

26<sup>th</sup> February 2026

**Chief Executive,**  
The Offices of Tipperary County Council,  
North Tipperary Civic Offices,  
Limerick Rd,  
Nenagh North,  
Nenagh, Co. Tipperary

**MOR Environmental Ref: E2319**

**Applicant: Soleirtricity Lisheen Ltd**

**RE: Application to An Coimisiún Pleanála for Strategic Infrastructure Development ('SID') consent for a proposed 110kV electrical substation and 110kV underground grid connection on a site of ca. 2 hectares at Killoran, Co. Tipperary.**

Dear Sir or Madam,

Further to a determination by An Coimisiún Pleanála ('ACP') on 28<sup>th</sup> October 2025, confirming the proposed development constitutes Strategic Infrastructure Development ('SID') pursuant to Section 182A of the Planning and Development Act 2000 (as amended), Soleirtricity Lisheen Ltd intends to apply to ACP for permission for the following development:

- 1 no. 110kV tail-fed transmission substation; and,
- 110kV underground cable connecting the substation to the existing Lisheen 110kV ESB Substation.

The proposed 110kV substation will be located in Killoran, Co. Tipperary, on a site of circa ('ca.')

1ha within the overall ca. 1.9ha site. The Proposed UGC connect the proposed 110kV substation to the existing Lisheen 110kV ESB Substation.

The 110kV underground cabling ('UGC') is proposed from the proposed 110kV substation in Killoran townland Lisheen 110kV ESB substation in Killoran townland. The UGC will be ca. 225m in length within private lands.

### **Background**

The Proposed Development will be critical infrastructure, intrinsically linked to permitted and planned renewable energy projects, that will initially comprise a large-scale consented solar development.

The Proposed 110kV Substation will be required to facilitate a step-up of the medium voltage supply (33kV) from the Permitted Solar Development to the existing Lisheen 110kV ESB Substation. The design of the Proposed Development will mean that it could be readily expanded in the future to accommodate other renewable energy projects and, as such, it will be a key node on the grid.

It is proposed that, subject to obtaining consent for the Proposed Development, the proposed 110kV substation will be developed in place of a previously permitted 38kV substation granted by Tipperary County Council (Planning Ref: 211128).

It is predicted that the Proposed Development will be constructed in conjunction with the Permitted Solar Development as part of one development

### **Documents**

As directed by Tipperary County Council, please find enclosed two hard copies of the application. The planning application and associated documentation included:

- Completed planning application form (Tipperary County Council);
- Completed Application Form for Permission Approval in respect of a SID;
- Site notice;
- Newspaper notice;
- Letter of consent from the landowner;
- Planning Application Notification Letter to Tipperary County Council;
- Sample Notification Letter sent to the prescribed bodies;
- Planning Application Drawings (see Schedules of Drawings attached to Planning Application Form);
- Stage 1 Appropriate Assessment;
- Environmental Report Vol.1;
- Environmental Report – Appendices Vol.2;
- Decommissioning Plan;
- Water Framework Directive; and,
- Preliminary Construction Environmental Management Plan.

Tipperary County Council is required to make the Planning Application and the Natura Impact Statement (Stage 2 Appropriate Assessment) available for inspection, free of charge, or purchased on payment of a specified fee (which fee shall not exceed the reasonable cost of making such copy) during public opening hours for a period of seven weeks commencing on **27th February 2026** at the Offices of Tipperary County Council, North Tipperary Civic Offices, Limerick Rd, Nenagh North, Nenagh, Co. Tipperary

The application may also be viewed / downloaded on the following website:  
[www.cooleenysubstation.com](http://www.cooleenysubstation.com)

Submissions or observations may be made only to An Bord Pleanála, 64 Marlborough Street, Dublin 1, in writing or online at [www.pleanala.ie](http://www.pleanala.ie) during the above-mentioned period of seven weeks relating to –

- (i) the implications of the Proposed Development for proper planning and sustainable development;
- (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 Board not later than **5.30 p.m. on 17th April 2026**. Such submissions/observations must also include the following information

- The name of the person making the submission or observation, the name of the person acting on his or her behalf (if any) and the address to which any correspondence relating to the application should be sent;
- The subject matter of the submission or observation; and,
- The reasons, considerations and arguments on which the submission or observation is based in full. (Article 217 of the Planning and Development Regulations refers).

Any submissions or observations which do not comply with the above requirements cannot be considered by ACP.

ACP 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 ACP website [www.pleanala.ie](http://www.pleanala.ie).

ACP may in respect of an application for permission decide to -

- (a) (i) approve the proposed development, or
- (ii) make such modifications to the proposed development as it specifies in its approval and grant permission in respect of the proposed development as so modified, or
- (iii) approve in part only, 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 approve the proposed development.

Attached to this letter of notification is a copy of the Direction of ACP that the proposed development constitutes a SID development.

### **Appropriate Planning Application Fee**

Total: €100,000

Paid on 25<sup>th</sup> February 2026 to ACP

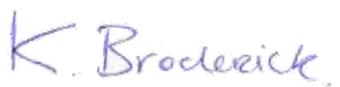
Reference No: 238129451

If you have any further queries, please do not hesitate to contact the undersigned.

Yours faithfully,

Yours faithfully,

**for Malone O'Regan Environmental**



**Kathryn Broderick**