

26th February 2026

Commission for Regulation of Utilities, Water and Energy ('CRUWE')

The Grain House
The Exchange
Belgard Square North
Tallaght
Dublin 24
D24 PXW0

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,

On behalf of the applicant, Soleirtricity Lisheen Ltd, please find enclosed a copy of all planning application documentation for the above-mentioned Proposed Development. A planning application for this Proposed Development is being made directly to An Coimisiún Pleanála ('ACP') in accordance with Section 182A of the Planning and Development Act 2000 (as amended) ('the Act').

ACP has advised that for the purposes of section 182(A)(4)(b) of the Act of 2000, as amended, having regard to the provisions of article 210(5) of Regulations 2001, as amended, that Minister of Housing, Local Government and Heritage, prescribed under article 213(1), is an appropriate body to be notified by the prospective applicant of the making of an application.

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).

Proposed Development

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.

The proposed 110kV electrical substation in Killoran, on a site of 2ha will consist of:

- a) 1 no. electrical substation compound and access road, palisade fencing and gates;
- b) 1 no. electrical substation compound / IPP control building measuring 10.74m x 20.15m and 6.920m in height;
- c) Station compound extension required at Lisheen 110kV station to facilitate the new Cooleeny 110kV cable bay;
- d) 1 no. EirGrid switch room building measuring 18m x 25m and 8.55m in height;
- e) 1 no. lightning protection monopoles measuring up to 22m in height;
- f) A main step-up transformer;
- g) Associated ancillary equipment such as electrical apparatus, plant and equipment;
- h) Overhead and underground electrical and communications cabling and ancillary works; and,
- i) All associated ancillary works above and below ground, including rising a portion of the site by ca. 1m using imported engineering fill.

The 110kV underground cabling is proposed from the proposed 110kV substation to the existing Lisheen 110kV ESB substation, will consist of:

- a) Ca. 225m of underground 110kV electrical cables and associated communications cables;
- b) Three 125mm diameter HDPE power cable ducts;
- c) One 100mm diameter HDPE communications ducts;
- d) One 125mm diameter earth continuity duct to be installed in an excavated trench, typically 825mm wide by 1,315mm deep;
- e) 1600sq mm Al cable;
- f) 240sq mm copper earth continuity cable;
- g) One fibre cable; and,
- h) All associated ancillary works above and below ground.

Appropriate Assessment

A Stage 1 Appropriate Assessment Screening Report ('AA') has been prepared by Malone O'Regan Environmental and submitted with this planning application. The AA is presented as a separate document and submitted to inform a Habitats Directive Appropriate Assessment to be carried out by the Planning Authority (Council Directive 92/43/EC & Council Directive 2009/147/EC). The AA addresses the entirety of the project, including the proposed substation and grid connection and the permitted solar farm and associated works (Planning Ref: 21/1128). The AA concludes that the Proposed Development, individually or in combination with other plans or projects, will not have an adverse effect on the integrity of any European (Natura 2000) sites.

Planning Application Documentation

ACP has instructed the Applicant to notify the Commission for Regulation of Utilities, Water and Energy, as a prescribed body, of the lodgement of the planning application and to furnish you with a copy of the planning application documentation. A copy is attached herewith.

All planning applications and associated documentation are also available to view at the dedicated project website, which includes:

- Completed Application Form for Permission Approval in respect of a SID;
- Planning Application Notification Letter to Tipperary County Council;
- Cover Letter to ACP;
- Site notice;
- Newspaper notice;
- Letter of consent from the landowner;
- 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.

The application may also be viewed/downloaded on the following website:
www.cooleenysubstation.com

You are advised that 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.

Submissions or observations may be made only to An Coimisiún Pleanála, 64 Marlborough Street, Dublin 1, in writing or online at www.pleanala.ie during a 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 or observations must be received by ACP no later than **5.30 p.m. on 17th April 2026.**

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

It is trusted that the documentation provided is in order and is sufficient for your consideration of this Proposed Development. Should you have any queries in relation to any of the information enclosed, please do not hesitate to contact the undersigned.

Yours faithfully,

for Malone O'Regan Environmental



Kathryn Broderick

Our Case Number: ABP-320834-24

Your Reference: Soleirtricity Lisheen Limited



An
Coimisiún
Pleanála

Malone O'Regan Environmental
Bracken Business Park
Ground Floor-Unit 3
Bracken Rd
Sandyford
D18 V32Y



Received

29/10/2025

Date: 28 October 2025

Re: Proposed development of a tail-fed substation and connecting underground transmission line located at Lisheen, Co. Tipperary.

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. ESB
6. EirGrid

Tel
Glao Áitiúil
Facs
Láithreán Gréasáin
Ríomhphost

Tel
LoCall
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Website
Email

(01) 858 8100
1800 275 175
(01) 872 2684
www.pleanala.ie
communications@pleanala.ie

64 Sráid Maoilbhríde
Baile Átha Cliath 1
D01 V902

64 Marlborough Street
Dublin 1
D01 V902

7. An Taisce

8. An Chomhairle Ealaíon

9. Fáilte Ireland

10. The Heritage Council

11. Uisce Éireann

12. 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.