

Fairgreen House
Fairgreen Road
Galway
H91 AXK8
Tel: +353 (0)91 565211
Email: info@tobin.ie

Block 10-4,
Blanchardstown Corporate
Park
Dublin
D15 X98N
Tel: +353 (0)1 8030401
Email: info@tobin.ie

Market Square
Castlebar
Mayo
F23 Y427
Tel: +353 (0)94 9021401
Email: info@tobin.ie

Unit 4, Crescent Court,
St. Nessan's Road,
Dooradoyle, Limerick
V94 V298
Tel: +353 (0) 976 262
Email: info@tobin.ie

First Floor,
Carroll House,
15/16 Stephen Street, Sligo
F91 ADK4
Tel: +353 (0)71 931 8844
Email: info@tobin.ie

Our Ref: 12123

27th February 2026

The Secretary
An Coimisiún Pleanála
64 Marlborough Street,
Dublin 1,
D01 V902

RE: – Section 146B Request to Amend Permission for the Approved Tincurry 110kV Substation (Ref: ABP-318528-23) in County Wexford

Dear Sir/Madam,

On behalf of our client Lodgewood Solar Farm Ltd. (the “Applicant”), TOBIN hereby submit this request to alter the terms of the previously permitted Tincurry 110kV substation (Ref. ABP-318528-23), to allow for proposed amendments.

This request is made to An Coimisiún Pleanála under Section 146B of the Planning and Development Act 2000, as amended (hereafter referred to as “the Act”).

Site Location

The proposed development site is located in the south of County Wexford, within the townlands of Tincurry, Ballylough, Crory and Lodgewood and lies within the administrative boundary of Wexford County Council. The site is located approximately 2.4 km southwest of the Village of Ferns, and 6.5 km north of the town of Enniscorthy.

The Tincurry 110kV Substation is associated with the Tincurry and Ballylough Solar Farms. Both solar farms were subject to separate planning applications to Wexford County Council (Respective Planning ref: 20221309 and 20231025) with both obtaining grants of permission in February and November 2023 respectively. The Grid Connection will also serve a Battery Energy Storage System (BESS), located adjacent to the Tincurry 110kV Substation which was subject to a separate planning application, (Wexford County Council Planning Ref: 20241593), and which was permitted in May 2025

Permitted Development (ABP-318528-23)

As described in the inspector’s report, the permitted development comprised a 10 year permission for the following:

- Proposed 110kV AIS Single Bay Tail-Fed electricity substation (with 33kV customer compound) (including two control buildings, 33kV/110kV transformer and associated structures and apparatus, lightning protection, perimeter security fencing, security lighting, telecoms pole, water and drainage infrastructure, temporary construction compound) to connect to and serve solar farm developments;
- Associated grid connection between the proposed substation and the existing Lodgewood 220/110kV substation comprising 110kV underground electricity cables of c.10 metres in length to be provided in an

Directors: M. Shelly (Chairman) C. McGovern (Managing Director) E. Connaughton (Company Secretary)
B. Downes D. Grehan M. McDonnell J. McGrath
B. Carroll S. Tinnelly J. O’Flaherty

Technical Directors: B. Gallagher B. Heaney C. Kelly T. Mackey D. Meade O. Fitzpatrick P. Cloonan P. Cunningham

Associate Directors: M. Casey E. Fenton L. Kennedy P. O’Connor B. Rudden M. Geraghty S. Ryan R. Murtagh K. Gallagher

excavated trench including associated fibre cable and ducting, and all associated site development and reinstatement works;

- Temporary construction and operational access from the R772, vehicular entrance and access track (including 1 no. drain deck crossing) from this public road; and
- All ancillary site development, landscaping and earth works

The permitted Tincurry 110kV substation allowed for the inclusion of two separate compounds, with the 110kV Eirgrid compound to be in ownership of ESB Networks, and the 33kV compound to be in customer ownership. The substation allowed for the inclusion of the first phase of the underground 110kV cable grid connection to the existing 220kV/110kV Lodgewood Substation.

Proposed Amendments

The proposed amendment comprises a modification of the permitted Tincurry 110kV Substation and associated Grid Connection (ABP-318528-23), which will serve the consented but not built Tincurry solar farm at Ballycarney, Ballylough, Tincurry, Crory, Coolbaun, Lodgewood, Scarawalsh, Tombrackwood (Wexford County Council planning reg. ref. 20221309), the consented but not built Ballylough solar farm at Ballylough, Coolbaun, Crory, Lodgewood, Tincurry, Scarawalsh (Wexford County Council reg. ref. 20231025) collectively referred to in this report as the Lodgewood Solar Farm, and the consented but not built BESS which is sited adjacent to the Tincurry 110kV substation (Wexford County Council Planning Ref: 20241593), to the existing Lodgewood 220/110 kV substation.

The proposed amendments to the permitted substation includes a revised substation layout and configuration to reflect EirGrid plc grid connection offer requirements and will include the following elements:

- A 110kV substation compound consisting of an Independent Power Producer (IPP) Control Room and operations building (of concrete block structure with slate roof),
- High Voltage (HV) electrical equipment,
- A 110kV grid connection to the ESB Lodgewood 220kV substation, ESB interface kiosk, Busbar extension and new bay in the ESB Lodgewood 220kV Substation and all associated and ancillary infrastructure including access tracks,
- 1 No. temporary construction compound,
- 2 No. Storage Containers,
- 2 No. clear span bridge crossings (one where the access track crosses the Lodgewood Stream, the second to facilitate the Grid Connection Route (GCR) crossing of the Lodgewood Stream) and 1No. Dry Drain Culvert Crossing at the substation compound entrance,
- Widening of the access tracks in parts to accommodate the delivery of the transformer (abnormal load),
- Surface water drainage system, foul and potable water systems, and palisade fences.

The proposed project also includes the installation of HV electrical equipment including a 110/33kV Transformer (TRAFO) with associated and ancillary equipment along with:

- Cable Sealing End (CSE);
- Surge Arrestor (SA);
- Earth Disconnect (DA, DB, DL, DT/DEM);
- Voltage Transformer (VT);
- Current Transformer (CT);
- House Transformer (HoT);
- Circuit Breaker (CB);
- Lightning Masts (LM);
- Diesel Generator;
- Harmonic filters if required by EirGrid;
- Capacitor Bank if required by EirGrid;
- Fire/Blast Wall;
- Telecoms Pole; and
- 110kV underground cable.



The proposed project also comprises permanent works at the ESB Lodgewood 220kV Substation including:

- New single bay connection point,
- Busbar extension,
- HV Switchgear,
- Circuit Breaker (CB),
- Isolators,
- Cable Sealing End (CSE),
- Surge Arrestor (SA),
- Earth Disconnect (DT/DEM),
- Current /Voltage Transformer (CT/VT),
- LCC and Control & Protection cabinet, and
- All associated and ancillary civil and electrical infrastructure.

The full cable route is included for consideration under this Section 146B application.

Section 1.5 of the Planning and Environmental Considerations Report (PECR) submitted with this request contains further details on the proposed amendments and a tabular comparison of the proposed amendments against the permitted scheme.

Need for Proposed Amendments

The rationale for the amendment is due mainly to changes in the connection methodology in the final grid connection offer from EirGrid plc which was received after the original planning application was granted by ABP. The grid offer was for an Under-the-Fence connection as opposed to the originally envisaged Tail-Fed connection. As a result, the infrastructure required at the Tincurry 110kV Substation has changed.

Further detail on the above is set out under Section 1.4 of the PECR submitted with this request.

Supporting Documentation

The planning application documentation submitted to An Coimisiún Pleanála comprises the following:

- Cover letter
- Landowner Letters of Consent
- Evidence of fee payment
- Planning application drawings
- Planning and Environmental Considerations Report with the following Appendices:
 - Appendix A EIA Screening Report
 - Appendix B Construction Methodology
 - Appendix C Construction and Environmental management Plan
 - Appendix D Decommissioning and Restoration Plan
 - Appendix E Flood Risk Assessment
 - Appendix F Arboricultural Impact Assessment
 - Appendix G Photomontages
 - Appendix H Archaeology Appendix
- Screening for Appropriate Assessment and Natura Impact Statement

Conclusions of Natura Impact Statement (NIS)

The project NIS has been reviewed and updated for this Section 146B Application. The NIS concludes that the project, including proposed amendments, will not adversely affect the integrity of any European Sites.

Conclusion

In conclusion, under Section 146B of the Act, this request seeks amendments to the permitted Tincurry 110kV substation to allow for a revised substation layout and configuration. It is considered that these amendments do not represent a significant change to the impact of the development as assessed in the original application and are designed to meet EirGrid specifications for the grid connection offer.

The applicant and the project team, led by TOBIN, are available to meet with the Commission and to present the details of the project should you wish or to answer any further queries that you may have.



Landowner letters of consent are submitted with this S146B Application. Two hard copies and one USB copy of this S146B Application are submitted to An Coimisiún Pleanála. The planning fee was paid to An Coimisiún Pleanála to the value of **€30,000**. Evidence of payment is attached with this submission.

We trust you will find the enclosed information sufficient in order to determine the planning application for this development. If you require further information, please do not hesitate to contact the undersigned. We look forward to your decision in due course.

Yours sincerely,

A handwritten signature in black ink, appearing to read 'D. Hobbs', written over a horizontal line.

Darragh Hobbs

For and on behalf of TOBIN & the Applicant

Darragh.Hobbs@tobin.ie

