



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:	Strategic Infrastructure Provisions of Section 182A (1) of The Planning and Development Act, 2000 (As Amended)
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2. Applicant:

Name of Applicant:	Soleirtricity Lisheen Ltd
Address:	82 Merrion Square South, Dublin 2, Dublin 2 D02 HW20
Telephone No:	086 812 0407
Email Address (if any):	N/A

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

Name(s) of company director(s):	Eric Whelan
Registered Address (of company)	82 Merrion Square D02 HW20, Dublin, Ireland
Company Registration No.	697532
Telephone No.	086 812 0407
Email Address (if any)	N/A

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

Name:	Malone O'Regan Environmental
Address:	MOR Environmental Ground Floor – Unit 3 Bracken Business Park Bracken Road, Sandyford Dublin 18, D18 V32Y
Telephone No.	01 567 7655
Mobile No. (if any)	N/A
Email address (if any)	admin@mores.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:

Eric Whelan

086 812 0407

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

Name:	1) Marek Kras 2) Emily Armstrong
Firm / Company:	1) MKR Consulting 2) Astatine
Address:	1) Reymonta 13/17, 41-815 Zabrze, Poland 2) Suite 24, Taylor's Ln, The Liberties, Dublin, 8
Telephone No:	N/A
Mobile No:	N/A
Email Address (if any):	N/A
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.	
- All drawings and schedule submitted as part of the Planning Submission	

**6. Site:**

Site Address / Location of the Proposed Development (as may best identify the land or structure in question)	Killoran, Co. Tipperary	
Ordnance Survey Map Ref No. (and the Grid Reference where available)	ITM OS Reference 621463 666719	
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	2ha	
Site zoning in current Development Plan for the area:	Unzoned	
Existing use of the site & proposed use of the site:	<p>Existing Use: Hardcore</p> <p>Proposed Use:</p> <ol style="list-style-type: none"> <li>1. Substation – hardcore land (existing) and utility (substation and underground grid connection cables) (proposed)</li> <li>2. Grid connection – hardcore (existing and proposed)</li> </ol>	
Name of the Planning Authority(s) in whose functional area the site is situated:	Tipperary 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	√
Where legal interest is "Other", please expand further on your interest in the land or structure.		
Letter of consent attached from ESB Letter of consent attached from Lisheen H2 Energy Park		
<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.		
Letter of consent attached from ESB Letter of consent attached from Lisheen H2 Energy Park		
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 – Adjacent Lands within DerryFadda, Cooleeny, Killoran, Planning Ref: 211128 for Solar PV Development		

**8. Site History:**

<b>Details regarding site history (if known):</b>
Has the site in question ever, to your knowledge, been flooded?  Yes: [ √ ] No: [ ]
The proposed 110kV Substation will be developed on ca. 1ha within the overall ca. 2ha site.
The southern section of the Site is reserved for future expansion works, as specified by EirGrid. This area has been subject to historical earthworks associated with the decommissioning of the former mine and the associated filling of the Tailings Pond located to the east of the Site. These excavation works reached a depth at which they intersected the high-water table, leading to seasonal groundwater emergence and the formation of temporary standing water during periods of high-water table.
Regardless, as part of the Proposed Development, engineering fill materials will be imported. The design includes finished ground levels to be raised by approximately 1 metre across Site:
<ul style="list-style-type: none"> <li>Proposed 110kV substation area: Existing ground level of approximately 127.3 m will be raised to a finished floor level of approximately 128.3 m.</li> <li>Future Expansion Area: Existing ground level of approximately 126.3 m will be raised to a finished level of approximately 127.3 m</li> </ul>
This will ensure that all the lands within the redline boundary will be significantly above the high winter water table. – Refer to Environmental Report

**Commented [K01]:** Do we need to make it clear that the actual development will only comprise of a small section of this area - as a lot of it will be for future expansion as specified by EIRGRID??

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:[  ]

If yes, please give details:

<b>Are you aware of any valid planning applications previously made in respect of this land / structure?</b>		
Yes: [ ] No: [ <input checked="" type="checkbox"/> ]		
If yes, please state planning register reference number(s) of same if known and details of applications		
<b>Reg. Ref. No:</b>	<b>Nature of Proposed Development</b>	<b>Nature of Final Decision of Application Grant of Refusal by Planning Authority / An Bord Pleanála</b>
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.		
<b>Is the site of the proposal subject to a current appeal to An Bord Pleanála in respect of a similar development?</b>		
Yes: [ ] No: [ <input checked="" type="checkbox"/> ]		
If yes please specify		
An Bord Pleanála Reference No.: _____		

**9. Description of the Proposed Development:**

<p>Brief description of nature and extent of development</p>	<p>The Proposed Development will consist of a 10 year permission for a 110kV electrical substation and associated 110kV underground grid connection, cabling and associated works. The Proposed Development will transmit power from a solar farm (permitted under Tipperary County Council Reg. Ref: 21/1128), which will connect into the existing Lisheen 110kV ESB substation.</p> <p>The proposed 110kV electrical substation in Killoran, on a site of 2ha will consist of:</p> <ul style="list-style-type: none"> <li>a) 1 no. electrical substation compound and access road, palisade fencing and gates;</li> <li>b) 1 no. electrical substation compound / IPP control building measuring 10.74m x 20.15m and 6.920m in height;</li> <li>c) Station compound extension required at Lisheen 110kV station to facilitate the new Cooleeny 110kV cable bay;</li> <li>d) 1 no. Eirgrid switch room building measuring 18m x 25m and 8.55m in height;</li> <li>e) 1 no. lightning protection monopoles measuring up to 22m in height;</li> <li>f) A main step-up transformer;</li> <li>g) Associated ancillary equipment such as electrical apparatus, plant and equipment;</li> <li>h) Overhead and underground electrical and communications cabling and ancillary works; and,</li> <li>i) All associated ancillary works above and below ground including raising a portion of the site by ca.1m using imported engineering fill;</li> </ul> <p>The 110kV underground cabling is proposed from the proposed 110kV substation to the existing Lisheen 110kV ESB substation, will consist of:</p> <ul style="list-style-type: none"> <li>a) Ca. 225m of underground 110kV electrical cables and associated communications cables;</li> <li>b) Three 125mm diameter HDPE power cable ducts;</li> <li>c) One 100mm diameter HDPE communications ducts;</li> <li>d) One 125mm diameter earth continuity duct to be installed in an excavated trench, typically 825mm wide by 1,315mm deep;</li> <li>e) 1600sq mm Al cable;</li> <li>f) 240sq mm copper earth continuity cable;</li> <li>g) One fibre cable; and,</li> </ul>
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	h) All associated ancillary works above and below ground.
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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: n/a**

<b>Class of Development:</b>	<b>Gross Floor Area in m<sup>2</sup></b>
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**11. Where the application relates to a building or buildings:**

Gross floor space of any existing buildings(s) in m <sup>2</sup>	none
Gross floor space of proposed works in m <sup>2</sup>	<ul style="list-style-type: none"> <li>• 1 no. electrical substation / IPP control building measuring ca. 216m<sup>2</sup></li> <li>• 1 no. Eirgrid switch room building measuring 450m<sup>2</sup></li> </ul>
Gross floor space of work to be retained in m <sup>2</sup> (if appropriate)	none
Gross floor space of any demolition in m <sup>2</sup> (if appropriate)	none

**12. In the case of residential development please provide breakdown of residential mix: N/A**

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

**13. Social Housing: N/A**

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>		√

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.

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).

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.

**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)
Existing Hardcore
Proposed use (or use it is proposed to retain)
Utility (substation) Continued use of hardcore following installation of underground connection cables
Nature and extent of any such proposed use (or use it is proposed to retain).
Utility use on the entire substation site and underground grid connection cables

**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 type="checkbox"/>
Other (please specify): From rainwater harvesting – see environmental report _____
Name of Group Water Scheme (where applicable): _____
<b>Proposed Wastewater Management / Treatment</b>

Existing:  New:

Public Sewer:  Conventional septic tank system:

Other on-site treatment system:  Please Specify:

An on-site storage system shall store foul water and shall be contractually maintained regularly as required – see Environmental Report.

**Proposed Surface Water Disposal:**

Public Sewer / Drain: Soakpit:

Watercourse:  Other:  Please specify :

All areas will percolate to hardcore – See Environmental report

**17. Notices:**

Details of public newspaper notice – paper(s) and date of publication

Nenagh Guardian – 21<sup>st</sup> February 2026

Irish Daily Star – 21<sup>st</sup> February 2026

Copy of page(s) of relevant newspaper enclosed Yes:  No:

Details of site notice, if any, - location and date of erection

Site notices shown on application location plans Yes:

Notices erected on 26<sup>th</sup> February 2026

Copy of site notice enclosed Yes:  No:

Details of other forms of public notification, if appropriate e.g. website

**Website:** [www.cooleenysubstation.com](http://www.cooleenysubstation.com)

**18. Pre-application Consultation:**

**Date(s) of statutory pre-application consultations with An Bord Pleanála**

Pre Consultation was undertaken with ACP on October 23<sup>rd</sup> 2024

On 28<sup>th</sup> October 2025, ACP served 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, and has decided that the Proposed Development would be strategic infrastructure (ABP Ref: ABP-320834-24).

**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: n/a

Yes: [  ] 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: Yes.

- Minister for Housing, Local Government and Heritage
- Minister for the Environment, Climate and Communications
- Tipperary County Council
- Commissions for Regulation of Utilities
- EirGrid
- ESB
- An Taisce
- An Chomhairle Ealaion
- Failte Ireland
- The Heritage council
- Uisce Eireann (Irish Water)
- Health Service Executive

Copies of notification letters enclosed herewith

Yes: [  ] No:[  ]

**19. Confirmation Notice:** n/a

#### Copy of Confirmation Notice

Attach a copy of the confirmation notice in relation to the EIA Portal where an EIAR accompanies the application.

**20. Application Fee:**

Fee Payable	Total: €100,000 Paid on 25 <sup>th</sup> February 2026 to ACP Reference No: 238129451
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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)	<i>K. Broderick</i>
Date:	26/2/2026

**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