery energy storage system compound on a total of c. 2-hectare site to include: up to 64 battery storage blocks on concrete support foundations including heating, ventilation and air conditioning units (HVAC units), and 32 Power Conversion Systems (PCS) contained within 16 twin skid units, 1 no. 110 kV AIS electrical substation building and 1 no. single-storey customer substation building, control and switch room, 33/110 kV transformer and 1 no. auxiliary transformers, construction compound, firewater reservoir, store room, welfare unit, dam along the northern boundary, a retention basin, soakage swale, and a diesel backup generator, on lands at Ballynanelagh, Knockraha., Co. Cork.

Works will include upgrading the access road and site entrance, associated electrical cabling and ducting, security gates, perimeter security fencing, CCTV system, landscaping works and all associated ancillary infrastructure. The site entrance and access road will be constructed or completed in accordance with the adjacent site's approved planning application (ABP-321518-24). Operational right of way for that facility will be maintained through construction and operation. The proposed development will have a projected life span of 35 years. The proposed site will be used as a single purpose site as a BESS facility, supporting the decarbonisation of the electrical grid.

The planning application and associated documents may be inspected free of charge, or purchased at a fee not exceeding the reasonable cost of making a copy, during public opening hours for a period of 7 weeks commencing 16th February 2026 at the offices of:

- An Coimisiún Pleanála, 64 Marlborough Street, Dublin 1 (D01 V902)
- Cork County Council County Hall, Carrigrohane Road, Cork (T12 R2NC)

The planning application may also be viewed on the following website:
www.drumkeelcis.com

Forensic & Environmental Engineering

Head Office: Unit 14 Scurlockstown Business Park, Trim, Co. Meath, C15 H008, Ireland.

t: +353 46 903 0102 m: +353 86 832 7792 e: info@rec.ie w: www.rec.ie

Galway Office: Office 18, Oran Town Centre, Station Road, Oranmore, Co Galway, H91 APK0, Ireland.

Submissions or observations may be made in writing to:

An Coimisiún Pleanála ('the Commission') 64 Marlborough Street, Dublin 1, D01V902, or online at www.pleanala.ie/enie/observations during the above-mentioned period of seven weeks relating to –

- (i) the implications of the proposed development for proper planning and sustainable development, and
- (ii) the likely effects on the environment of the proposed development, and
- (iii) the likely significant effects of the proposed development on a European site, if carried out.

Any submissions/observations must be accompanied by a fee of €50 (except for certain prescribed bodies) and must be received by the Commission not later than 5.30 p.m. on the 7th April 2026

Such submissions / observations must also include the following information:

- The name of the person making the submission/observation, the name of the person acting on his/her behalf, if any, and the address to which any correspondence relating to the application should be sent;
- The subject matter of the submission/observation; and
- The reasons, considerations and arguments on which the submission or observation is based in full.
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Any submissions or observations which do not comply with the above requirements cannot be considered by the Commission. The Commission may at its absolute discretion hold an oral hearing on the application. (For further details see 'A Guide to Public Participation in Strategic Infrastructure Development' on the Commission's website www.pleanala.ie).

The Commission may in respect of an application for permission/ approval decide to-

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

Any enquiries relating to the application process should be directed to the Strategic Infrastructure Development Section of An Coimisiún Pleanála (Tel. 01- 8588100).

A person may question the validity of any such decision by the Commission by way of an application for judicial review, under Order 84 of the Rules of the Superior Courts (S. I. No.15 of 1986, as amended), in accordance with section 50 of the Planning and Development Act, 2000, as amended.

Practical information on the review mechanism can be accessed under the heading Information on cases / Weekly lists - Judicial review of planning decisions on the

Commission's website www.pleanala.ie or on the Citizens Information Service website www.citizensinformation.ie.



SIGNED:

Dr James Massey , Rowan Engineering Consultants Ltd, 14 Scurlockstown Business Park,
Trim, Co. Meath, Ireland

(Agent acting on behalf of Applicant, Drumkee LCIS Ltd)